

**TOWN OF AURORA, NC
BOARD OF COMMISSIONERS' SPECIAL MEETING MINUTES
FEBRUARY 26, 2019**

A special meeting of the Aurora Town Board of Commissioners was held at 6:00 P.M. on Tuesday, February 26, 2019, at the Town Hall. Mayor Clif Williams called the meeting to order with the following present:

Officials Present:

[X] Clif Williams, Mayor

☒ Sandra Sartin, Interim Town Clerk/Finance Officer

Commissioners

Present:

[X] W. C. Boyd, Police

[X] John Farrow, Public Works

[X] Brad Lee, Water and Sewer (Mayor Pro Tempore)

[X] Jeff Peed, Buildings and Facilities

Attendance:

[] Terry Groome – Public Works Director

[] Brantley Peck – Town Attorney (excused)

[X] Various members of the public were in attendance

A motion to approve the proposed Agenda was made by Commissioner Lee, seconded by Commissioner Peed and approved with a 4 to 0 vote.

Sandra Sartin reported that the Governor's Hometown Strong Initiative team had visited Aurora today (February 26) and met with local community leaders at Town Hall who presented their thoughts and ideas about areas of need, and suggestions about what they think it would take to make Aurora more prosperous.

Allen Paul then addressed Board members about his involvement in the Industrial Park project and that he was initially approached by Mayor Williams about assisting with plans for its development. He and Sandy Acton, a real estate developer in Raleigh, have been working on the project for approximately four years. He presented the following information:

- He is in the process of contacting contractors now located on Nutrien property to gauge their interest in relocating to the proposed Industrial Park.
- Infrastructure money cannot be allocated from the Department of Commerce unless the property belongs to the Town of Aurora.
- \$950,000 is needed for infrastructure.
- The East Group drew up the plans for the project.
- Beaufort County Economic Development Director Martyn Johnson suggested a \$450,000 loan from Beaufort County for purchase of the land.
- The Golden Leaf Foundation could provide \$200,000.
- Fifteen contractors have expressed interest in relocating to the Industrial Park, and one contractor has said they are not interested in relocating.

- Sandy Acton is a developer who has worked with Cameron-Brown. His expertise is engineering, design, development and marketing.
- Plans will change as the property is sold.
- Legal work will be needed.
- The Town of Aurora will be the owner on all contracts and Mayor Williams will sign all contracts.
- Closings will occur when the infrastructure is in place.
- Purchase and sale agreements will be required with all contractors.
- Construction will begin when contracts are 35 to 40% in place.
- Permits will be required from the Town of Aurora and Beaufort County.
- The East Group will make approvals and payments.
- There is little to no risk for the Town.
- The Town of Aurora will be the agent for all funds received for the project.
- After the closings on the property, a deed will be filed and then the contractor will design and build his own facility.
- A copy of the proposal was distributed to Board members.
- Mr. Paul stated he had approached contractors from a conservative financial prospective.
- The site contains 51 acres with 28-30 being useable for contractor sites.
- Mayor Williams commented that Nutrien might be interested in the wetlands portion.
- All grant funds must go through the Town of Aurora.
- The Town will not take title for the property until 75% of the purchase price of the land is in hand.
- It is estimated that legal fees will be \$10,000 to \$25,000.
- Beaufort County Manager Brian Alligood likes the proposed plan and has recommended it to the Beaufort County Board of Commissioners.
- Allen Paul distributed a "Statement of Work" for the Board to review that lists activities he and Sandy Acton have completed for the project. He wants the Board to define their expectations of his and Sandy's involvement in the future.
- Allen Paul believes this project is good for Beaufort County as well as for Aurora.
- There are hurdles to overcome, but the project is doable, and the Town of Aurora will not be "left holding the bag".
- There are approximately 40 contractors on the Nutrien site.
- He has talked with Ray McKeithan at Nutrien and a meeting will be set up with Brian Alligood after County funds have been disbursed to the Town.
- Martyn Johnson, Allen Paul and Sandra Sartin will receive the signed contractor interest forms.

Commissioner Boyd stated that contractors are not assured of employment at Nutrien.

Mayor Williams stated that if one leaves, another one will come in, opening the opportunity for a re-sale of the property.

Sandra Sartin reported that Curt Hendrix began work as the new Recreation Coordinator on February 26. It was suggested that he introduce himself to Ray McKeithan at Nutrien and that he attend the March 4, 2019, Town Board meeting. Sandra Sartin will notify Adam Linker from the Kate B. Reynolds Foundation that Mr. Hendrix has been hired.

Sandra Sartin reported that the Town has received an email from the Local Government Commission requesting additional information before approving the 2017/18 audit. Auditor Larry

Carpenter has submitted the requested information and expects to receive notification of audit approval soon.

Mayor Williams suggested that any reference to Nutrien be removed from all paperwork relating to the Industrial Park project and that approval to request funds from Beaufort County is needed.

In response to all of the above, a motion was made by Commissioner Peed, seconded by Commissioner Lee and approved with a 4 to 0 vote to request assistance for the proposed Industrial Park project from Beaufort County Commissioners.

A motion to adjourn the meeting was made by Commissioner Lee, seconded by Commissioner Farrow and approved with a 4 to 0 vote.

Clif Williams, Mayor

Sandra Sartin, Interim Town Clerk/Finance Officer

Approved/Adopted this the 4th day of March, 2019.