

Resolution #: \_\_\_\_\_

**RESOLUTION AUTHORIZING BUNCOMBE COUNTY TO PAY ECONOMIC DEVELOPMENT INCENTIVES  
AND TO SIGN ECONOMIC DEVELOPMENT AGREEMENT**

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WHEREAS, Pratt & Whitney, a division of Raytheon Technologies Corporation, a Delaware corporation ("P&W"), is a leader in the design, manufacture and service of aircraft and helicopter engines, and auxiliary power units. P&W plans to locate certain operations to a manufacturing facility, to be located in the County;

WHEREAS, P&W desires to make capital investments of up to \$650,000,000.00 in a new 1,000,000 square foot manufacturing facility, including machinery and equipment, and to create up to 800 new full-time project related jobs paying an average hourly wage level of \$68,000, not including benefits (the "Project");

WHEREAS, these new jobs are generally slated to be created at the following levels:

- up to 550 jobs @ \$55,000;
- up to 100 jobs @ \$75,000; and
- up to 150 jobs @ \$112,000;

WHEREAS, P&W intends to meet or exceed its investment, new jobs and wage commitments through December 31, 2029 and includes a four year retention period;

WHEREAS, P&W requested that the County provide economic development incentives to induce it to make these capital investments and for the creation of these new full-time jobs for the Project in the County;

WHEREAS, P&W informed the County that if the County did not promise such economic development incentives, then P&W would not plan to come to Buncombe County and complete the Project;

WHEREAS, pursuant to North Carolina General Statutes §158-7.1 each county in this State is authorized to make appropriations for economic development purposes;

WHEREAS, in exchange for bringing this Project to Buncombe County at this level of capital investment in real property and new construction as well as new machinery and equipment and the creation of all these new full-time jobs as described above, the County proposes to pay to P&W grants in the total cumulative amount of up to Twenty-Seven Million (\$27,000,000.00) Dollars to be paid over a period of fourteen years (14) years: there will be nine years of equal installments of Two Million Six Hundred Thousand (\$2,600,000.00) Dollars beginning in May, 2022; a final Two Million Six Hundred Thousand (\$2,600,000.00) Dollars paid over five (5) years through the commitment retention period; and the structure of the agreement allows for a One Million Dollar (\$1,000,000.00) bonus should investments total Six Hundred Fifty Million Dollars (\$650,000,000.00) and new full-time jobs total 800;

WHEREAS, confirmations of the capital investment and improvements will be determined by the Buncombe County Tax Department and jobs and wages will be confirmed by the figures shown on filings by P&W with the N.C. Employment Security Commission as to unemployment compensation taxes;

WHEREAS, P&W's Project, in addition to bringing the jobs described above, will produce revenue for local businesses and the County due to the employment of individuals and the spending by P&W and those new employees, which will provide further economic benefits to the County and local businesses;

WHEREAS, this Board hereby determines that this level of investment and jobs creation enhances the County's property tax base and increase the County's property tax revenues as it will increase the County population, taxable property, employment, industrial output and the overall business prospects of the County;

WHEREAS, pursuant to the provisions of North Carolina General Statutes §158-7.1, this Board of Commissioners deems it desirable and in the best interests of the County and its businesses and residents to offer certain economic development incentives to P&W and to enter into an Economic Development Agreement ("EDA") with P&W; and

WHEREAS, this Board of Commissioners has organized and approved the holding of a public hearing, at the Board's November 17, 2020 regular meeting, to discuss and approve these economic development incentives to P&W and authorize the entering into of an EDA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Buncombe County, North Carolina, as follows:

1. The Recitals set forth above, along with the definitions of certain terms, are incorporated herein by reference as if fully restated.
2. This Board of Commissioners approves appropriating and spending from the County's general fund amounts to make cash grants in the total cumulative amount of Twenty-Seven Million (\$27,000,000.00) Dollars to be paid as described above beginning in May 2022, such amounts and payment schedule being more specifically described in the EDA included in the agenda packet with this Resolution.
3. To implement these incentives, the Board of Commissioners hereby ratifies and approves the attached Economic Development Agreement and authorizes the Chairman of the Board of Commissioners and the County Manager, or either of them, to take all actions necessary to implement the actions and grants required by that Agreement.
4. With the approval of County Legal staff, the Chairman and County Manager, or either of them, are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other documents deemed necessary and appropriate in order to consummate the transactions contemplated by this Resolution, except that none of the above shall be authorized or empowered to do anything or execute any document which is in contravention, in any way, of the specific provisions of this Resolution.

5. All acts and doings of officers, employees and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.

6. This Resolution is effective upon its adoption.

This the 17<sup>th</sup> of November, 2020.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

\_\_\_\_\_  
Lamar Joyner, Clerk to the Board

By: \_\_\_\_\_  
Brownie Newman, Chairman

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney

Exhibit A

See attached Economic Development Agreement