



Cool Springs Administrative Offices  
382 West Main Street  
Forest City, NC 28043

## Rutherford County

### Board of Commissioners

### Minutes of Special Meeting of October 21, 2024

Monday, October 21, 2024  
6:00 PM

#### I. Call to Order

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The joint meeting with the Rutherford County Board of Commissioners and the Town Commissioners of Forest City was held to conduct a public hearing regarding an industrial grant for Project Igloo pursuant to North Carolina General Statute 158-7.1.

Chairman King called the October 21, 2024 special meeting of the Rutherford County Board of Commissioners to order.

**Present:** Chairman Bryan King, Vice Chairman Alan Toney, Commissioner Michael Benfield, and Commissioner David Hunt.

**Absent:** Commissioner Greg Lovelace

#### A. Agenda Approval

Commissioner Hunt moved to approve the agenda. Vice Chairman Toney seconded the motion. The vote on the motion was:

**Ayes:** Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Hunt, and Commissioner Lovelace.

**Noes:** None

**Absent:** Commissioner Lovelace

#### II. Public Hearing

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At 6:02 P.M. Chairman King opened the Public Hearing to listen to comments regarding the approval of an industrial development grant for an economic development project, code named Project Igloo.

Economic Development Director Birgit Dilgert told the Board that the Economic Development Office is collaborating with a company, code named Project Igloo, that is considering establishing its operations in Forest City. The company proposes creating 26 new full-time jobs within the first three years, with an average salary of \$52,808, along with an investment of approximately \$12,500,000.

Working with a state representative, an invitation was received from the State to submit a \$75,000 ONE NC and a \$200,000 Building Reuse grant application. The ONE NC is a discretionary cash grant awarded by the Governor based on factors such as jobs created, investment level, project location, and economic impact. It is a performance-based grant, with funds disbursed in stages as job creation and investment milestones are achieved and maintained. The Building Reuse grant is awarded as a loan that supports the renovation and upfit of a building, which is forgiven when jobs are created and maintained.

Both grants require local government to provide matching funds. Director Dilgert presented a resolution for consideration by both boards that would support the project by awarding a local industrial grant, that will meet the match requirement.

No one else wished to speak.

At 6:04 P.M. Chairman King closed the public hearing.

**Commissioner Hunt moved to approve the resolution. Commissioner Benfield seconded the motion. The vote on the motion was:**

**Ayes:** Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Hunt, and Commissioner Lovelace.

**Noes:** None

**Absent:** Commissioner Lovelace

**RESOLUTION TITLE: TO APPROVE A LOCAL INDUSTRIAL GRANT FOR USE AS A PORTION OF THE QUALIFYING LOCAL CASH MATCH REQUIRED FOR A \$75,000 ONE NC GRANT AND THE QUALIFYING 5% MATCH FOR A \$200,000 BUILDING REUSE GRANT IN SUPPORT OF PROJECT IGLOO, CONSIDERING A LOCATION IN RUTHERFORD COUNTY.**

**WHEREAS**, an industrial prospect, code named Igloo, proposes a location in Rutherford County that will result in the creation of 26 new full-time jobs and an investment of at least \$12.5 million over three years, increasing employment and business prospects within Rutherford County; and

**WHEREAS**, a portion of the proposed expenditures associated with this project, code named Igloo, are eligible for reimbursement through the One NC and Building Reuse Programs; and,

**WHEREAS**, the proposed investment by the company, code named Igloo, will result in a net increase in property value and taxable property within Rutherford County; and,

**WHEREAS**, the Rutherford County Board of Commissioners, after providing the required public notice of at least ten (10) days before the hearing, has held a public hearing to consider whether to approve a local industrial grant as the cash match required for the One NC Fund and Building Reuse grant application; and,

**WHEREAS**, in these difficult economic times, this investment in Rutherford County and its citizens is recognized and commended by the Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED** that the Rutherford County Board of Commissioners supports this industrial recruitment project, code named Igloo, and commits to provide the required local match upon being awarded a \$75,000 One NC Fund grant and/or a \$200,000 Building Reuse grant.

**BE IT FURTHER RESOLVED** that the Rutherford County Board of Commissioners authorizes the Chairman or County Manager, working with the County Attorney and County staff, to draft, and negotiate a local industrial grant equal to fifty percent (50%) of personal property taxes paid once certain thresholds are achieved and could extend for up to five (5) years provided jobs, investment and wage levels are met and maintained in support of Project Igloo, to be applied as a portion of the local qualifying match for a One NC and Building Reuse grant application, and for the Chairman or County Manager to execute all documents necessary in support of the grants, whether awarded in whole or in part.

Adopted this the 21st day of October, 2024.

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### **III. Adjournment**

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**At 6:06 P.M. Commissioner Hunt made a motion to adjourn. Commissioner Benfield seconded the motion. The vote on the motion was:**

**Ayes:** Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Hunt and Commissioner Lovelace.

**Noes:** None

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Chairman, Board of Commissioners

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Vice Chairman, Board of Commissioners

ATTEST:

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Clerk, Board of Commissioners