

NOVEMBER 15, 1994

The Board of Commissioners of Franklin County, North Carolina met in a Special Called Meeting at 7:30 P. M. in the Conference Room of the Franklin County Office Building with the following Commissioners present: Chairman George T. Wynne, Vice Chairman James T. Moss, Jr., Commissioner Harry L. Foy, Jr. and Commissioner James G. Hardy. Commissioner Swanson absent for this meeting.

The purpose of this Special Called Meeting was to discuss bids for the Franklin County Jail Project, to discuss a contract for construction management and inspection for the jail project, to discuss the proposed sale of county-owned land adjacent to the Franklin County Airport, and to appoint the members of the Board of Directors of the Franklin County Public Facilities Corporation, relative to the planned sale of Certificates of Participation.

County Manager Hodgkins explained to the Board that it was necessary to create the Franklin County Public Facilities Corporation prior to the sale of the Certificates of Participation in December, and he recommended members to be appointed.

Upon motion by Commissioner Moss, seconded by Commissioner Foy with all present voting "AYE" duly carried the following members appointed to serve on the Franklin County Public Facilities Corporation as a part of the Franklin County Certificates of Participation finance agreement:

David Hodgkins, Franklin County Manager
Charles Murray, Jr., Franklin County Finance Director
Tony King, Assistant Administrator/Planner, Town of Louisburg

Bruce Baldwin, Oliver Racing Parts, Grand Rapids, Michigan was present to discuss the purchase from Franklin County six (6) acres of property adjacent to the Franklin County Airport for \$3,000 per acre for the purpose of relocating a connecting rods manufacturing facility to the site.

Upon motion by Commissioner Moss, seconded by Commissioner Hardy with all present voting "AYE" duly carried direct the county manager, county attorney and the economic development director to draft a letter of intent on behalf of Franklin County to sell six (6) acres of property adjacent to the Franklin County Airport to Oliver Racing Parts for \$3,000 per acre under the following conditions set forth in Mr. Baldwin's letter dated September 19, 1994, as amended:

1. Baldwin Precision, Inc. (d/a/a Oliver Racing Parts) its successors and/or assigns have the right of first refusal to purchase an additional six acres of the remaining property in the industrial park. If Franklin County receives bona fide offers for the additional six acres, Baldwin Precision, Inc., its successors and/or assigns shall have thirty (30) days to exercise said options.
2. Baldwin Precision, Inc. will, at its expense, have a EPA Phase I soil contamination test made on the property. This test will be made only if the North Carolina bank that we use require us to have the study made before they will lend us money to construct our building(s). If the property fails to pass the EPA Phase I test, or if the property does not perc properly for septic systems, and/or if we are not successful when drilling for potable water, then the sale will be set aside and our money spent for the property will be refunded. The personnel at Wake Power have stated that 480volt, 3 phase power can be readily brought to the property.

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3. The necessary zoning changes concerning industrial uses for the entire property are approved by the proper governing body(s).
4. The State of North Carolina provides funds for jobs created over a three year period as outlined in the Governor's Competitiveness Fund. We will file the necessary application upon approval of our offer to purchase. Time is of the essence for this.
5. The area from which trees were harvested from the industrial park is to be cleaned up and the property graded to improve its appearance. We need to have some type of time frame for this improvement. Further, Franklin County personnel and Baldwin Precision, Inc. shall work together to create development standards for the industrial park.
6. The state provides an access road to the industrial park site.
7. Baldwin Precision, Inc. hereby stipulates that we will commence construction of our industrial building so that we can occupy the building by late summer or early fall of 1995.

Mike Osmond, Quandel Group, Inc., Chapel Hill, North Carolina, appeared before the Board to request approval of contract with Franklin County to perform construction management, inspection and contract administration services related to the construction of the Franklin County Detention Facility.

Upon motion by Commissioner Hardy, seconded by Commissioner Moss, voting "AYE", Commissioner Hardy, Commissioner Moss, Commissioner Wynne; voting "NO" Commissioner Foy approve contract, amended as follows, between Franklin County and the Quandel Group, Inc. to perform construction management, inspection, and contract administration services related to the construction of the Franklin County Detention Facility:

The following wording contained in 1.2 CONSTRUCTION PHASE, 1.2.2. is deleted:

"The Construction Manager shall be on-site on a limited basis. Continuous construction oversight
is not a provision of this agreement."

The Board discussed bids received on November 10, 1994 for construction of the Franklin County Detention Facility. Further discussion of this matter will take place at the Board of Commissioners' regularly scheduled meeting on November 21, 1994.

Chairman Wynne stated that due to the length of the agenda for the Board meeting scheduled for November 21 1994, that the meeting would convene at 6:00 P. M.