

**Wednesday, September 27, 2017 Meeting Minutes**

**Economic Development Committee – Joint Workgroup Meeting**

**EDC Members Present:** Paul White, Valerie DeLoach, Gene Braddy, Bryan Green, and Lee Mabry

**EDC Members Absent:** Ed Morrell, Stacey Piesche, and Niki Jones

**Staff Present:** David Bergmark, Patrick Reidy

**Guests:** none

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The meeting was held in the Conference Room at Town Hall, 15 E. Fourth Street. The meeting was called to order at 5:40 P.M. David Bergmark welcomed all present, including the Mayor. Mr. Bergmark said there were no members of the public present to comment.

Mr. Bergmark asked if there were any comments on the August 23, 2017 meeting minutes. No comments were made. Mr. Bergmark asked for a motion to approve the minutes. Lee Mabry made a motion to approve the minutes from the August 23, 2017 meeting. Paul White seconded the motion. The motion passed unanimously.

David Bergmark gave a status update on the Christmas Craft market. He said the location was confirmed, and Patrick would be reaching out to vendors who participated last year. Paul White asked staff to contact Johnny with Universal Chevrolet to work out details for having the Christmas Craft market at that location. Paul White asked if it was confirmed that a movie would be shown on the back of that lot. Mr. Bergmark said he knew Teresa had expressed a desire to do that, but he could not confirm it. David Bergmark said Bryan Green had agreed to help get downtown business owners to agree to participate in the Wendell Wonderland event and donate prizes. He said he was sure work would kick off after the Harvest Festival was passed.

David Bergmark said he had distributed copies of a map showing potential industrial sites in the Wendell area. He said he had met with Bryan Green and his father, Michael Green, about a client interested in opening an electronic assembly facility in Wendell. David said he had created the map for Michael Green to share with his client in order to gauge which sites he might be interested in. Paul White said he had met with Bryan and his father about land he and his partners owned, but that they had not come to an agreement for this land. Mr. Bergmark asked Patrick to provide a development update while we wait for Bryan Green to arrive to provide a more comprehensive update on the Electronic Assembly site.

Patrick Reidy said the ABC store was currently going vertical and the Wendell Blvd EMS station was coming along nicely. He said the Dara family had bought the Bart's Fine Arts building and had expressed an interest in locating a used book store there. Patrick said 'Young's Auto' would be going up for auction on November 4<sup>th</sup>. He said Edgemont Landings was coming close to beginning their next phase, but they were still waiting on water line acceptance from the City of Raleigh.

Mayor Gray said White Swan Barbeque seemed very interested in trying to find a restaurant location in Wendell.

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Patrick Reidy said Wynn Faison was interested in selling three tenant spots she owns on E. Third Street.

David Bergmark asked Bryan Green to update the Board on the deal he and his father were working on. Bryan said his father had a client who is involved in electronic assembly. He said this client did business in six different countries, and was interested in establishing a 350,000 square foot facility in the Wendell area. He said this user has similar design standards to Kioti, and would not have outdoor storage. He said the user was based out of California, but there were different expectations for what 'raw land' represents between California and the east coast. He said this user would have 175 employees within the first 6 months, and then gradually increase that number up to 300.

Paul White asked approximately how much assessed value would this venture represent. Mr. Green said probably 20-25 million dollars.

David Bergmark said he was waiting to hear if there was anything else Michael Green or his client needed from the town, beyond what he had already provided. He said he wanted to update this Board in case any members knew of additional properties with owners willing to sell. David said the Anderson property owners on Old Battle Bridge Rd might be a potential site, even though they have plans for residential development.

David Bergmark asked if there was any other business the EDC members wished to discuss. Paul White said Brian Hicks could potentially look to move back to Wendell. He said Mr. Hicks would be an asset if the Town could get him involved on one of our Boards or Committees.

Mayor Gray provided an update on the Wendell Elementary carpool figures.

Paul White asked for an update on the Taproom building. David Bergmark said the new owners had submitted a building permit to renovate part of the back space, which was better than what was originally proposed.

Bryan Green said the Wendell Chamber was seeing a lot of new faces. He said the Chamber was receiving lots of interested volunteers who want to be engaged.

David Bergmark asked if there was a motion to adjourn. Paul white made a motion to adjourn. Lee Mabry seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:00 P.M.