

CUMBERLAND COUNTY BOARD OF COMMISSIONERS
AND FAYETTEVILLE CITY COUNCIL
MONDAY, FEBRUARY 2, 2015 – 6:00 PM
CROWN THEATRE – 1960 COLISEUM DRIVE – FAYETTEVILLE, NC
JOINT PUBLIC HEARING ON ECONOMIC DEVELOPMENT INCENTIVES AGREEMENT
SPECIAL MEETING MINUTES

CUMBERLAND COUNTY

PRESENT: Commissioner Kenneth Edge, Chairman
Commissioner Marshall Faircloth, Vice Chairman
Commissioner Glenn Adams
Commissioner Jeannette Council
Commissioner Charles Evans
Commissioner Jimmy Keefe
Commissioner Larry Lancaster
Amy Cannon, County Manager
James Lawson, Deputy County Manager
Rick Moorefield, County Attorney
Sally Shutt, Governmental Affairs Officer
Candice H. White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board

CITY OF FAYETTEVILLE

PRESENT: Mayor Nat Robertson
Kady-Ann Davy, Mayor Pro Tem
James W. Arp, Jr., Fayetteville City Council
Kathy Jensen, Fayetteville City Council
H. Mitchell Colvin, Jr., Fayetteville City Council
Chalmers McDougal, Fayetteville City Council
Robert T. Hurst, Jr., Fayetteville City Council
Lawrence O. Wright, Sr., Fayetteville City Council
Theodore Mohn, Fayetteville City Council
Theodore L. Voorhees, City Manager
Kristoff Bauer, Deputy City Manager
Rochelle Small-Toney, Deputy City Manager
Jay Reinstein, Assistant City Manager
Karen McDonald, City Attorney
Pamela Megill, City Clerk
Jane Starling, Deputy City Clerk

ABSENT: William J. L. Crisp, Fayetteville City Council

OTHERS PRESENT: Press

Chairman Edge called the special meeting of the Cumberland County Board of Commissioners to order and stated the purpose of the meeting was for a public hearing to consider an economic development incentives agreement for Sanderson Farms, Inc.

Mayor Nat Robertson called the special meeting of the Fayetteville City Council to order.

Chairman Edge called for a moment of silence followed by the Pledge of Allegiance to the American Flag.

Chairman Edge called on Rick Moorefield, County Attorney, who read aloud the Sanderson Farms Proposed Agreement Terms and Cumberland County's Economic Development Incentives as follows:

Proposed Agreement Basic Terms:

Sanderson will:

- Spend at least \$95 million to build & equip plant
- Employ at least 975 employees within 3 years
- Hire at least 60% of employees who are Cumberland County residents
- Not contract with chicken producers within 10 miles of the plant nor within 1 mile of the Cape Fear River
- Inform the county and city managers of any DENR Notices of Violations

County Economic Development Incentives:

- County will sell land at its fair market value
- County will grant a cash incentive equivalent to 50% of County general property taxes for first 9 years project complies with agreement
- Estimated total incentive value: \$2.5 million
- Agreement may include other terms as negotiated

Mayor Robertson called on Karen McDonald, City Attorney, who read aloud the City of Fayetteville's Economic Development Incentives as follows:

City Economic Development Incentives:

- City will grant a cash incentive equivalent to 70% of City general property taxes for first 10 years project complies with agreement
- Fayetteville PWC will waive 50% of FIE (estimated at \$2.6 million)
- Estimated total incentive value: \$3.8 million
- Incentives may include:
 - additional 5% grant back if company achieves hiring goals for minority and women owned businesses from Cumberland or adjoining counties during construction
 - additional 5 percent grant back if company hires non-violent felons
 - agreement may include other terms as negotiated

Chairman Edge reviewed the following guidelines for the joint public hearing:

1. Persons who wish to address the Board of Commissioners and the Fayetteville City Council must have registered on a sign-up sheet.
2. Speakers will be called two at a time; the first name called will be for the speaker to come to the microphone and the second name called will be for the speaker who will follow. Names will be called at the end of each speaker's comments.
3. Speakers will begin their remarks by stating their name and address.
4. Each speaker will have a maximum of THREE (3) minutes to make remarks.
5. No time will be yielded to a speaker by another speaker
6. Speakers will provide remarks germane to the proposed incentives package for the Sanderson Farms poultry processing plant.
7. Speakers will be courteous in their language and presentation. Personal attacks will not be tolerated.
8. Speakers' remarks should not be punctuated by applause or any other form of distraction or disruption.
9. Speakers who fail to appear when their names are called will not be given another opportunity to speak.
10. Written comments and/or supporting documents may be left with the Clerks.

Mayor Robertson stated the Fayetteville City Council appreciated the invitation by the Board of County Commissioners to participate in the joint public hearing and agreed to follow the guidelines set forth for the public hearing. Mayor Robertson invited speakers to send him an email should they not be able to stay until their names are called.

Chairman Edge opened the public hearing.

The clerks called the following speakers:

Hunter Evans – Mr. Evans appeared in opposition and stated water as a valuable resource, the 1,4-dioxane chemical recently detected in Fayetteville's drinking water and the interbasin transfer highlight concerns associated with Sanderson Farms, its sprayfields and 400 plus chicken houses. Mr. Evans stated the sight and smell of the chicken and waste rendering plants do not promote the desired vision for Cumberland County.

Denny Shaffer – Mr. Shaffer appeared in opposition and stated there have been few real facts about the project and people are worn out from sharing unqualified opinions. Mr. Shaffer asked elected official to find out whether Sanderson Farms is still interested and if so, proceed with a qualified environmental study to garner the facts.

Vance Fowler – Dr. Fowler appeared in opposition and stated science does not support the idea that jobs at Sanderson Farms will offer a leg up to the community’s most vulnerable populations. Mr. Fowler cited four publications related to physical health and employment in poultry processing. Mr. Fowler stated the incentives are a bad idea because the jobs that will be created will undermine the populations that elected officials seek to lift.

Jose Cardona – Mr. Cardona appeared in favor and stated he supported people in need of jobs and he was also aware of the affect Sanderson Farms would have on pollution and the Cape Fear River.

Grady Dobson – Mr. Dobson appeared in opposition and stated the soils are very poor for spray irrigation systems and have marginal or low application rates which will result in runoff and miles and miles of wastewater sewer. Mr. Dobson stated waste treatment plants and feed mills will smell worse than the chicken processing plant.

Wayne Bergman – Mr. Bergman did not appear when his name was called.

Michael Tate – Mr. Tate appeared in opposition and stated it appears that communities or neighborhoods don’t carry much weight with the placement of this plant and the sprayfields next to residences and subdivisions. Mr. Tate stated the proposed site has 214 residences within one mile of the park, 484 residences within two miles of the park, over 20 businesses, several churches and Fayetteville’s own I-95 interchange through which 120 trucks will pass in a 16-hour period.

Margaret Tate – Ms. Tate appeared in opposition and stated the sprayfields will be an environmental nightmare and should have prompted an independent environmental impact study in the early stages of the project. Ms. Tate asked how the 60% hiring of employees incentive would be enforced when similar industries cannot muster a labor force for their jobs. Ms. Tate voiced concern for pollution, toxic substances and the Cape Fear River.

Jackie Taylor – Ms. Taylor appeared in opposition and stated opponents are not against jobs but are against jobs at this particular location. Ms. Taylor asked elected officials to vote no to the incentives in the absence of an independent environmental study.

Sean Taylor – Mr. Taylor appeared in opposition and stated the risks outweigh the benefits which make this an easy “no” vote for those who remain undecided. Mr. Taylor stated part of the process should be an independent environmental study.

Johnny Evans – Mr. Evans appeared in opposition and expressed concern about the project being located in a residential neighborhood, the environment, water quality, Cape Fear River, the giving away of \$2.5 million of taxpayers’ dollars and the sale of the land for less than the fair market value to an industry that will devalue neighborhood properties and reduce the quality of life.

Blakely Hildebrand – Ms. Hildebrand appeared in opposition as an attorney with the Southern Environmental Law Center and stated incentives should not be extended because the company has failed to treat wastewater from its processing facilities to the level required to protect receiving waters and has repeatedly violated water quality permits at four of its seven processing facilities. Ms. Hildebrand also stated the extension of incentives in this instance does not create a net public benefit and substantial pollution costs will outweigh benefits.

Will Hendrick – Mr. Hendrick appeared in opposition as an attorney with the Southern Environmental Law Center and stated the proposal being considered threatens water quality here and throughout the Cape Fear River Basin. Mr. Hendrick stated no comprehensive environmental assessment has been requested, chicken processing plants are poorly regulated in North Carolina, DENR only investigates upon complaint and the state will not protect Fayetteville and Cumberland County.

Gray Evans – Ms. Evans appeared in opposition and stated no one present is against jobs, just jobs that have a negative impact on the environment. Ms. Evans stated the soil is not fit to handle the sprayfields. Ms. Evans expressed concern for the smells, traffic on Cedar Creek Road and the image of Fayetteville because it can do better.

Jay Watts – Mr. Watts appeared in opposition and stated he was against Sanderson Farms happening.

Representative Rick Glazier – Representative Glazier appeared in opposition and stated should this proposal be adopted, it will undercut local opposition to the IBT. Representative Glazier also stated during the second year, only 250 jobs will likely be held by Cumberland County residents and poultry processing jobs are filled with hazards. Representative Glazier stated he looked at the five year record data for the seven plants and it showed people who were fired in first year were denied unemployment insurance and worker compensation claims were denied and fought.

Mike Etowski – Mr. Etowski did not appear when his name was called.

Hunter M. Evans, Jr. – Mr. Evans appeared in opposition and stated he was not opposed to jobs but was opposed to the incentives package and Sanderson Farms. Mr. Evans named towns with animal processing facilities and stated Fayetteville as the sixth most populated city in the state should decide which of the larger municipalities it wants to model itself after.

Caitlyn Young Evans – Ms. Evans appeared in opposition and stated jobs do not stop bullets because poverty jobs do not bring people out of poverty and jobs at Sanderson Farms will not stop crime in this town. Ms. Evans stated she is for jobs but not jobs like these because they set low expectations for people.

Bryan Milner – Mr. Milner appeared in opposition and stated other businesses have shown interest in the Cedar Creek Business Park and he is shocked that a chicken plant is the best the county can do because our town deserves better. Mr. Milner stated he does not want to be concerned about stench or bad water and an environmental study has been requested since the project was proposed.

Betty Jo Smith – Ms. Smith appeared in opposition and stated she was against Sanderson Farms locating anywhere in Cumberland County due to environmental concerns. Ms. Smith named other businesses that inquired about the Cedar Creek Business Park and asked that elected official not let Sanderson Farms come to Cumberland County and instead seek some of the other businesses.

Duane Smith – Mr. Smith did not appear when his name was called.

Erika Smith – Ms. Smith did not appear when her name was called.

Maygan Smith – Ms. Smith did not appear when her name was called.

Justin Smith – Mr. Smith did not appear when his name was called.

Carolyn Smith – Ms. Smith appeared in opposition and stated if an environmental study is still needed at this point in the process for Sanderson Farms, it should be conducted.

Jimmy Smith – Mr. Smith appeared in opposition and stated he is against Sanderson Farms, the incentives package and if it is still needed at this point, an environmental study should be conducted.

Mark Averitt – Mr. Averitt appeared in opposition and stated the Alliance's study is incomplete, the data used for the study was from Sanderson Farms, the USDA report was written long before Sanderson Farms came along and there are drainage problems associated with the project. Mr. Averitt stated should this go forward, an environmental impact study is the first thing needed.

Betty Jo Averitt – Ms. Averitt appeared in opposition and stated her primary concern is drinking water; her husband has a kidney disease and their daughter has a 50% chance of developing the disease. Ms. Averitt stated the proposed sprayfield are just across the street from their home and just because someone is a “NIMBY” does not necessarily mean they are wrong. Ms. Averitt stated no one has conducted a comprehensive study of the affects of the project. Ms. Averitt asked that the process come to an end.

Carl Averitt – Mr. Averitt appeared in opposition and stated he owned his property on Evans Dairy Road for eighty-three years and his family lived around him. Mr. Averitt stated all of their properties back up to the business park in the back and the proposed sprayfields on the front. Mr. Averitt asked for an unbiased soil survey approved by the state due to the concern that their water will become polluted as their wells are only ten to twelve feet deep and their homes would become worthless.

Allison Averitt – Ms. Averitt appeared in opposition and stated she has a 50% chance of developing the kidney disease her father has and she does not want to have to be concerned about whether the water is clean enough to drink. Ms. Averitt asked that no incentives be offered without a full impact study because it will be too late for future generations once the river and water are ruined.

Thomas Bullard – Mr. Bullard appeared in opposition and spoke to an injury he sustained while working with Sanderson Farms and stated this is not what Fayetteville/Cumberland County need because there is no job security.

Willie Williams – Mr. Williams appeared in favor and stated he had confidence that the Board of Commissioners and Fayetteville City Council will study the matter and do the right thing. Mr. Williams stated people have to feed their families and problems can be solved as they arise.

Steven Levine – Mr. Levine appeared in opposition and stated Sanderson Farms is a bad fit for the Cedar Creek area and all of Cumberland County because the risks outweigh the rewards for the project. Mr. Levine stated an environmental study is needed before a vote is taken because jobs cannot be traded for the environment.

Dianne Averitt – Ms. Averitt appeared in opposition and stated jobs that are needed should not be at the expense of water, quality of life, future growth and home values. Ms. Averitt spoke to injuries sustained by chicken processing plant workers and stated this is not what is wanted for Cumberland County citizens. Ms. Averitt stated there is no assurance county residents will be protected from chemicals that will move through groundwater potentially polluting the river, drinking water and wells. Ms. Averitt requested an independent environmental study on the suitability of the land.

Walter Averitt – Mr. Averitt appeared in opposition and stated jobs are needed but not at the expense of the quality of the water, quality of life, potential growth and personal values. Mr. Averitt stated jobs are needed that will provide long term employment rather than 125% turnover rate that will place individuals back on the unemployment line. Mr. Averitt stated this appears to be a temporary fix with a long term consequence. Mr. Averitt expressed concern for water and pollutants.

Lauren Averitt – Ms. Averitt did not appear when her name was called.

Jerry Horne – Mr. Horne appeared in opposition and stated he could cite statistics but that would be beating a dead horse. Mr. Horne stated jobs are needed but not as a short term fix that will leave behind problems that will last for generations. Mr. Horne requested a study that would reveal Sanderson Farms true impact.

Jeffrey White – Mr. White appeared in favor and shared personal experiences about how he got to where he is today. Mr. White stated jobs matter, transform and change lives.

Patricia Brown – Ms. Brown appeared in opposition and stated she is not against jobs but Sanderson Farms seems like an environmental hazard. Ms. Brown stated it will deplete well water levels and no one will help those who depend on those

wells for their water. Ms. Brown stated no one really wants to work at Sanderson Farms.

Michael Brown – Mr. Brown appeared in opposition and stated he has worked too hard to get used to the smell and the chemicals that will have a negative impact on the river. Mr. Brown stated Sanderson Farms does not want to come to Cumberland County but the company is being begged to come back.

Tally Brown – Miss Brown appeared in opposition and stated if she as an eleven year old is speaking, then there is a problem. Miss Brown stated this is about her future and it should be protected. Miss Brown asked elected officials to vote no.

Kevin Polush – Mr. Polush appeared in opposition and stated he choose to live in Fayetteville with his family but now there is going to be a chicken slaughter house in his backyard. Mr. Polush stated if this happens, he and other established families will have to leave; however, he has been told by a real estate agent that the chicken plant will have to be disclosed and it is not worth his/her time or effort to list or attempt to sell the property. Mr. Polush stated he is not against jobs but nobody wants \$9 to \$10 jobs under such horrible conditions.

Karolyn Polush – Ms. Polush appeared in opposition and stated she and her family live here by choice and love Cedar Creek so please vote no.

Robert Sherzer – Mr. Sherzer appeared in opposition and stated he is an avid outdoorsman and would not want to see the river polluted.

Karen Sherzer – Ms. Sherzer did not appear when her name was called.

Pam Carver – Ms. Carver appeared in opposition and stated she lives in Linden and although she is for jobs, she is against the incentives package and the location. Ms. Carver stated she questioned the process that brought everyone to this point and why a public hearing on an incentives package was being held eight months into the process when it has not yet been determined whether the selected site meets the soil requirements and whether the company has withdrawn its interest. Ms. Carver stated fracking and a gas line also need to be considered.

Ron Fenn – Mr. Fenn did not appear when his name was called.

Michael Watts – Mr. Watts did not appear when his name was called.

Mario Mojeca – Mr. Mojeca did not appear when his name was called.

Juanita Page – Ms. Page did not appear when her name was called.

James Page – Mr. Page did not appear when his name was called.

William Cline – Mr. Cline did not appear when his name was called.

Denise Cline – Ms. Cline did not appear when her name was called.

Aubrey Whipple – Mr. Whipple appeared in opposition and stated he is eighteen years old and he would hate to deal with traffic and feathers everyday on his way to FTCC. Mr. Whipple stated he would like to have a business and family someday and asked elected officials to affect change to keep Fayetteville beautiful.

Jenna Horne – Ms. Horne appeared in opposition and stated an environmental study should be performed.

Jessica Polush – Ms. Polush did not appear when her name was called.

Connor Polush – Mr. Polush appeared in opposition and stated he is a Boy Scout and has been taught to participate in the environment. Mr. Polush expressed concern for the millions of gallons of polluted water the plant will dump on the

ground and also expressed concern for playing and camping around wastewater sprayfields, the smell and bugs.

Randy O'Brien – Mr. O'Brien appeared in opposition and stated at twenty years of age, he did not want to wake up to a rooster crowing and the plant will cut the land and tax value of the property his parents will leave him in half. Mr. O'Brien stated people who do not have jobs should be asked about the number of applications they have submitted.

Danette Johnson – Ms. Johnson appeared in opposition and stated any business in the business park should be one in which the environmental footprint will stay in the business park. Ms. Johnson stated a chicken plant will impact several counties and the Cape Fear River Basin. Ms. Johnson stated her property is next to the sprayfield and the sprayfield will be in a flood plain. Ms. Johnson stated an independent environmental impact study should be conducted. Ms. Johnson also inquired regarding plans for the private cemetery in the middle of the property.

Benny Pearce – Mr. Pearce appeared in opposition and stated he does not believe 60% of workers will live in Cumberland County because they will live elsewhere and then move to the county. Mr. Pearce stated jobs in chicken plants have been called abysmal and labeled among the ten worst jobs in America. Mr. Pearce asked how the 60% local hiring would be monitored.

Chairman Edge called for a ten minute break following which the public hearing continued.

Danielle Natoli – Ms. Natoli appeared in opposition and stated with a child on the way, she is thinking about the future more than ever and Sanderson Farms does not need to be in it.

Aaron Natoli – Mr. Natoli appeared in opposition and stated it is ridiculous to trade jobs for air and water quality.

Mable Smith – Ms. Smith appeared in opposition and stated she is not against jobs but there are better jobs than those at the bottom of the list. Ms. Smith stated this is about and will affect all of Cumberland County, not just about the Cedar Creek community. Ms. Smith stated her other concerns have already been addressed.

Reginald A. Wells – Mr. Wells appeared in opposition as Pastor of Fallen Run Missionary Baptist Church at the entrance to the industrial park and stated jobs are needed but Sanderson Farm jobs are not good for Cumberland County. Mr. Wells stated he owns a house in Wallace, N. C. that he cannot sell because it is within one mile of a slaughter house. Mr. Wells asked elected official to perform their due diligence with regards to this project and don't let a slaughter house termed Project Destiny be the destiny for Cumberland County.

Heather Kurtz – Ms. Kurtz appeared in opposition and stated the negative aspects of this slaughter house outweigh any benefits. As a teacher, Ms. Kurtz stated when considering the 40% or greater employee turnover rate and unstable job force of the processing plant, students moving in and out will create an additional burden on schools. Ms. Kurtz stated schools are already overcrowded and preparing for the loss of 80 teaching jobs. Ms. Kurtz stated efforts should be made to attract a business that will bring stability to the community and not one that will have a negative impact on the water supply and drastically change the image of Fayetteville.

Conrad Kurtz – Mr. Kurtz appeared in opposition and stated his understanding is that the Sanderson Farms package was worked out behind closed doors at the same time land was being pursued within three-quarters of a mile from his house. Mr. Kurtz stated information was not shared because there was no confidence that the community would back these efforts.

Lee Spruill – Mr. Spruill appeared in opposition and stated the question has not been answered as to what will happen to Sanderson Farms if they do not follow through with the incentives. Mr. Spruill stated no one wants to work in a chicken

slaughter house for \$10 to \$11 and because the jobs are not life time jobs, there is no reason to talk about retirement benefits. Mr. Spruill stated construction and agricultural jobs are constantly available in the community and region at the same wage; as of 5:15 pm today, Smithfield Foods, Inc. had 196 openings in Clinton as well as Tarheel. Mr. Spruill stated other companies will not want to bring their businesses to the home of a chicken plant and the issues it brings.

Kemp Burdette – Mr. Burdette with Cape Fear River Watch appeared in opposition as a Cape Fear River Keeper and stated the sprayfields of wastewater from the slaughter of 1.5 million chickens a week will have a significant impact on the Cape Fear River. Mr. Burdette stated the impact of the 600 new poultry barns and the nearly 70 million pounds of waste generated per week by the chickens in those barns will be catastrophic. Mr. Burdette stated problems are seen with industrial farms already in existence downstream from Fayetteville as toxic blue-green algae blooms are on the rise and threatening drinking water supplies for nearly 300,000 people; Nash County and Wilson turned the project away based on an environmental impact statement. Mr. Burdette asked why any community would invite and incentivize an industrial sized slaughter house without knowing the true impacts of the facility.

Marian Morgan – Ms. Morgan appeared in opposition and stated it has taken decades for Fayetteville to overcome its reputation for seedy bars and prostitutes but it is now moving forward. Ms. Morgan stated the IBT so Wake County can thrive, coal ash in Lee County, recently discovered dioxin from an undetermined source and algae blooms are all threatening the Cape Fear River. Ms. Morgan stated jobs are needed but also clean affordable water. Ms. Morgan stated Sanderson Farms and additional stress on the already burdened river will not move the city forward.

Steve Barbour – Mr. Barbour did not appear when his name was called.

Holly Canipe – Ms. Canipe did not appear when her name was called.

Wendell Smith – Mr. Smith appeared in opposition and stated he was raised on a farm and teaches in a high school and knows that a significant number of people in the county will not do these kinds of jobs and Sanderson Farms will not reduce unemployment in the county by any significant numbers. Mr. Smith stated building this facility will deter a lot of jobs for the future.

David B. Carter – Mr. Carter appeared in opposition and stated he looked at the appraisals for 286 of the 471 acres in the industrial park that were annexed and of those, 188 were considered useable and 88 were considered unusable with no value placed on them. Mr. Carter stated it will be impossible to develop the remaining acreage in the industrial park and he resents his tax dollars being used this way.

Connie Carter – Ms. Carter did not appear when her name was called.

Albert Draughon – Mr. Draughon did not appear when his name was called.

Rebecca Montaldo – Ms. Montaldo appeared in opposition and stated she taught environmental education for twenty years and was surprised that no environmental impact study had been conducted. Ms. Montaldo asked why a large incentives package was being offered to a publicly traded company that also paid close to \$7 million to sponsor a PGA tour in Mississippi. Ms. Montaldo stated Sanderson Farms does not need taxpayer money if they want to come. Ms. Montaldo stated any further work on the Exit 49 gateway will be for nothing because it will be littered with chicken feathers.

Sue Greene – Ms. Green did not appear when her name was called.

Tony Pickett – Mr. Pickett did not appear when his name was called.

Ralph Mitchell – Mr. Mitchell appeared in opposition, spoke to his experience in the military and stated he has yet to see a job stop a bullet. Mr. Mitchell asked

how the spread of chicken manure will be controlled and stated no one will be able to stop Sanderson Farms if it is allowed to come to the community. Mr. Mitchell stated he is against the plant locating in Cumberland County because careers are needed for young people, not just jobs.

Mary Ford – Ms. Ford did not appear when her name was called.

Wade Dees – Mr. Dees appeared in opposition and stated he has been in the food service for nearly thirty-four years, has toured all types of slaughter houses and can say first hand they are the worst environment for people to work in. Mr. Dees stated chickens on chicken trucks excrete waste and the waste gets washed down into the dirt or drains. Mr. Dees stated he is dumbfounded that a slaughter house is being given serious consideration in Fayetteville. Mr. Dees stated he wants his children to strive for better jobs than a slaughter house.

Maeema Muhammad – Ms. Muhammad appeared in opposition and stated she was with the N.C. Environmental Network. Ms. Muhammad stated the concerns that have been expressed during this meeting are the concerns she hears expressed all of the time as she does her work as a community organizer. Ms. Muhammad stated DENR does not have the manpower or inspectors to do a proper job of overseeing the industries it permits and regulates in this state.

Fletcher Ford – Mr. Ford did not appear when his name was called.

Mark Rowden – Mr. Rowden appeared in favor and stated sometimes you will not know the benefits without the risk. Mr. Rowden stated a person with a job is less likely to commit a crime and every unemployed citizen is not a criminal; there needs to be a conversation about jobs.

Joyce McNeill – Ms. McNeill appeared in favor and stated she has lived behind the Goodyear Tire plant with environmental problems and no impact study could have been done when she moved there. Ms. McNeill she has had a mess but everything can be fixed.

Swan Davis – Mr. Davis appeared in favor and stated he has an organization in the county called Let's Make It Happen Together and wants to see the jobs happen because he is on the streets and sees people struggle; they want help but cannot find it.

Grady Mims – Mr. Mims appeared in opposition and stated thirteen years ago the county spent millions of dollars for a cow pasture for an industrial park and it is still a cow pasture because no other industries or businesses will want to locate in the park once Sanderson Farms moves in.

Hal Broadfoot – Mr. Broadfoot appeared in opposition representing the grass roots organization opposed to the Sanderson Farms chicken plant slaughter house and spray fields. Mr. Broadfoot stated the organization questions whether the economic incentives are legal, whether the city has given proper notice of its incentives package, whether the incentives package is for a public purpose and whether there is a net benefit to having a chicken slaughter house located in Cumberland County. Mr. Broadfoot stated the median income for the county is higher than Sanderson Farms plans to pay and the jobs will depress the county's average wage and erode the ability to attract better paying jobs in the future.

Ronnie Peele – Mr. Peele appeared in opposition, spoke to the conflict this project has created in the community and stated something has to be done because jobs are needed.

Sara Piland – Ms. Piland appeared in opposition and stated the decision on the incentives will affect generations to come because the industry will add pollutants to the water, will have long term financial consequences, will bring dangerous jobs that are so undesirable they have a 125% turnover, will cause property values to decrease and will cause others business to shy away from the county. Ms. Piland stated Sanderson Farms does not need incentives.

David Wilson – Mr. Wilson appeared in opposition and stated he could not understand why anyone would pay Sanderson Farms to come to the county because the jobs are terrible and the employees will still need public assistance.

Mac Williams – Mr. Williams appeared in opposition and stated there is no real understanding of what impact the incentives will have on future annual budgets, what Sanderson Farms will contribute to the county and city budgets and the final cost of the incentives for taxpayers. Mr. Williams stated a study needs to be conducted to see whether Sanderson Farms is a suitable fit for the industrial park.

John Czajkowski – Mr. Czajkowski appeared in favor and stated the silent majority welcomes Sanderson Farms to the community, realizes that jobs will be created, tax revenues will increase, additional payroll will come to the county and surrounding properties will increase in value. Mr. Czajkowski stated industry does not spend \$95 to build a facility if the soil is not suitable for water purification and drainage and it cannot comply with state regulations.

Kirk DeViere – Mr. DeViere appeared in favor and stated Sanderson Farms will create much needed jobs in the community to help offset the possible jobs losses. Mr. DeViere stated elected officials have to achieve a balance between jobs and the environment.

Vinnie Venturella – Mr. Venturella appeared in favor as the Fayetteville Regional Chamber's immediate past chairman and stated the Chamber supports the project because it will offset the reliance on military income, create 1,000 jobs, provide a \$95 million capital investment, decrease unemployment levels and cause less citizens to have to rely on public assistance

Anne Mitchell – Ms. Mitchell appeared in opposition and stated jobs are needed but these are not good jobs and even work release prisoners do not want to work in a chicken processing plant. Ms. Mitchell stated smelly chicken houses will also come to Cumberland County and an independent environmental study is needed for the wastewater that will be sprayed over the next 30 to 40 years.

Jack Rostetter – Mr. Rostetter appeared in favor as the CEO of H&H Homes and Fayetteville Regional Chamber Board of Directors and stated he is offended by the rhetoric aimed at people who need jobs because they have not had worthy jobs in their past. Mr. Rostetter stated over the past two years, his company has had to take its investment outside of Fayetteville because not enough people in the county can afford to purchase homes. Mr. Rostetter stated there needs to be due diligence to determine what is right for the community, the environment and the economy.

Della Mol – Ms. Mol appeared in opposition and stated her concern is the poultry workers that this industry targets and exploits, particularly in the south. Ms. Mol shared some of the health problems poultry industry workers can develop.

Pete Mol – Mr. Mol appeared in opposition and stated the money would be better spent on education that could bring young people better jobs. Mr. Mol stated the chicken industry is hardly regulated and if Sanderson Farms were to move into the industrial park, no other business would want to purchase the other acres. Mr. Mol stated he did not understand why other businesses interested in the park had been turned away.

Randy Steffens – Mr. Steffens did not appear when his name was called.

Brian T. J. Haney – Mr. Haney appeared in favor and stated his comments are based on his role at and the mission of the community college which is to serve our community as a learning centered institution to build a globally competitive workforce supporting economic development. Mr. Haney stated this is the largest economic development opportunity to come this way in decades and it offers hope, opportunities and full time jobs with benefits. Mr. Haney stated the technology in chicken processing has progressed significantly since the first Sanderson Farms plant opened over 50 years ago.

Robert McFall – Mr. McFall did not appear when his name was called.

Steven Lawrence – Mr. Lawrence appeared in opposition and stated Fayetteville will be the only major metropolitan area in the state to have a major slaughter house within two miles of the town's center. Mr. Lawrence stated he resents the fact that Fayetteville cannot create its own jobs and has to bring in a Mississippi company that will run its wastewater into the river rather than pay to have it processed.

Jerry Reinoehl – Mr. Reinoehl appeared in favor and spoke to the poorly conceived idea of the industrial park stating it has not provided a cent of tax revenue since it was purchased and taxpayers have had to pay higher ad valorem taxes to subsidize its purchase. Mr. Reinoehl stated no one can afford to let the land sit idle any longer because it needs to get on the tax rolls and generate revenue. Mr. Reinoehl stated the employment opportunities are needed and although he shared the environmental concerns, the plant will not be able to move forward without state regulation.

Chairman Edge called for a ten minute break following which the public hearing continued.

Christopher Davis – Mr. Davis appeared in favor and stated Sanderson Farms is listed by Forbes as one of the top companies. Mr. Davis stated people need this opportunity for jobs to work through life and improve themselves.

Tina Dawson – Ms. Dawson appeared in opposition and stated she is in real estate and statistically there will be a decrease in values and tax revenue from properties around the industrial park. Ms. Dawson stated elected officials will be giving money to Sanderson Farms to take money from the city and county for jobs in a slaughter house with a mediocre income where a lot of people do not want to work.

Willie Cooper – Mr. Cooper did not appear when his name was called.

Dwight Miller – Mr. Miller appeared in opposition, shared income figures from the U.S. Department of Commerce Bureau of Economic Analysis and stated Sanderson Farms will pay on average \$22,000. Mr. Miller stated this is less than half of Cumberland County's 2013 per capita income and will take the county below the state average income. Mr. Miller stated the Government Accountability Office turnover rate for the poultry industry is over 100%. Mr. Miller stated Sanderson Farms is not a good fit for Cumberland County.

Greg Spears – Mr. Spears did not appear when his name was called.

Deborah Stewart – Ms. Stewart did not appear when her name was called.

Charles McKellar – Mr. McKellar appeared in favor and stated Sanderson Farms' positives outweigh its negatives when considering the unemployed will have jobs with benefits. Mr. McKellar stated he has no confidence that higher technical jobs will come to the county.

Nancy Clark Shakir – Ms. Shakir appeared in favor and stated unemployment also leads to depression, there is a tremendous turnover in teachers and unemployment is a serious problem. Ms. Shakir stated 25% of men between the ages of 25 and 54 in this community are unemployed which is a serious problem worthy of thought. Ms. Shakir stated everyone does not start out with a silver spoon or the opportunities that go along with it and everyone should have the opportunity to better themselves which is hard to do.

James Surrey – Mr. Surrey did not appear when his name was called.

James Lyles – Mr. Lyles appeared in favor and stated jobs are needed and everyone enjoys eating chicken so why not process it in Fayetteville. Mr. Lyles stated there will not be much smell with modern technology and there is no reason to be wary of the environmental impact because technology has advanced. Mr. Lyles asked elected officials to do what is right for the county and the city.

Clifford Bastein – Mr. Bastein appeared in opposition and stated he is not against jobs but Sanderson Farms is a rich company and does not need money; if Sanderson Farms wants to come to Cumberland County, it can afford to purchase the land. Mr. Bastein stated soils in the industrial park cannot support this type of industry but there are other areas in the county that are suitable so let Sanderson Farms locate at one of those locations.

Bill Vines – Mr. Vines did not appear when his name was called.

Chris Bostock – Mr. Bostock appeared in favor as the past chairman of the Economic Development Alliance of Fayetteville and Cumberland County and stated Sanderson Farms will not come to the community without incentives. Mr. Bostock stated incentives help the community become more competitive in the competitive work of economic development and other companies did not come here because they either chose not to expand or had opportunities elsewhere. Mr. Bostock stated Sanderson Farms is a great company, understands the shortcomings of its industry and has invested in the time, people, technology and equipment to do business that adds to, not takes away from, their communities.

Hannah Ehrenreich – Ms. Ehrenreich appeared in opposition representing Sustainable Sandhills and stated DENR regulations are not strong enough at present to protect the Cape Fear River. Ms. Ehrenreich stated Sustainable Sandhills is for green jobs and triple bottom line employers that value people, the planet and profit. Ms. Ehrenreich stated there is a chance to create a very different economic future for Cumberland County, one based on renewable energy and sustainable jobs and good career prospects; Sustainable Sandhills is for that future, clean air and water and a community that truly supports each other and there are ways to make this proposal better.

Tim Richardson – Mr. Richardson appeared in favor as the chairman of the Economic Development Alliance of Fayetteville and Cumberland County and stated there were upfront concerns and reservations early on; however, thorough research was completed by independent professionals relative to the company and the proposed impact of a new processing plant. Mr. Richardson stated there is an abundant labor force already in place in the county ready to take the jobs and Sanderson Farms uses state-of-the-art technologies in the design, construction, production and operation of its processing facilities and sprayfields which are environmentally safe and sound.

Luther R. Cogdell – Mr. Cogdell appeared in opposition and stated there was an individual at the community information event held at the Crown Coliseum who said Sanderson Farms does not want to locate anywhere it is not wanted. Mr. Cogdell stated he hopes elected officials have gotten the message from the community and will relay to Sanderson Farms that it is not wanted in Fayetteville.

Phil Edge – Mr. Edge appeared in opposition and stated Sanderson Farms will affect the entire region and elected officials were given a sanitized version of the processing plant in Kinston. Mr. Edge stated the chickens are given arsenic to clean out parasite in their guts and the manure contains the arsenic, the toxic benefits of which cannot be good. Mr. Edge also stated revaluation is coming and Sanderson Farms will reduce property values so it will cost the city and county; this will also happen to properties in close proximity to the chicken houses.

Bobbie Dupe – Ms. Dupe did not appear when her name was called.

T. Hunter Glass – Mr. Glass appeared in opposition and stated Sanderson Farms will bring criminals into the community who will squeeze everyone else out of their jobs. Mr. Glass stated he has worked with gang members over twenty years and a job has never stopped a bullet. Mr. Glass stated education will stop bullets and Sanderson Farms is a temporary solution to a permanent problem. Mr. Glass stated Frederick Douglass said it is easier to raise strong children than to mend broken men and kids need to be raised up with education and not given factories in which to work.

Charles McLaurin – Mr. McLaurin did not appear when his name was called.

Doris Fort – Ms. Fort appeared in opposition and stated jobs come and go but environmental damage can be forever. Ms. Fort stated citizens count on elected officials for the most credible, independent and professional analysis of potential environment effects before they ever come to a decision on incentives on the long range future for the entire area

Sandy McIntosh – Ms. McIntosh did not appear when her name was called.

Robert Walters – Mr. Walters did not appear when his name was called.

Tim Evans – Mr. Evans appeared in opposition and stated his biggest concern is that the state is in trouble and citizens have watched the biggest catastrophe that has occurred under DENR's watch involving coal ash on the Dan River. Mr. Evans stated when the big one hits Cumberland County, DENR will point its finger and say it did its job. Mr. Evans also spoke to litter in the county that will be compounded by chicken feathers.

Billy Groover – Mr. Groover appeared in opposition and stated he is not opposed to jobs for everyone but he is opposed to the wrong jobs. Mr. Groover stated if the USDA says the soil is not suitable, then what higher power is there. Mr. Groover stated the East Fayetteville area is composed of thousands of wells and gumbo clay that will not let water through so it will seep into creeks and the river. Mr. Groover stated no one in Cedar Creek wants wastewater to go into their wells.

David Guy – Mr. Guy appeared in favor and the economic development competition is a political reality that cannot be ignored and he believes that incentives facilitate partnerships that lead to economic development. Mr. Guy shared facts from the N. C. Department of Commerce that ranked Cumberland County sixth in the size of its labor force and seventy-first in employment rate which means there are seventy counties ahead of Cumberland that have a higher percentage labor force. Mr. Guy asked that elected officials think about the affect of an increased tax base and lower unemployment will have on the local economy, positive steps gainful employment will have on the community and the positive influence/role model wage earners will have on their children.

Henry Parfitt – Mr. Parfitt did not appear when his name was called.

Ayo Wilson – Mr. Wilson did not appear when his name was called.

Glenn King – Mr. King did not appear when his name was called.

Chairman Edge closed the public hearing for the Cumberland County Board of Commissioners and provided closing comments.

Mayor Roberts closed the public hearing for the Fayetteville City Council and provided closing comments.

There being no further business, the special meeting adjourned at 11:11 p.m.

Approved with/without revision:

Respectfully submitted,

Candice H. White
Clerk to the Board