

The Board of Commissioners for the County of Cabarrus met in regular session in the Commissioners' Meeting Room at the Cabarrus County Governmental Center in Concord, North Carolina at 6:30 p.m. on Thursday, February 10, 2022.

Public access to the meeting could also be obtained through the following means:

- live broadcast at 6:30 p.m. on Channel 22
- <https://www.youtube.com/cabarruscounty>
- <https://www.cabarruscounty.us/cabcotv>

Present - Chairman: Stephen M. Morris
 Vice Chairman: F. Blake Kiger
 Commissioners: Diane R. Honeycutt
 Lynn W. Shue
 Barbara C. Strang

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; and Lauren Linker, Clerk to the Board.

Chairman Morris called the meeting to order at 6:30 p.m.

ECONOMIC DEVELOPMENT INVESTMENT - ELI LILLY AND COMPANY - PUBLIC HEARING - 6:30 P.M.

Page Castrodale, Cabarrus Economic Development Corporation, Executive Director, presented a request for an economic development investment for Eli Lilly and Company (Project Cardinal) pursuant to North Carolina General Statute 158.7.1. The project proposes to locate at the Grounds at Concord, 1420 Concord Parkway S, in Concord. Ms. Castrodale reported the company plans to create 589 jobs with an average wage above the county average (projected over \$70,000 annual). The company plans to invest a minimum of \$920,000,000 in real and personal property. Eli Lilly is requesting an 85 percent ten-year property grant on the increased access value not to exceed \$45.5 million during the life of the grant term. The company is also requesting that we follow the State's JDIG (Job Development Investment Grant) performance compliance methodology as it results to performance targets for the local incentives.

Project Cardinal

Cabarrus County Economic Development Grant Analysis

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total Assessed Value (Real)	\$70,000,000	\$280,000,000	\$395,000,000	\$445,000,000	\$470,000,000	\$480,000,000	\$480,000,000	\$480,000,000	\$480,000,000	\$480,000,000
Total Assessed Value (Personal)	\$13,500,000	\$66,300,000	\$167,250,000	\$246,380,000	\$300,390,000	\$311,420,000	\$270,240,000	\$226,965,000	\$184,685,000	\$149,167,500
2022	\$15,000,000	\$13,500,000	\$10,950,000	\$9,600,000	\$8,100,000	\$6,600,000	\$4,950,000	\$3,375,000	\$1,075,000	\$2,737,500
2023	\$60,000,000	\$54,000,000	\$49,200,000	\$43,800,000	\$38,400,000	\$32,400,000	\$26,400,000	\$19,800,000	\$15,000,000	\$15,000,000
2024	\$119,000,000	\$107,100,000	\$97,580,000	\$88,970,000	\$76,160,000	\$64,260,000	\$52,360,000	\$39,270,000	\$29,750,000	\$29,750,000
2025	\$106,000,000	\$95,400,000	\$86,920,000	\$77,380,000	\$67,840,000	\$57,240,000	\$46,640,000	\$34,980,000	\$24,980,000	\$24,980,000
2026	\$89,000,000	\$80,100,000	\$72,880,000	\$64,970,000	\$56,960,000	\$48,060,000	\$39,160,000	\$29,160,000	\$19,160,000	\$19,160,000
2027	\$51,000,000	\$45,900,000	\$41,820,000	\$37,740,000	\$33,660,000	\$29,580,000	\$25,500,000	\$21,420,000	\$17,340,000	\$13,260,000
County taxes at .74	\$617,900	\$2,562,620	\$4,160,650	\$5,116,212	\$5,700,886	\$5,856,508	\$5,551,776	\$5,231,541	\$4,918,669	\$4,655,840
Grant @ 85 %	\$525,215	\$2,178,227	\$3,536,553	\$4,348,780	\$4,845,753	\$4,978,032	\$4,719,010	\$4,446,810	\$4,180,869	\$3,957,464
Net Taxes to County	\$92,685	\$384,393	\$624,098	\$767,432	\$855,133	\$878,476	\$832,766	\$784,731	\$737,800	\$698,376
									Taxes	\$44,372,602
									Grant	\$37,716,711
									Net Taxes to County	\$ 6,655,890



A lengthy discussion ensued. During discussion, Ms. Castrodale responded to a variety of questions from the Board.

Chairman Morris opened the public hearing at 6:45 p.m. The public hearing notice was posted on the County's website (www.cabarruscounty.us) on January 28, 2022 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Douglas Stafford, resident of 655 Abington Drive NE in Concord and owner of the Concord Hilton Garden Inn, expressed support for the incentive grant for the Eli Lilly project.

Barbi Jones, resident of 57 Union Street South in Concord and Executive Director of the Cabarrus Regional Chamber of Commerce, expressed support of the tax incentive for Eli Lilly. She recognized Cabarrus Regional Chamber of Commerce Board of Directors also in attendance to show their support for Eli Lilly's request.

There was no one else present to address the Board; therefore, Chairman Morris closed the public hearing.

Commissioner Honeycutt **MOVED** to approve an economic development agreement (10 years, 85 percent) between Eli Lilly and Cabarrus County, and to authorize the County Manager to execute the agreement on behalf of the Board, subject to

review or revision by the County Attorney. Vice Chairman Kiger seconded the motion.

Discussion ensued. During discussion:

Commissioner Honeycutt expressed support for the project citing creation of jobs, job diversity, projected jobs salaries, increased tax revenue, etc.

Vice Chairman Kiger expressed support for the project citing the benefits that will be seen from this project for many years to come.

Commissioner Shue expressed support for the project citing the employment opportunities this project may provide for students graduating from Cabarrus County schools and the community.

Chairman Morris expressed support for the project and the advantage of the Rowan-Cabarrus Community College Advanced Technology Center to prepare students for these kinds of opportunities.

Following discussion, the **MOTION** carried, with Chairman Morris, Vice Chairman Kiger and Commissioners Honeycutt and Shue voting for and Commissioner Strang voting against.

Following the motion, Commissioner Strang expressed opposition to tax incentives.

Additional discussion ensued with Ms. Castrodale responding to questions from the Board.

ADJOURN

UPON MOTION of Vice Chairman Kiger, seconded by Commissioner Shue and unanimously carried, the meeting adjourned at 7:17 p.m.



Lauren Linker, Clerk to the Board