AGENDA

All items are for discussion and possible action. Perquimans County Board of Commissioners Meeting Room at Perquimans County Library April 7, 2025

6:50 p.m.

I. Call to Order

III.

II. Prayer & Pledge

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Public Hearings

- - Perquimans County proposes to convey land in the Perquimans Commerce Center- Perquimans Marine Industrial Park, owned by Perquimans County, for purposes of economic development pursuant to North Carolina General Statutes, Section 158-7.1. The Perquimans County Board of Commissioners, subject to public comment at the public hearing for which notice is hereby given, intends to approve conveyance of a fee simple interest in approximately 25.0 acres of land off Granby Street in the Commerce Centre, and a long-term lease of approximately .88 acres along the southwest side of the Perquimans Marine Industrial Park basin. This tract will be surveyed out of Tract One of the Perquimans Commerce Centre as shown on the plat recorded in Plat Cabinet 2, Slide 49, Map 3 in the Office of the Register of Deeds of Perquimans County. The conveyance and lease will be made to MiTek, Inc.. The Perquimans County Board of Commissioners have determined that the total value of the tract is \$625,000.00 (\$25,000 per acre for 25 inland acres). The .88 acres along the basin will be leased at a initial rate of 40 cents per square foot. The purchaser and lessee of the tract has agreed to pay the County the full value of the tract at closing. The Perquimans County Board of Commissioners will hold a public hearing on the County's proposed conveyance of this tract of land at 6:50 PM on Monday, April 7, 2025, in the Meeting Room of the Perquimans County Library located at 514 S. Church Street, Hertford, NC 27944. The Commissioners invite all interested persons to attend and to provide comments.
- - Notice is hereby given that the Board of Commissioners of Perquimans County (the "County"), pursuant to NCGS Section 158-7.1, will hold a public hearing at a regular meeting of the Board beginning at 6:50 p.m. on Monday, April 7, 2025, in the Meeting Room of the Perquimans County Library located at 514 South Church Street in Hertford, North Carolina, on a proposal to provide certain economic development incentives to MiTek, Inc., a private entity (the "Company"). The purpose of these grants would be to encourage the Company to construct and operate a truss component manufacturing facility that would be located on a multi-acre site in Perquimans County (the "Facility"). This proposal would appropriate and spend from the County's general fund amounts to make certain cash grants, detailed as follows: If an investment threshold of \$15,000,000 is met by MiTek, Inc. to the 25 +/- acre property located on the eastern edge of the Perquimans Marine Park basin, 50% of the original land purchase price of \$625,000 for said parcel will be granted back to MiTek, Inc. If an investment threshold of \$30,000,000 is met on the above-mentioned property, 100% of the original land purchase price will be granted to MiTek, Inc. MiTek, Inc. must make said investments within 3 years of the purchase and lease dates to qualify. The cash grants described above would be conditioned on the Company's paying the applicable real property and personal property taxes for each year of ownership. The Company's construction and operation of the Facility would further the economic interests of the County in numerous ways, including through the following specific benefits: (a) by creating a construction project at the Facility that would last approximately nine months which, in addition to creating employment at the Facility, would likely result in greater revenues to local businesses; (b) by offering a number of full time jobs at the completed Facility with an average wage greater than the median wage in the County; (c) by enhancing the County's property tax base and increasing the County's property tax revenues; and (d) by supporting the diversification of the County's economy. In addition to holding the public hearing, at this meeting the Board of Commissioners of the County may approve the making of the cash grants as described above and may approve and enter into an economic development agreement with MiTek, Inc.

IV. Approval of Agenda

Consent Agenda

A.

(Consent items as follows will be adopted with a single motion, second and vote, unless a request for removal of an item or items is made from a Commissioner or Commissioners.)

Approval of Minutes March 3, 2025 Regular Meeting, March 17, 2025 Special Called Meeting, and March 17, 2025 Regular Work Session (cancelled)

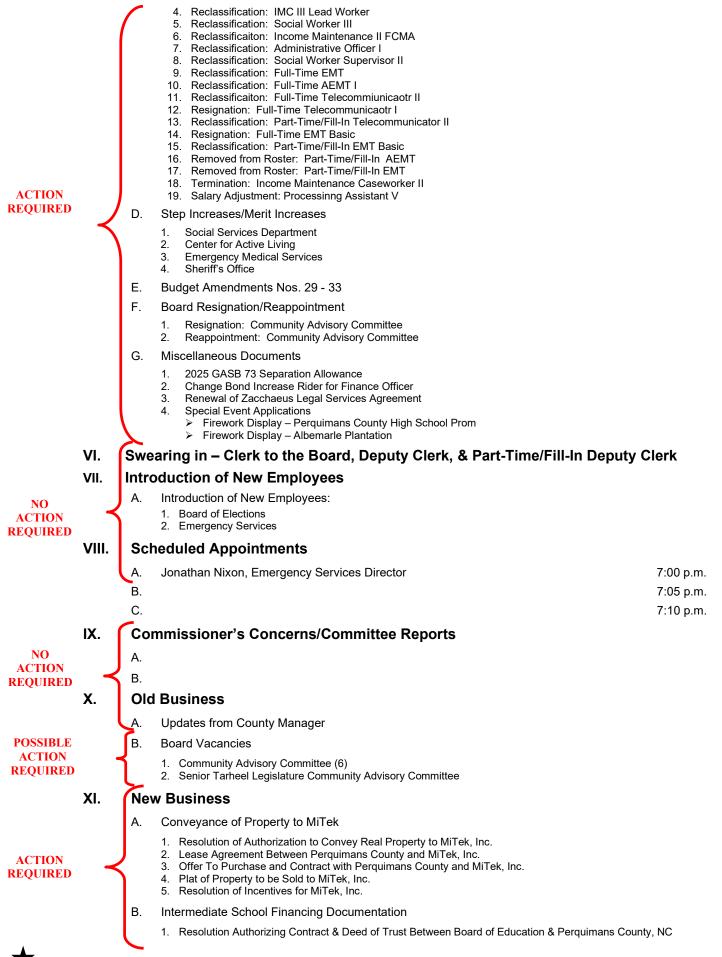
- B. Tax Refund & Tax Release Approvals
- C. Personnel Matters
 - 1. Appointment: IMC I Working Against IMC II (6)
 - 2. Appointment: Part-Time/Fill-In EMT
 - 3. Appointment: Part-Time/Fill-In AEMT

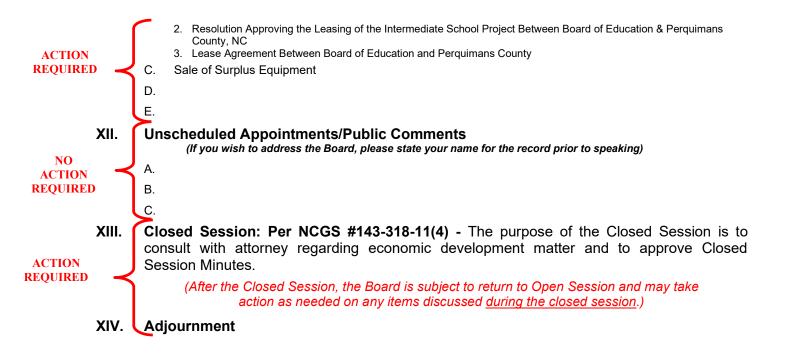
ACTION TAKEN LATER

V.

ACTION

REQUIRED





FOR INFORMATION ONLY:

> Letter to Town of Hertford Designating Their Entry Into National Register of Historic Places

DEPARTMENT HEAD REPORT:

- Plat Log
- Tax Department Report
- Building Inspector's Reports
- Code Enforcement Report
- Sheriff's Office Report

COMMITTEE WRITTEN REPORTS:

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