



City of Greensboro Meeting Minutes - DRAFT

City Council Special

June 12, 2025, 11:00 am

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

Present: Mayor Nancy Vaughan, Mayor Pro-Tem Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Jamilla Pinder, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Also Present: City Manager Trey Davis, City Attorney Chuck Watts, and Interim City Clerk Victoria Howell

A. Call to Order

These City Council minutes are a general account of the June 12, 2025 Special meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council Special meeting of the City of Greensboro was called to order at 11:00 a.m. on the above date in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Vaughan confirmed all Councilmembers in attendance.

B. PUBLIC HEARING

B.1 2025 - 469 Resolution Authorizing an Economic Development Incentive to Project Atlas in an Amount not to Exceed \$1,000 per Job

Economic Development Director, Marshall Yandle made a PowerPoint presentation (PPP); spoke to economic development incentive request; highlighted Jetzero; spoke to capital investments; outlined average wage of \$89,341; incentive criteria; and provided staff recommendations.

Discussion took place regarding hiring; appreciation for staff and the Chamber of Commerce (COC); average wage; incentive policy; job fairs; community partnerships; and affordable housing.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer H, No. 22, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Vaughan

Seconded By Mayor Pro-Tem Abuzuaiter

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Matheny, Councilmember Pinder, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

146-25 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE TO PROJECT ATLAS IN AN AMOUNT NOT TO EXCEED \$1,000 PER JOB

WHEREAS, on May 17, 2005 the City Council adopted Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS § 158-7.1;

WHEREAS, the Company is considering locating at Piedmont Triad International Airport in addition to other options within the United States;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant in the projected amount of \$1,000.00 per job, for the creation of 14,564 new jobs and a projected investment made directly by the Company or made at the direction of the Company in the amount of \$4,724,000,000.00 in real property and personal property on or before December 31, 2036;

WHEREAS, the company would be eligible, per the Economic Development Guidelines, for an additional \$250.00 incentive per job for any new employee whose permanent address is located in an Impact Zone or who is hired through NCWorks Career Centers;

WHEREAS, but for the City's Incentive Grant, the Company would not locate at Piedmont Triad International Airport in the Greensboro area;

WHEREAS, the addition of 14,564 new jobs and investment in real and personal property is expected to generate public benefit by increasing taxable property and employment in the City;

WHEREAS, the City Council finds that because of the overall public benefit there should be an exception to the Economic Development Incentive Program as the Company would not locate in the City of Greensboro Corporate limits;

WHEREAS, a public hearing was held on June 12, 2025, in accordance with NCGS § 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

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

- That in accordance with the City's Economic Development Incentive Program Guidelines, and pursuant to NCGS 158-7.1, a grant reimbursement and participatory agreement between the City, as grantor, and the Company as grantee in an amount not to exceed \$1,000.00 per job that is contingent upon the creation of 14,564 new jobs paying not below \$18.75 per hour with an average annual wage of \$89,341.00 and project investment made or caused to be made by the Company of approximately \$4,724,000,000.00 in real and personal property at the Piedmont Triad International Airport on or before December 31, 2036.
- The City Manager is hereby authorized to execute, on behalf of the City, the proper agreements to effectuate the Incentive Grant and any other related documentation.
- The Incentive Grant shall be paid annual installment payments not to exceed \$1,500,000.00 per year, after investment has been made, whether by the Company directly or caused to be made by the Company, and provided new jobs are created according to the benchmarks and confirmed by the City.
- The project shall comply with the City's Minority/Women Business Enterprise Program Plan as it pertains to Economic Development Project M/WBE Subcontracting Goals.
- In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the

event the jobs are not retained for a certain period or there is a lower capital investment than specified in the incentive grant agreement.

(Signed) Nancy Vaughan

C. Adjournment

Moved by Mayor Pro-Tem Abuzuaiter, seconded by Councilmember Matheny, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 11:27 a.m.

Nancy Vaughan, Mayor

Victoria L. Howell, Interim City Clerk