

**AGENDA**  
**JOINT MEETING AND PUBLIC HEARINGS**  
**CATAWBA COUNTY BOARD OF COMMISSIONERS; CITY OF HICKORY COUNCIL**  
**& TRIVIUM BOARD OF DIRECTORS**  
**HICKORY METRO CONVENTION CENTER**  
**1960 13TH AVE DR SE, HICKORY, NORTH CAROLINA**  
**WEDNESDAY, OCTOBER 15, 2025, at 10:00 a.m.**

1. Welcome
2. Convene Catawba Board of Commissioners, Confirm Quorum Chairman Randy Isenhower
3. Convene City of Hickory Council, Confirm Quorum Mayor Hank Guess
4. Convene Trivium Board of Directors, Confirm Quorum Chairman Hank Guess
5. American Fuji Seal Overview and Incentives Scott Millar, EDC President
6. Questions by Elected Bodies
7. Public Hearing: American Fuji Seal
  - a. Catawba County Board of Commissioners
  - b. Hickory City Council
  - c. Trivium Board of Directors
8. Consideration and Action Steps
  - a. [Catawba County Board of Commissioners](#)
  - b. [Hickory City Council](#)
  - c. [Trivium Board of Directors](#)
9. Adjournment

**Resolution No. 2025-**

**Resolution Authorizing Economic Development Incentives for  
American Fuji Seal, Inc.**

WHEREAS, North Carolina General Statute §158-7.1 authorizes a county or city to make appropriations for economic development purposes which the county or city determines will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the county or city. The permitted economic development activities specifically include the ability to acquire, assemble, and hold for resale property that is suitable for industrial or commercial use; and

WHEREAS, Catawba County (the “County”) and City of Hickory (the “City”) have assembled property for resale that is suitable for industrial or commercial use and are holding such property in Trivium Corporate Center, Inc., a North Carolina non-profit corporation (“Trivium”); and

WHEREAS, American Fuji Seal, Inc., (“Company”) is engaged in manufacturing products for the printing and packaging industry. The Company has developed and is currently operating on Lot 8 of the Trivium Corporate Center Business Park. The Company now desires to expand its manufacturing facilities and operations and construct new real property improvements and install or cause to be installed additional machinery, equipment, and trade fixtures on Lot 7 of the Trivium Corporate Center Business Park; and

WHEREAS, the Company requested incentives to cause a minimum investment of \$10,000,000.00 for the improvement of real property and installation of capital equipment and trade fixtures on Lots 7 and 8 of Trivium (Parcel ID #372117019608 and #372117017293), by December 31, 2030, and to create and maintain a minimum of twenty (20) new jobs by December 31, 2030. These jobs must be maintained for a minimum of three (3) years and as further detailed in the Economic Development Agreements (“EDA’s”) to be considered by Catawba County and the City of Hickory; and

WHEREAS, County and Company have engaged in negotiations to induce the County to enter into an EDA and appropriate and expend monies for payment of certain economic development incentive grants; and

WHEREAS, the Board of Commissioners of Catawba County and the City Council of City of Hickory, have held public hearings to consider the EDA’s and whether to approve said agreements and the sale and conveyance of real property to the Company, and the Board of Directors of Trivium Corporate Center, Inc. has held a public hearing to consider whether to approve the conveyance of real property to the Company.

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

- 1) The recitals set forth above are incorporated herein by reference as if fully restated.
- 2) The Board of Commissioners approve appropriating and spending from the County’s general fund amounts to make incentive payments as more specifically described in the EDA attached hereto as Exhibit A and incorporated herein by reference and authorizes the sale and conveyance of Lot 7, owned by Trivium Corporate Center Inc., a non-profit jointly developed and funded by Catawba

County and the City of Hickory, to the Company, conditioned on the company's required minimum investment and maintenance of new jobs, which will pay above the median average hourly wage in the County, as described in the attached EDA. The facility will generate property tax revenues over the next 10 years in an amount at least sufficient to return to the County the fair market value of the property in excess of the revenue from the conveyance.

- 3) The Board of Commissioners hereby ratifies and approves the attached EDA and authorizes the Chairman of the Board of Commissioners to take all actions necessary to implement the actions and grants required by that agreement.

This the 15<sup>th</sup> day of October, 2025.

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C. Randall Isenhower, Chair  
Catawba County Board of Commissioners

ATTEST:  
(Seal)

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Dale R. Stiles, Clerk

**Resolution No. 2025-**

**Resolution Authorizing Economic Development Incentives for  
American Fuji Seal, Inc.**

WHEREAS, North Carolina General Statute §158-7.1 authorizes a county or city to make appropriations for economic development purposes which the county or city determines will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the county or city. The permitted economic development activities specifically include the ability to acquire, assemble, and hold for resale property that is suitable for industrial or commercial use; and

WHEREAS, Catawba County (the “County”) and City of Hickory (the “City”) have assembled property for resale that is suitable for industrial or commercial use and are holding such property in Trivium Corporate Center, Inc., a North Carolina non-profit corporation (“Trivium”); and

WHEREAS, American Fuji Seal, Inc., (“Company”) is engaged in manufacturing products for the printing and packaging industry. The Company has developed and is currently operating on Lot 8 of the Trivium Corporate Center Business Park. The Company now desires to expand its manufacturing facilities and operations and construct new real property improvements and install or cause to be installed additional machinery, equipment, and trade fixtures on Lot 7 of the Trivium Corporate Center Business Park; and

WHEREAS, the Company requested incentives to cause a minimum investment of \$10,000,000.00 for the improvement of real property and installation of capital equipment and trade fixtures on Lots 7 and 8 of Trivium (Parcel ID #372117019608 and #372117017293), by December 31, 2030, and to create and maintain a minimum of twenty (20) new jobs by December 31, 2030. These jobs must be maintained for a minimum of three (3) years and as further detailed in the Economic Development Agreements (“EDA’s”) to be considered by Catawba County and the City of Hickory; and

WHEREAS, City and Company have engaged in negotiations to induce the City to enter into an EDA and appropriate and expend monies for payment of certain economic development incentive grants; and

WHEREAS, the Board of Commissioners of Catawba County and the City Council of City of Hickory, have held public hearings to consider the EDA’s and whether to approve said agreements and the sale and conveyance of real property to the Company, and the Board of Directors of Trivium Corporate Center, Inc. has held a public hearing to consider whether to approve the conveyance of real property to the Company.

NOW, THEREFORE, BE IT RESOLVED by the City Council of City of Hickory, North Carolina, as follows:

- 1) The recitals set forth above are incorporated herein by reference as if fully restated.
- 2) The City Council approves appropriating and spending from the City’s general fund amounts to make incentive payments as more specifically described in the EDA attached hereto as Exhibit A and incorporated herein by reference and authorizes the sale and conveyance of Lot 7, owned by Trivium Corporate Center Inc., a non-profit jointly developed and funded by Catawba County and

the City of Hickory, to the Company, conditioned on the company's required minimum investment and maintenance of new jobs, which will pay above the median average hourly wage in the County, as described in the attached EDA. The facility will generate property tax revenues over the next 10 years in an amount at least sufficient to return to the City the fair market value of the property in excess of the revenue from the conveyance.

- 3) The City Council hereby ratifies and approves the attached EDA and authorizes the Mayor to take all actions necessary to implement the actions and grants required by that agreement.

This the 15<sup>th</sup> day of October, 2025.

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Hank Guess, Mayor  
City of Hickory

ATTEST:  
(Seal)

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Debbie Miller, City Clerk

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

**RESOLUTION**  
**TRIVIUM CORPORATE CENTER, INC. AUTHORIZING**  
**CONVEYANCE OF REAL PROPERTY FOR ECONOMIC DEVELOPMENT**  
**TO AMERICAN FUJI SEAL, INC.**

WHEREAS, North Carolina General Statute §158-7.1 authorizes a city or a county to undertake an economic development project by extending assistance and/or conveying property, to a company in order to cause the company to locate or expand its operations within that county; and

WHEREAS, Trivium Corporate Center, Inc. is the Owner and Developer of Trivium Corporate Center, Inc., a non-profit jointly developed and funded by Catawba County ("County") and the City of Hickory ("City"); and

WHEREAS, American Fuji Seal, Inc., ("Company") is engaged in manufacturing products for the printing and packaging industry. The Company has developed and is currently operating on Lot 8 of the Trivium Corporate Center Business Park. The Company now desires to expand its manufacturing facilities and operations and construct new real property improvements and install or cause to be installed additional machinery, equipment, and trade fixtures on Lot 7 of the Trivium Corporate Center Business Park; and

WHEREAS, Company requested incentives to cause a minimum investment of \$10,000,000.00 for the improvement of real property and installation of capital equipment and trade fixtures at Lot 7 of Plat Book 91, Page 24, and Lot 8 of Plat Book 91, Page 27, Catawba County Registry, sites in Trivium Corporate Center, Hickory, North Carolina by December 31, 2030, and to create and maintain a minimum of 20 new jobs by December 31, 2030. These jobs must be maintained for a minimum of three (3) years and as further detailed in the Economic Development Agreements ("EDA's") to be considered by Catawba County and the City of Hickory; and

WHEREAS, The Board of Commissioners of Catawba County and the City Council of City of Hickory have held public hearings to consider the EDA's and whether to approve said agreements and the sale and conveyance of real property to the Company, and the Board of Directors of Trivium Corporate Center, Inc. has held a public hearing to consider whether to approve the conveyance of real property to the Company.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of Trivium Corporate Center, Inc. as follows:

- 1) The recitals set forth above are incorporated herein by reference as if fully restated.
- 2) The Board of Directors approve the sale and transfer of Lot 7, owned by the Trivium Corporate Center, Inc., to Company. This facility will generate property tax revenue

over the next ten (10) years in an amount at least sufficient to return to the City of Hickory and Catawba County, their respective investments (after application of the consideration described above) in Trivium Corporate Center and their respective portion of remaining value of the improved property.

- 3) The County and City will consider, and if approved, execute EDA's and the necessary resolutions or addenda binding the Company, the County and City under these terms and these contracts have performance requirements and clawback provisions approved by the respective entities sufficient to recover for the failure of the Company to perform and to comply with criteria as required by the City and County Incentive Policies and the North Carolina General Statutes.
- 4) The Board of Directors of Trivium Corporate Center, Inc. does hereby authorize Mary Furtado as President of Trivium Corporate Center, Inc., to sign, affirm and execute documents of sale and transfer including, but not limited to a Final Sales Contract, Special Warranty Deed, Owner's Affidavit and such other documents necessary to convey to Company the real property and easements ("Property") related, more particularly described as: Lot 7 of Plat Book 91, Page 24 and being approximately 8.927 acres within Trivium Corporate Center, at or about 1777 Lutetium Circle, Hickory, NC 28658.
- 5) The conveyance of the Property as described in the Special Warranty Deed ("Exhibit A") will stimulate the local economy, promote business, and result in the creation of a substantial number of jobs in Catawba County that pay at or above the median average hourly wage in the County.
- 6) A copy of the Economic Development Agreements ("Exhibit B") with Catawba County and the City of Hickory are attached to this Resolution and are incorporated herein by reference for more particular information concerning wages, construction and other requirements.
- 7) This Resolution is contingent upon approval of the EDA's, with terms substantially similar to those contained herein, by the City Council of City of Hickory and the Catawba County Board of Commissioners.

This the \_\_\_\_ day of \_\_\_\_\_, 2025.

IN WITNESS WHEREOF, the Board of Directors of Trivium Corporate Center, Inc. has approved this Resolution Authorizing Conveyance of Real Property for Economic Development.

TRIVIUM CORPORATE CENTER, INC.

By: \_\_\_\_\_  
Mary Furtado, President

ATTEST:

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Dale R. Stiles, Clerk