



City of Greensboro

Meeting Agenda

City Council Special

December 6, 2021, 10:00 a.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

This is a Special Meeting of the Greensboro City Council to be held at the Melvin Municipal Office Building, 300 West Washington Street, Greensboro, NC.

Greensboro City Council meetings are available via <https://www.greensboro-nc.gov/government/city-council/council-meetings>, the Greensboro Television Network (GTN) live on Spectrum channel 13 with a digital cable box, NorthState channel 31, and AT&T U-verse channel 99. GTN is also available on the Roku streaming platform by going to “add channels” and searching for Greensboro Television Network. Lastly, GTN can be streamed live on the City’s website. Any individual with a disability who needs additional information or assistance, please contact Gary Canapinno, ADA Coordinator, 336-373-2723 or gary.canapinno@greensboro-nc.gov.

Pages

A. Call to Order

B. Matters to be Discussed

B.1. 2021-519 Resolution Authorizing Non-Assessment of Water Sewer System
Development Fees

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C. Adjournment



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2021-519

Agenda Item# B.1.

Agenda Date: 12/6/2021. **Department:** Water Resources

Meeting Type: Special Meeting **Category:** Public Hearing Agenda

Title: 2021 – 519 Resolution Authorizing a Non-Assessment of Water and Sewer System Development Fees, Connection Fees, and Frontage Fees, To Unnamed Corporation and its directly-related affiliates at the Greensboro Randolph Megasite

Council Priority: Place an 'x' in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, 373-2494

Contact 2 and Phone: Virginia Spillman, 373-3260

PURPOSE:

The Water Resources Department is requesting City Council to authorize staff to not assess water and sewer system development fees to an unnamed corporation considering the Greensboro Randolph Megasite.

BACKGROUND:

In 2015 City Council authorized a water and sewer extension to the Greensboro-Randolph Mega Site, located near Liberty in Randolph County. The City of Greensboro recognized that in order to make the site as attractive as possible to a potential manufacturer, basic infrastructure, to include water and sewer utility service, and a water tower, must be provided prior to site development.

The Corporation is proposing to build a manufacturing facility at the Greensboro-Randolph Megasite investing \$1 billion in real and personal property and creating 1,750 jobs (Phase 1) and considering an expansion that would increase the total investment to \$3 billion and the job creation

commitment to 3,875. The project is expected to generate public benefit to the City of Greensboro by positively impacting the property and sales tax revenues in addition to increasing business prospects for the City and surrounding area.

The Greensboro City Code, Chapter 29 (Water, Sewers and Waste Disposal) sets forth requirements for the water and sewer connection charges. System development fees are collected prior to connection of services.

BUDGET IMPACT:

No budget impact.

ACCOUNT NUMBER:

Not applicable.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council approve not assessing water and sewer system development fees, connection fees, and frontage fees, for the Corporation (name to be stated in attached resolution) and its directly-related affiliates considering the Greensboro-Randolph Megasite for their manufacturing facilities.

RESOLUTION AUTHORIZING A NON-ASSESSMENT OF WATER AND SEWER
SYSTEM DEVELOPMENT FEES, CONNECTION FEES, AND FRONTAGE FEES TO
_____ AND ITS AFFILIATES AT THE GREENSBORO-RANDOLPH MEGASITE

WHEREAS, the City of Greensboro is providing water and sewer service to the Greensboro-Randolph Megasite;

WHEREAS, the City of Greensboro Code of Ordinances authorize water and sewer connection charges for new services including system development fees;

WHEREAS, not assessing the charges for new services can be an economic development incentive;

WHEREAS, _____ (the Company) is proposing to build a manufacturing facility at the Greensboro-Randolph Megasite investing \$1 billion in real and personal property and creating 1,750 jobs (Phase 1) and considering an expansion that would increase the total investment to \$3 billion and the job creation commitment to 3,875;

WHEREAS, the Company is requesting that the City not assess water and sewer system development fees, connection fees, and frontage fees for new services;

WHEREAS, but for the City's economic development incentive, the Company would not locate at the Greensboro-Randolph Megasite;

WHEREAS, a public hearing was held on December 6, 2021, in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City of Greensboro not assess water and sewer related system development fees, connection fees, and frontage fees for _____ and its directly-related affiliates considering the Greensboro-Randolph Megasite for their manufacturing facilities.