

## HART COUNTY INDUSTRIAL BUILDING AUTHORITY

Minutes of Meeting  
December 14, 2020

The Hart County Industrial Building Authority held the regular quarterly meeting on Monday, December 14, 2020 at Hart EMC.

The meeting was called to order at 5:19 pm by Chairman Bill Leard. Chairman Leard welcomed everyone and recognized guests.

In addition to Chairman Leard, other authority members present were: Joey Dorsey, Kevin McCraney and Marshall Sayer. Others attending were: Robert E. Ridgway, Jr., Attorney At Law; Terrell Partain, County Manager; Michael Hall, The Hartwell Sun; M.S. Smith, Secretary and five guests. Dwayne Dye, Economic Developer attended via telephone.

The minutes of the regular meeting of September 28, 2020 and the minutes of the called meeting of November 16, 2020 had been e mailed to each member. On a motion by Mr. Dorsey and seconded by Mr. McCraney, these minutes were approved.

A financial review as of November 30, 2020 was accepted subject to audit.

### BOARD MEMBER REPORTS AND COMMENTS

Mr. McCraney gave an update on the progress of the airport project.

### OLD BUSINESS

None

### NEW BUSINESS

None

### ATTORNEY REPORT

Attorney Ridgway reported that the Nestle Purina bond validation hearing was held Tuesday, December 9, and the Closing is tentatively scheduled for Wednesday, December 16, 2020. He then brought the authority up to date on various matters relating to Haering and Linde+Wiemann. As to Project Haering: it appears that all construction liens have been paid or cancelled; that Haering has made a request for the local Grant of \$551,250.00 promised under the Economic Development Agreement and that the documentation presented appears to be in order; that much remains to be discussed relating to an estimated 128,000 cubic yards of trench rock removed from the construction site that is currently stored on the Authority's adjacent property under Option to Haering; that Haering's employment quota has been adversely affected by delays in construction and travel restrictions due to the COVID pandemic which we should agree is covered under the force majeure clause in the Agreements; and that Haering has invested approximately \$20 Million more than called for under the Bond and wants to have the Authority accept title to ensure it will receive tax abatement treatment. No specific action was recommended or taken. As to Linde Wiemann, Dwayne Dye is planning additional talks with the Company after the first of next year which may necessitate a called meeting.

Attorney Ridgway then recognized the following guests: Lois Duncan, Helen Fleming, Richard Isbell, John and Libby Ahern, who all live near Purina, and were present to voice concern about the noise and odor generated by Purina. Richard Isbell, spokesperson for the group, stated that they do not object to the project but do have concern about the noise level and odor and wanted to know what the IBA could do to help the property owners affected by this.

The group was assured that the IBA is aware of their concerns and has been in contact with Purina corporate officials who are also aware of their concerns and will be addressing them with a meeting no later than February, 2021

Attorney Ridgway delivered to Helen Fleming a portion of the documentation requested under FOIA being the public records of the Bond Issue of 2017 and 2018.

#### ECONOMIC DEVELOPER

Mr. Dye commented on the lower unemployment rate and the effect of COVID-19 on local retail.

The next meeting was announced for March 22, 2021

The meeting adjourned at 6:45 pm.

M. S. Smith  
Secretary