

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
AUGUST 8, 2017
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ JOSEPH SEMIONE, CHAIRMAN
___ DAVE D'AMORE, VICE CHAIRMAN
___ WILLIAM SULLIVAN, TREASURER
___ JOE GILLIS, SECRETARY
___ DIANA PUTNAM, MEMBER
___ TODD RULISON, MEMBER
___ TIM MUNN, MEMBER
___ JAMES MRAZ, EXECUTIVE DIRECTOR
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, PLANNER
___ BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE
___ RON PETERS, FCCRG
___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM JULY 11, 2017 MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :

II. BUDGET REPORT:

MOTION :
MADE BY :
SECONDED :
VOTE :

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- No report.

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

E. Other Reports:

- Economic Development Committee : Bill Waldron
- Fulton County Center for Regional Growth : Ron Peters

IV. OLD BUSINESS:

A. IDA Website:

1. Status Report:

- Domain name: www.fcida.org
- Emory design has made a number of final changes to the Website
- Review Website

IDA DISCUSSION:

B. Site Selector's Symposium:

- Scheduled for Friday, September 8, 2017 from 7:30 AM – 10:00 AM at the Holiday Inn
- Event will feature a public presentation by 3 Corporate Site Selectors from the Site Selector's Guild
- There are only 47 certified Site Selector's in this Guild
- All IDA Board members are invited and encouraged to attend

IDA DISCUSSION:

C. Fulton County's E-Newsletter Campaign:

- Shannon Rose is administering and managing this E-Newsletter Campaign for Fulton County.
- Will e-mail/mail six (6) E-newsletters to 425+/- builders, developers and investors advising them of investment opportunities available now in Fulton County.
- Goal: Attract private investment into Fulton County.
- Review 1st Newsletter.

IDA DISCUSSION:

D. Fulton County's Proposed Marketing Campaign:

A. Proposed Campaign

- There are 2 trends occurring in Fulton County that should be addressed:
 1. Fulton County's population growth is stagnant and growing older
 2. Fulton County's labor force is shrinking
- It is proposed to utilize a digital marketing campaign using social media to market Fulton County's assets and attract people to come and live and work in Fulton County.
- A request has been made to include \$100,000 into the 2018 County Budget to implement this new Marketing Campaign..

B. National Grid Grant

- National Grid provides matching grants for these types of campaigns.
- Fulton County cannot apply for this particular grant. A not for profit type entity must apply.
- National Grid has recommended that the IDA apply on behalf of the County.
- The IDA would serve as a pass thru for the grant.
- In 2014, the IDA applied for, on behalf of Fulton County, a National Grid grant to pay 50% of the cost for the County to hire DCG Corplan to prepare the Targeted Industry Analysis for the Tryon Technology Park
- The IDA acted as a pass thru for National Grid's grant.
- The IDA and Fulton County executed an Agreement outlining the County's and IDA's responsibilities regarding that grant

- Issue: Would the IDA be willing to be the applicant and apply to National Grid for a grant to match the amount of money Fulton County appropriates for this 2018 marketing campaign

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize the Chairman to apply to National Grid for a \$100,000 matching grant for Fulton County's Marketing Campaign and to authorize the Chairman to execute an Agreement with Fulton County regarding said Grant

MADE BY:

SECONDED:

VOTE

V. **NEW BUSINESS:**

A. **Roof Repair to Electrical Building at Tryon:**

- The roof on the building housing the electrical switchgear needs repair work done on it to ensure it is water tight.
- This is the roof that leaked last winter causing damage to the electrical switchgear
- Four (4) contractors were contacted and asked to provide a quote to repair the roof
- Contractor were asked to apply 2 coats of a silicone roof sealant onto the roof

Contractor

Quote

Correll Roofing
Claus Roofing
Titan Roofing
J. Edgar Roofing

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize hiring the firm that submits the lowest cost proposal to repair the roof on building housing the electrical switchgear at Tryon

MADE BY:

SECONDED:

VOTE:

B. **Roof Repair to Control Building at Tryon Wastewater Pump Station:**

- The existing shingled roof on the building housing the controls for the wastewater pump station is worn and should be replaced.
- Four (4) contractors were contacted and asked to provide a quote to replace the roof
- Contractor were asked to strip the existing shingles and then install new snow and ice shield, drip edge, felt and shingles

Contractor

Quote

Correll Roofing
Claus Roofing
Titan Roofing
J. Edgar Roofing

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize hiring the firm that submits the lowest cost proposal to repair the roof on the Control Building at the Tryon Wastewater Pump Station

MADE BY:

SECONDED:

VOTE:

C. Electrical Repair at Tryon:

1. Background

- A fuse on a power pole blew recently.
- Tom’s Electric was called in to replace the fuse.
- Tom’s Electric was also asked to purchase additional kits to rebuild power pole fuses so an adequate supply of these fuses were available.
- At the June 13, 2017 IDA meeting, the IDA Board authorized purchasing 3 rebuild kits for the primary fuses used in the electrical switchgear.
- Tom Electric’s invoice:

Labor on 7/20/17 to replace pole fuse	: \$	175.00
3 primary fuse rebuilt kits	: \$	725.15
10 pole fuse rebuild kits	: \$	120.00
<u>Total Invoice</u>		<u>: \$1,020.15</u>

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$1,020.15 to Tom’s Electric for emergency repair work at Tryon and for purchasing rebuild kits.

MADE BY:

SECONDED:

VOTE:

D. F-Wing of Building 3:

- CT Male’s design plans for project are 90% complete.
- Meeting has been scheduled with County officials to review plans.

E. Buildings 3 and 60:

1. Background

- Building 3 was the former Administrative/Education Center for Tryon. The Building has:
 - 60,000 sq. ft.
 - Office, classrooms, pool, gym and auditorium
 - At present, no power to the building
 - Appraisal completed

- Building 60 was the former Maintenance Building. The Building has:
 - 14,000 sq. ft.
 - Office, storage, warehouse, manufacturing space
 - 3 –bay garage
 - 2 loading docks
 - At present, no power to the building
 - No appraisal

2. Issues

- Does the IDA Board want to get an appraisal done for Building 60?
- Does the IDA Board want to list either or both of these buildings with a realtor/broker to try and sell them?
- If so:
 - When to List
 - List with whom?

IDA DISCUSSION:

F. OTHER BUSINESS:

G. NEXT MEETING:

Tuesday
 September 12, 2017
 8:00 a.m.

H. CLOSE MEETING:

MOTION :
 MADE BY :
 SECONDED :
 VOTE :
 TIME :