

RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE ECONOMIC DEVELOPMENT INCENTIVES FOR PROJECT CROWN AND AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENT WITH THE COMPANY

WHEREAS, the City of Hendersonville has been requested to approve economic incentives for Project Crown, a Project involving a taxable capital investment of \$73,000,000.00 in real property (not including any land acquisition costs), and not less than \$51,000,000.00 in business personal property (equipment) over a two-year period, and the creation of 148 jobs paying an average annual wage of \$62,776.00, which is in excess of the average wage in Henderson County for all insured industries for full-time employment, plus provide other employment benefits, over a three- year period; and

WHEREAS, The Project Crown Company (the “Company”) is proposing to establish a establish a 130,000 sf manufacturing in the City of Hendersonville that would be constructed by an independent third party and leased by the Company; and

WHEREAS, the public benefit to be derived from Project Crown is an increase in the property tax base for the City of Hendersonville, a substantial number of new jobs paying above the average wage in Henderson County, and will increase the population of the City of Hendersonville; and

WHEREAS, Based on the City’s Economic Development Assistance Guidelines, the Company’s proposed level of capital investment and job creation at the stated average annual wage qualifies Project Crown for consideration by City Council of the following incentive package: seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives to be considered by City Council for the Company is \$3,520,274.60; and

WHEREAS, Project Crown has indicated that the City of Hendersonville is in competition with other locations for the location and development of the capital investment; and

WHEREAS, the City is authorized to provide the requested economic incentives pursuant to N.C. Gen. Stat. § 158-7.1; and

WHEREAS, The company would be required to enter into an economic development agreement with the City pursuant to N.C. Gen. Stat. § 158-7.1(h); and

WHEREAS, City Council is desirous of approving the economic incentives for Project Crown, having held a duly advertised public hearing as required by N.C. Gen. Stat. § 158-7.1;

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

1. The WHEREAS clauses are incorporated into this Resolution as findings of the City of Hendersonville City Council.

2. The following economic development incentives are approved:
 - a. Seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives payments approved is \$3,520,274.60.
3. The City Manager is authorized to execute an economic incentives agreement on behalf of the City of Hendersonville with the Company, with such terms and conditions as he deems appropriate in consultation with the City Attorney, provided the agreement is consistent with the terms of this Resolution. The City Manager, City Attorney, City Clerk, and City Finance Director are also authorized to take any other actions and enter into any other agreements on behalf of the City with the Company, or with any other entity, necessary to carry out the City's responsibilities under the economic incentives agreement, except where City Council approval is required by the North Carolina General Statutes, regardless of any local policies or guidelines, and provided that the amount and type of taxable capital investment required, the number of jobs to be created, the minimum average annual salary to be paid to the jobs created, and the amount and type of economic incentives to be paid by the City may not be changed without approval from the City Council.
4. The approval of the economic incentives as outlined in this Resolution is conditioned on the Company meeting the taxable capital investment in real and personal property, consisting of \$73,000,000.00 in new taxable capital investment in real property and improvements, and \$51,000,000.00 in personal property and equipment over a two year period, meets the job creation requirement of 148 new jobs paying an average wage of \$62,776.00 per year plus benefits, and retains the capital investment (less depreciation) and jobs over the term of the Agreement.
5. The City Manager, City Attorney, and City Staff are authorized to take such other actions as may be necessary to carry out the terms and provisions of the agreement as signed by the City Manager and this Resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney