

**FAYETTEVILLE CITY COUNCIL  
SPECIAL MEETING MINUTES  
FAST CONFERENCE ROOM, 505 WINSLOW STREET, FAYETTEVILLE, NC  
NOVEMBER 1, 2021  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Shakeyla Ingram (District 2) (via zoom); Tisha S. Waddell (District 3); D. J. Haire (District 4); Johnny Dawkins (District 5); Chris Davis (District 6) (via zoom), Larry O. Wright, Sr. (District 7); Courtney Banks-McLaughlin (District 8) (arrived at 5:29 p.m.); Yvonne Kinston (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Telly Whitfield, Assistant City Manager  
Adam Lindsay, Assistant City Manager  
Jay Toland, Assistant City Manager  
Jerry Clipp, Human Resources Development Director  
Kenneth Mayner, Interim Corporate Communications Director  
Robert Van Geons, FCEDC President/CEO  
Pamela Megill, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order at 5:01 p.m.

**2.0 INVOCATION**

The invocation was offered by Council Member Wright.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Colvin.

**4.0 APPROVAL OF THE AGENDA**

**MOTION:** Mayor Pro Tem Jensen moved to approve the agenda.

**SECOND:** Council Member Dawkins

**VOTE:** UNANIMOUS (8-0)

**5.0 ITEMS OF BUSINESS**

**5.01 Public Hearing & Consideration of Incentives for Project Bronco**

Mr. Robert Van Geons, FCEDC President/CEO, presented this item and stated the City Council is required by North Carolina General Statue 158-7.1(c) to set a public hearing to consider incentives for Project Bronco. If the City is successful in securing this project, the company would create 500 new jobs with wages starting at \$15.00 per hour. The company would make a significant capital investment in the community of over \$100 million in real estate and equipment value.

Fayetteville Cumberland Economic Development Corporation (FCEDC) is requesting that the City of Fayetteville consider a local incentive grant, committing to providing up to \$2.5 million of additional funding (\$1.25 million from the City and \$1.25 million from Cumberland County) to mitigate the company's risk and increase the likelihood that project Bronco will move forward. Qualifying expenses would be split evenly by the City and County.

After learning of the great potential and opportunity to expand in Fayetteville and Cumberland County, Project Bronco plans to move into the Military Business Park site and build a more than 1 million square foot structure for its operations. The project has proposed a

more than \$100 million capital investment and 500 new jobs with wages starting at \$15.00 per hour. If ultimately selected, this project will advance our community's reputation as a leader in innovation and elevate Fayetteville and Cumberland County as a premier location for continued economic development. Project Bronco will allow for more Fayetteville and Cumberland County residents to secure higher paying jobs, resulting in an improved quality of life.

After a number of months of consideration, with the utmost of caution and concern for the well-being of its employees, the Company has requested that Piedmont Natural Gas relocate an established flare site (used when transmission line maintenance is required) further from their proposed facility. The gas company is agreeable, but as this was a relatively recent request, they have not yet been able to establish the preferred location or estimated cost. Project Bronco has agreed to pay up to \$5 million for the relocation. To limit the Company's risk, and in keeping with Fayetteville's and Cumberland County's commitment to economic growth, we are asking the City and County each commit up to \$1.25 million to cover potential cost overruns. As these funds would be considered an incentive to the company, a public hearing is required. These funds would only be expended if the company's documented costs exceed \$5 million. The company must make the required investment and create the required jobs in order to receive the incentive.

The cost of the flare site relocation is not yet determined. Committing to providing up to \$2.5 million of additional funding (\$1.25 million from the City and \$1.25 million from the County) will significantly mitigate the Company's risk and increase the likelihood that Project Bronco will elect to move forward. Qualifying expenses would be split evenly by the City and County. This project will positively benefit the City's tax base, generating an estimated \$500,000.00 to \$650,000.00 per year in tax revenue and paying more than \$15 million in wages annually. If the incentive is ultimately required, these revenues would more than offset its cost.

This is the advertised public hearing set for this date and time. There being no one present to speak, the public hearing was opened and closed.

**MOTION:** Council Member Wright moved to approve up to \$1.25 million of incentives for Project Bronco to offset qualifying costs related to relocation of the flare site.

**SECOND:** Council Member Dawkins

**VOTE:** UNANIMOUS (8-0)

## **5.02 Redistricting - Draft Plans**

Mr. Douglas Hewett, City Manager, presented this item and stated the Redistricting Consultants have provided options for Redistricting Map A. Council Member Haire stated that none of his options have been considered by Council.

Discussion ensued.

**MOTION:** Mayor Pro Tem Jensen moved to adopt Redistricting Map Option A2.

**SECOND:** Council Member Kinston

Discussion ensued.

Council Member Kinston withdrew her second of the motion.

The motion died for lack of a second.

Mr. Douglas Hewett, City Manager, stated the next step would be for Council to select one of the Redistricting Map A options, and then at the next meeting the accompanying resolution can be formally adopted.

**MOTION:** Council Member Waddell moved to approve Redistricting Map A6 as the selected map.  
**SECOND:** Council Member Kinston  
**VOTE:** PASSED by a vote of 7 in favor to 2 in opposition (Council Members Haire and Banks-McLaughlin)

#### **CLOSED SESSION**

**MOTION:** Council Member Waddell moved to go into a closed session for attorney-client privileged and confidential matters, for a matter of Personnel.  
**SECOND:** Council Member Dawkins  
**VOTE:** UNANIMOUS (9-0)

The regular session recessed at 5:39 p.m. The regular session reconvened at 6:52 p.m.

**MOTION:** Mayor Pro Tem Jensen moved to go into open session.  
**SECOND:** Council Member Wright  
**VOTE:** UNANIMOUS (7-0)

#### **6.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 6:52 p.m.