

AGENDA

Catawba County Board of Commissioners Meeting
Monday, September 21, 2020, 7:00 p.m.
Board of Commissioners Meeting Room
2nd Floor, Catawba County Justice Center
100 Government Drive, Newton, NC

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Invocation.
4. [Approval of the Minutes from the Board's Special Meeting of August 27, 2020, and the Regular Meeting and Closed Session of September 8, 2020.](#)
5. Recognition of Special Guests.
6. Public Comments.
7. Presentation.
[National Association of Counties \(NACo\) 2020 Achievement Award – Foreclosure Dashboard. Presented to Tax Administrator Brad Fowler, Tax Collector Lori Mathes, Chief Information Officer Rick Pilato, Application Development Administrator Shawn Cruse, and Systems Analyst Adam Willis.](#)
8. Public Hearings:
 - a. [Economic Development Agreement – Euomarket Designs, Inc. Presented by Economic Development Corporation President Scott Millar and EDC Director of Business Recruitment Julie Pruett.](#)
 - b. [Economic Development Agreement with the City of Hickory and Lake Park-321, LLC. Presented by Economic Development Corporation President Scott Millar.](#)
 - c. [Rezoning Request to Rezone 17.3 acres from R-30 Residential and Planned Development-Conditional District to Planned Development-Conditional District. Presented by Assistant Planning Director Chris Timberlake.](#)
9. Appointments.
10. Other Items of Business.
11. Manager's Report.
[August Tax Releases/Refunds.](#)
12. Attorneys' Report.
13. Adjournment.

PERSONS WITH DISABILITIES: Individuals needing assistance should contact the County Clerk at 828-465-8990 within a reasonable time prior to the meeting. Participation in public meetings is without regard to race, ethnicity, religion, sex, age, or disability.

CALENDAR: The October Board of Commissioners Meetings will take place on Monday, October 5, 2020, and Monday, October 19, 2020, at 7:00 p.m., in the Board of Commissioners Meeting Room of the Catawba County Justice Center.



July 13, 2020

Brad Fowler
100 A South West Blvd
Newton, NC 28658

Dear Brad Fowler,

The National Association of Counties (NACo) is pleased to grant Catawba County a 2020 Achievement Award for its program titled "Foreclosure Dashboard" in the category of Information Technology.

Congratulations to everyone involved in developing this innovative program! Your hard work will yield positive results for Catawba County residents.

2020 NACo Annual Conference

In light of the coronavirus (COVID-19) pandemic and after much thoughtful discussion, including concerns about large gatherings, the National Association of Counties (NACo) Board of Directors made the difficult decision to cancel the 2020 NACo Annual Conference and Exposition and proceed with a virtual Annual Business Meeting and Town Hall.

Unfortunately, there will not be an in-person Achievement Awards Luncheon this year. We will, however, list award-winning programs on NACo.org and encourage you to celebrate your award-winning achievements locally.

Congratulations and thank you for your continued work to promote the betterment of county services and programs. We hope your county is staying safe and healthy.

Thanks,

Lindsey Maggard
Senior Public Affairs Coordinator
National Association of Counties (NACo)
P: (202) 661-8824
lmaggard@naco.org

2020 ACHIEVEMENT AWARD WINNER

“If your actions inspire others to dream more, learn more, do more and become more, you are a leader.”

— John Quincy Adams

The National Association of Counties is proud to award

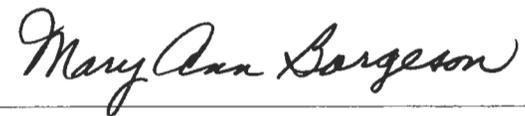
Catawba County

A 2020 Achievement Award for its program titled:

Foreclosure Dashboard



Matthew Chase, NACo Executive Director



Hon. Mary Ann Borgeson, NACo President

MEMO

To: Catawba County Board of Commissioners
From: Julie Pruett – Catawba County EDC
Date: September 21, 2020
Subject: Crate & Barrel Economic Development Agreement and Resolution

Request

The Board of Commissioners considers the Economic Development Agreement between the County and Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel (Crate & Barrel), the related resolution attached, and authorizes the Chair to approve and execute these along with any other needed documents.

Project Background and Company Overview

Crate & Barrel plans to construct a 736,000 sf manufacturing facility in the Newton Corporate Center for a regional warehouse and distribution center for home décor and accessories. Crate & Barrel plans to invest a minimum of \$38.5 million in new facility construction, machinery, equipment and furniture and fixtures by December 31, 2022. Crate & Barrel plans to create 150 jobs by December 31, 2022 which will exceed the Catawba County average wage of \$43,133.

Economic Development Incentive Grant Overview and Clawbacks

The proposed incentive grant is based on a contract with obligations requiring satisfactory performance by the Company and adheres to all NC general statutes. The contract requires a minimum investment of \$38,500,000 and the creation of 150 new jobs by Crate & Barrel.

County would provide an incentive equal to 50% of the new property taxes received for 4 years. This grant would be subject to the standard contractual commitments and would total a maximum of \$442,752 for the County (prior to depreciation). Payments would be a maximum of \$110,688 per year.

Like all incentives provided by the County, these incentives will be based on an economic development agreement which requires Crate & Barrel to meet minimum thresholds of investment (\$38,500,000) and job creation (150) by 2022, which must be maintained for 3 years after the end of the final incentive payment. Clawbacks are included in the agreement requiring repayment should the investment and job creation amounts not be met or sustained.

Recommendation

The Board of Commissioners approves the Economic Development Agreement between the County and Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel, the related resolution attached, and authorizes the Chair to execute these along with any other needed documents.

Resolution No. 2020-

Resolution Authorizing Economic Development Incentives for Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel

WHEREAS, Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel (herein referred to as “the Company”) requested incentives to cause a minimum investment of \$38,500,000 in construction and equipping a new facility at 1964 Stover Court, Newton, NC by December 31, 2022, and the creation and maintenance of a minimum of 150 jobs by December 31, 2022, with a requirement to not hire anyone without a minimum of a high school diploma for anyone 25 years of age or below, and that the total average wage of the jobs will be above the Catawba County average wage of \$43,133.

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

The Board of Commissioners approves a performance based grant, based on the minimum investment of \$38,500,000 and 150 jobs by December 31, 2022, with a maximum payment of \$110,688 each year for four years (total maximum incentive of \$442,752). This grant will be used to reimburse the Company’s expenditures as eligible under North Carolina General Statute 158-7.1. The Board of Commissioners also directs the County to execute a contract and any necessary resolutions or addenda between the Company and the County under these terms and conditions and authorizes the Chair to execute these documents.

This the 21st day of September, 2020.

C. Randall Isenhower, Chair

Catawba County Board of Commissioners

Prepared by:
Debra Bechtel, Attorney
Catawba County
PO Box 389, Newton, NC 28658

**STATE OF NORTH CAROLINA
COUNTY OF CATAWBA**

**COUNTY OF CATAWBA AND
CRATE & BARREL ECONOMIC
DEVELOPMENT AGREEMENT**

This **JOINT ECONOMIC DEVELOPMENT AGREEMENT** (this "Agreement") is made and entered into this ___ day of _____, 2020, by and between **Catawba County** (the "County"), a North Carolina body politic, having a mailing address of **Post Office Box 389, Newton, NC, 28658**, and **Euromarket Designs, Inc.**, an Illinois corporation, d/b/a Crate & Barrel ("Crate & Barrel" or "Company"), an Illinois corporation qualified to do business in the State of North Carolina, having a mailing address of 1250 Techny Road, Northbrook, Illinois 60062, Attention: Lease Administrator.

WITNESSETH:

WHEREAS, North Carolina General Statute (NCGS) 158-7.1(a) authorizes County to make appropriations for the purpose of aiding and encouraging the location of business enterprises and industrial and commercial businesses in or near its boundaries, and Company is engaged in warehousing and distributing manufactured home decor products to Company's retail stores nationwide within the meaning of NCGS 158-7.1; and

WHEREAS, Crate & Barrel intends to enter into a lease ("Lease") with TKC CCXLIX, LLC, as landlord ("Developer"). The Lease will contain obligations of Developer to construct, or cause to have constructed, a new 736,000 square foot distribution facility (the "Facility") which will be equipped with racking, furniture and fixtures (collectively the "Improvements") at 1964 Stover Court, Newton, NC (Parcel ID # 361903312117 and 361903418379) (the "Property"), at a cost of not less than Thirty-Eight Million Five Hundred Thousand Dollars (\$38,500,000) with a minimum of Thirty-Five Million Dollars (\$35,000,000) invested in real property (the "Investment"). Crate & Barrel intends to create a minimum of One Hundred Fifty (150) jobs at the Property, with the Improvements to be made and jobs to be created between August 1, 2020 and December 31, 2022 (the "Improvement Period"); and

WHEREAS, Crate & Barrel expects to be a community-oriented company and intends to participate in philanthropy, community events and programs intended to increase the health and happiness of their employees and the greater community as a whole; and to consider participation in the Catawba EDC's corporate Committee of 100 501(c)(3) non-profit sponsorship; and

WHEREAS, Crate & Barrel is encouraged, to the reasonable extent possible, to purchase local services and supplies, such as, but not limited to, locally produced products, local hotel, motel and hospitality services, local building and construction services, and other products and services;

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION I – CRATE & BARREL

1. On or before September 30, 2020, the Company shall deliver to County a certificate confirming that the Company intends that construction and installation of the Improvements by the Company will result in the creation, maintenance and availability of a minimum of One Hundred Fifty (150) jobs to the Facility in the County on or before December 31, 2022 and that the overall average annual wage for these 150 jobs at the Facility will equal or exceed \$43,133 for each year that the County pays the Company an Economic Development Incentive Grant provided for herein. The Company affirms its understanding of, and agrees to comply with, the Calendar of Responsibilities as outlined in Exhibit A, attached hereto and incorporated herein by reference. Such certificate shall be substantially in the form of the certificate attached to this Agreement as Exhibit A.
2. In order to induce County to enter into this Agreement and to appropriate and expend monies for payment of Economic Development Incentive Grants, the Company represents and warrants that, as of the execution date hereof:
 - a. The Company is qualified to do business in the State of North Carolina, has a place of business within the State of North Carolina, and is in good standing and authorized to do business in the State of North Carolina;
 - b. The Company has the corporate power and authority to own or lease its properties and assets and to carry on its business as now being conducted and has the corporate power and authority to execute and perform this Agreement;
 - c. The undersigned representative of the Company has the right, authority and duty to execute this Agreement in the name and on behalf of the Company;
 - d. This Agreement (i) is the valid and binding instrument and agreement of the Company, enforceable against the Company in accordance with its terms; (ii) does not violate any order of any court or other agency of government binding on the Company, the charter documents or operating agreement of the Company or any provision of any indenture, agreement or other instrument to which the Company is a party; and (iii) does not conflict with, result in a breach of, or constitute an event of default, or an event which, with notice or lapse of time, or both, would constitute an event of default, under any indenture, agreement or other instrument to which the Company is a party;
 - e. There is no suit, claim, action or litigation pending, or to the knowledge of the Company threatened, relating to the Improvements, the use of the Improvements for their intended purpose, or any other matter contained herein; and
 - f. The Company is not engaged in a business that would be exempt from property taxes.
3. Crate & Barrel will require Developer to make, or Company will cause to be made investments to the Property, Facility and Improvements during the Improvement Period, and cumulative expenditures will meet or exceed Thirty-Eight Million Five Hundred Thousand Dollars (\$38,500,000) with a minimum of Thirty-Five Million Dollars (\$35,000,000) invested in real property by December 31, 2022, all of which will qualify and

result in additional value for ad valorem tax purposes as determined by the Catawba County Tax Office, and Company further agrees to maintain in place, in good condition (ordinary wear and tear excepted), said Improvements for three years after the final incentive payment (“Investment Maintenance Period”).

4. Crate & Barrel shall create a minimum of 150 jobs at the Property in Newton by December 31, 2022 and maintain or make available these jobs in place from December 31, 2022 until three years after the final incentive payment (the “Jobs Maintenance Period”). A job is defined as employment that provides 1600 hours or more of work in any 12-month period.

SECTION II – COUNTY

5. In order to induce the Company to enter into this Agreement and to appropriate and expend monies for payment of Economic Development Incentive Grants, County represents and warrants that, to the best of County’s knowledge, as of the execution date hereof:
 - a. County is a North Carolina body politic corporate in nature and existing under North Carolina law;
 - b. County has the power and authority to carry on its business as now being conducted and has the power and authority to execute and perform this Agreement;
 - c. The undersigned authorized representative of County has the right, authority and duty to execute this Agreement in the name and on behalf of County;
 - d. This Agreement (i) is the valid and binding instrument and agreement of County, enforceable against County in accordance with its terms; (ii) does not violate any order of any court or other agency of government binding on County, the charter documents of County or any provision of any indenture, agreement or other instrument to which County is a party; and (iii) does not conflict with, result in a breach of, or constitute an event of default, or an event which, with notice or lapse of time, or both, would constitute an event of default, under any indenture, agreement or other instrument to which County is a party;
 - e. There is no suit, claim, action or litigation pending, or to the knowledge of County threatened, relating to the Improvements, the use of the Improvements for their intended purpose, or any other matter contained herein; and
6. Payment of economic development incentives to Company for Real and Personal Investments and for Job Creation in accordance with this Agreement shall be made as follows:
 - a. In consideration of the Company’s commitment to Investment and Job Creation, County agrees to provide annual payments (each an “Annual Incentive Payment”) in an amount equal to Fifty percent (50%) of the ad valorem taxes associated with the additional assessed value of real and personal property made or caused to be made by the Company (exclusive of rolling stock) in excess of the assessed value

of the Property as of January 1, 2020 (which is \$1,283,500) as paid to the County for a four year (4) period (Grant Year (GY) 1 through GY4). Payments will commence with the taxes assessed on January 1, 2022, and January 1 of the succeeding three (3) years for property Improvements made or caused to be made by the Company, as applicable, pursuant to Paragraph 3 with maximum payments as stated and illustrated in Paragraph 6.b. below.

- b. In no event will the cumulative Annual Incentive Payments by County exceed Four Hundred Forty-two Thousand Seven Hundred Fifty-Two Dollars (\$442,752) for the Payment Period (as described in the chart).

Estimated Payment Period	Grant Percentage	Maximum Payment By County by Year
GY1(2023)	50%	\$110,688
GY2(2024)	50%	\$110,688
GY3(2025)	50%	\$110,688
GY4(2026)	50%	\$110,688
Total		\$442,752

- c. Said amounts shall be payable annually, subject to the Company being in compliance with all requirements of the Agreement, beginning in 2023 (GY1) and payable through 2026 (GY4).
- d. Upon payment of ad valorem taxes by the Company to the County for each grant year 2023 through 2026 and certification of Improvements and Job Creation submitted by the Company to the County by March 5th beginning in calendar year 2023 in the form or substantially in the form of Exhibit B, attached and incorporated herein by reference, the County will, within Ninety (90) days, pay to the Company an amount calculated by multiplying the corresponding grant percentages outlined in section 6.b. times the total ad valorem tax revenue received by the County attributable to the value of the Improvements made by the Company pursuant to this Agreement in excess of base value of the Property, which the parties agree is \$1,283,500. This amount will be deducted from the total assessed value of building and land in the determination of the value of net new Improvements made by the Company in the calculation of economic development incentives.
- e. This same process will be followed by County and Company in each of the immediately following three (3) years.
- f. Company shall furnish to County on or before March 5th of each calendar year, following and corresponding to the previous July 1st when taxes are billed, the certification required by Paragraph 6 d. and proof of payment of all applicable taxes. If requested, Company shall provide County, at County’s expense, independent certification as to such expenditures and number of existing jobs.

SECTION III - OTHER

- 7. Force Majeure. Notwithstanding the provisions of Paragraph 8, in the event Company is unable to meet the requirements of this agreement as a result of (i) an event of force majeure, including but not limited to fires, explosions, acts of God, acts of public enemy,

insurrections, riots, terrorism, embargoes, labor disputes, including strikes, lockouts and job actions, or boycotts; (ii) the inability of Developer or Company to successfully complete the annexation of the subject property into the City of Newton corporate limits or the inability of Developer or Company to obtain the governmental permits or approvals (including zoning) necessary for the acquisition of the Property, construction of the Improvements, or undertaking and operating the Improvements after a good faith effort to obtain same has been made; (iii) shortages of materials or energy; (iv) changes in laws; or (v) other causes beyond the control of and arising without the fault or negligence of Company; then, in such event, the Improvement Period shall be extended for a period equal to the delay caused by any of the foregoing events so long as Company shall (a) have furnished County on a timely basis, upon the occurrence of such event, a notice thereof, and (b) take all commercially reasonable steps necessary to relieve the effect of such event and to resume completion of the Improvements. In accord with the foregoing, should the Company be unable to meet the requirements as described above as a result of a force majeure, the obligation of the County to pay as provided in Section II above, shall be suspended until such time as the Company is relieved from the effect of an event of force majeure and resumes completion of the Improvements.

8. It shall be an “Event of Default” by Company if any one or more of the following events shall occur for any reason whatsoever (and whether such occurrence shall be voluntary or involuntary or come about or be effected by operation of law or pursuant to or in compliance with any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):
 - a. If Company, except in the event of force majeure, commits a breach of an obligation (including without limitation, the obligation to (i) make the Investment during the Improvement Period and maintain the Improvements during the Investment Maintenance Period and/or, (ii) maintain a minimum of One Hundred Thirty-Five (135) jobs at the Property, which is Ninety percent (90%) of the proposed One Hundred Fifty-One (150) jobs at the Property during the Jobs Maintenance Period) and such breach continues for a period of Sixty (60) or more days following receipt by the Company of written notice from the County;
 - b. If during the Jobs Maintenance Period, the Company fails to timely file Exhibit B on or before March 5th of each year, following and corresponding to the previous July 1st when taxes are billed and any qualifying incentive that would be due to the Company, such failure shall be deemed a breach of the Agreement and notwithstanding Paragraph 9 below, the sole remedy of the County will be that the County will not owe the Company Economic Development Incentive Grants that may have otherwise been due had those filings properly been made when due;
 - c. If any material representation, warranty or other statement of fact contained in this Agreement or in any final writing, certificate, report or statement furnished by Company to County in connection with the transaction described in this Agreement, shall, to Company’s knowledge, to be false or misleading in any material respect at the time given;
 - d. If Company shall be unable to pay its debts generally as they become due; files a petition to take advantage of any insolvency statute; makes an assignment for the benefit of creditors; commences a proceeding for the appointment of a receiver,

trustee, liquidator or conservator of themselves or of the whole or any substantial part of their property; files a petition or answer seeking reorganization or arrangement of similar relief under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state;

- e. If a Court of competent jurisdiction shall enter an order, judgment, or decree appointing a custodian, receiver, trustee, liquidator, or conservator of Company or of the whole or any substantial part of their properties, or approves a petition filed against Company seeking reorganization or arrangement of similar relief under the federal bankruptcy laws or any other applicable law or statute; or if, under the provisions of any other law for the relief or aid of debtors, a court of competent jurisdiction shall assume custody or control of Company or of the whole or any substantial part of their properties; or
 - f. If based on the One Hundred Thirty-five (135) highest paid jobs at the Property, the taxable assets, employment and average wage amounts fall below the minimum values agreed upon in this Agreement for the Property.
9. County Remedy: If Company fails to cure an Event of Default for which it receives written notice, which written notice will not be given to the Company by the County for a failure to timely file Exhibit B, from County due to its failure to satisfy the Improvement requirement or Jobs Creation requirement, the obligation of County as set out herein shall terminate, and Company shall immediately refund to County all Annual Incentive Payments paid to Company prior to the date of the Event of Default, plus interest at the rate of prime plus one percent (1%). The date the prime interest rate shall be determined shall be the date that Company receives the notice of the Event of Default and prime will be the prime rate as published in the *Wall Street Journal (WSJ)*. Company shall, as it relates to an Event of Default, have sixty (60) days after receipt of the notice required above, to cure the Event of Default. The remedies described in this Paragraph 9 shall be the County's sole remedies in connection with any Event of Default by Company.
10. Company Remedy: If County fails to cure an Event of Default for which it receives written notice from Company, the obligations of Company as set out herein shall terminate; however, the obligations of the County shall remain in full force and effect, including, the obligation to pay the Annual Incentive Payment. County shall, as it relates to an Event of Default, have sixty (60) days after receipt of the notice required above, to cure the Event of Default.
11. Company and County acknowledge that any monies appropriated and expended by County for economic development incentives, as provided in this Agreement, are for a bona fide public purpose and are expended in good faith reliance on NCGS 158-7.1. In the event a Court of competent jurisdiction rules to which either Company or County is a party, that all monies expended by County pursuant to this Agreement were not offered and accepted in good faith and in compliance with NCGS 158-7.1 and, further, that such monies must be repaid, Company will make such repayment to County. In the event one or more lawsuits are brought against County or any County elected official, officer, agent or employee, or Company, challenging the legality of this Agreement, then County and Company shall exercise their best efforts to defend against any and all such lawsuits, at their own cost and expense. In any event, if Company is required to repay funds to County

pursuant to this Paragraph 11, the benefit of this Agreement to Company will have been lost and all further obligations of Company hereunder shall terminate.

12. All notices, certificates or other communications required or permitted to be given or served hereunder shall be deemed given or served in accordance with the provisions of this Agreement if the notice is (i) mailed in a sealed wrapper and is deposited in the United States mail, certified mail, return receipt requested, postage prepaid, or (ii) deposited with a national overnight courier service that retains receipts for its deliveries, properly addressed as follows:

County of Catawba: Catawba County
Attn: Mick Berry, County Manager
PO Box 389
Newton, NC, 28658

Copy to: County Attorney
Attn: Debra Bechtel, County Attorney
PO Box 389
Newton, NC, 28658

Crate & Barrel: Euromarket Designs, Inc.
Attn: Lease Administrator
1250 Techny Road
Northbrook, Illinois 60062

Copy to: Euromarket Designs, Inc.
Attention: General Counsel
1250 Techny Road
Northbrook, Illinois 60062

County or Company may, by notice given to the other, designate any further or different addresses to which notices, certificates, requests or other communications shall be sent.

13. This Agreement shall inure to the benefit of, and is binding upon, County and Company and their respective successors and assigns. However, neither this Agreement, nor any rights, privileges, nor claims created by this Agreement may be transferred by Company without the prior, written approval of County, which approval will not be unreasonably withheld.
14. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified or altered except by written agreement of the parties.
15. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions of this Agreement.

16. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such fully-executed counterpart.
17. Controlling Law and Venue. This Agreement is governed by and shall be construed in accordance with the laws of the State of North Carolina; venue of any action shall be in the general courts of justice in Catawba County, or if in Federal court in the Western District of North Carolina.
18. The term of this Agreement shall commence on the date of execution and expire upon payment by County of all payments due to Company and Company fulfilling all of its requirements including real and personal property investments and the creation and maintenance of jobs, unless earlier terminated as provided herein.
19. Both Company and County acknowledge and stipulate that this Agreement is the product of mutual negotiation and bargaining and that it has been drafted by Counsel for both Company and County. As such, the doctrine of construction against the drafter shall have no application to this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

County of Catawba,
A North Carolina Body Politic

Attest:
(SEAL)

By: _____ **(Seal)**
C. Randall Isenhower, Chair
Catawba County Board of Commissioners

Clerk

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, _____ a Notary Public of said county and state, certify that Barbara E. Morris personally came before me this day and acknowledged that she is County Clerk to the Catawba County Board of Commissioners, a body politic corporate in nature, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its Chair, sealed with its body politic seal, and attested by herself as County Clerk.

Witness my hand and seal this _____ day of _____, 2020.

[Seal]

Notary Public

My commission expires: _____

Euromarket Designs, Inc.,
an Illinois corporation, d/b/a Crate & Barrel

By: _____
Tim Stover
SVP, Supply Chain
(by designation from Kevin Sierks, COO/CFO)

**STATE OF ILLINOIS
COUNTY OF COOK**

I, Amy Plous Bornstein, a Notary Public of said County and State, do certify that Tim Stover, SVP, Supply Chain, personally appeared before me this day and acknowledged on behalf of Crate & Barrel the voluntary due execution of the foregoing document, all for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 2020.

[Seal]

Notary Public

My commission expires: _____

This document has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____ Finance Director

Approved as to form on behalf of County of Catawba only:

_____ Debra Bechtel, County Attorney

EXHIBIT A
Joint Economic Development Agreement
Between County of Catawba and Crate & Barrel

CERTIFICATE

TO: Catawba County

This Certificate is delivered pursuant to Paragraph 1 of the Joint Economic Development Agreement (the "Agreement"), dated _____, 2020, between Catawba County ("County") and Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel ("Crate & Barrel"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

I, _____, do hereby certify, for and on behalf of Crate & Barrel, that:

- (a) Crate & Barrel or the Developer acquired or has caused to be acquired the real property necessary for the construction of the Facility and the Improvements; and
- (b) Crate & Barrel will create, maintain and make available a minimum of 150 jobs at the Property prior to December 31, 2022 and the overall average wage of \$43,133 annually for each year that County pays Crate & Barrel the economic development incentive provided for herein; and
- (c) Crate & Barrel agrees to comply with the Calendar of Responsibilities listed below.

Calendar of Responsibilities:

- By January 5: Crate & Barrel or Developer makes payment to County according to Tax Listing filed by January 31st of the previous year unless extension is requested and approved for April 15th. Any extension request must be filed by January 31st.
- By March 5: Crate & Barrel must provide Exhibit B, supporting documents and proof of payment and/or compliance as required within Agreement.
- By April 15: Crate & Barrel or Developer must provide Real/Personal Property Tax listings to County Tax Office.
- By April 22: County Tax Office to provide Tax Listing on Specified Accounts.*

*Note: This is not a company responsibility.

Dated at Catawba County, North Carolina, this _____ day of _____, 2020.

Euromarket Designs, Inc.,
an Illinois corporation, d/b/a Crate & Barrel

By: _____
Name: _____
Title: _____

EXHIBIT B
Joint Economic Development Agreement
Between County of Catawba and Crate & Barrel

CERTIFICATE

TO: Catawba County

This Certificate is delivered pursuant to Paragraph 6 and Paragraph 8 of the Joint Economic Development Agreement (“the “Agreement”) dated _____, 2020, between Catawba County (“County”) and Euromarket Designs, Inc., an Illinois corporation, d/b/a Crate & Barrel (“Crate & Barrel”). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

Crate & Barrel does hereby certify that:

- (a) The following improvements were made during the 20__ Calendar Year: _____;
- (b) The following jobs were created during the 20__ Calendar Year: _____ (please attach the most recent quarterly Form NCUI 101);
- (c) The average wage of all of those employed at the _____ Newton facility during the 20__ Calendar Year is as follows: (Wage Forms Total Payroll divided by number of employees) _____;
- (d) Total cumulative personal property valuation installed at the _____ facility during the 20__ Calendar Year _____; and
- (e) Proof of taxes paid is attached to this certificate.

Dated at Catawba County, North Carolina, this ____ day of _____, 20__.

Euromarket Designs, Inc.,
an Illinois corporation, d/b/a Crate & Barrel

By: _____
Name: _____
Title: _____

Current Year Catawba County personal and real property Tax Listing information as reported to Catawba County Tax Office, Most recent quarterly Form NCUI 101, Proof of taxes paid in full.

Calendar of Responsibilities:

By January 5: Crate & Barrel or Developer makes payment to County of ad valorem taxes according to Tax Listing filed by January 31st of the previous year unless extension is requested and approved for April 15th. Any extension request must be filed by January 31st.

- By March 5: Crate & Barrel must provide this Exhibit B, supporting documents and proof of payment and/or compliance as required within Agreement.
- By April 15: Crate & Barrel must provide Real/Personal Property Tax listings to County Tax Office.
- By April 22: County Tax Office to provide Tax Listing on Specified Accounts.*

*Note: This is not a company responsibility.

MEMORANDUM

To: Catawba County Board of Commissioners

From: Scott Millar, Catawba County EDC

Date: September 21, 2020

Re: Shell Building Proposal

Request: The EDC is proposing a partnership with the City of Hickory and the County to encourage the private development of an approximate 40,000 square foot shell manufacturing building to facilitate the creation of new jobs and future tax base.

Background: The County has participated in several Spec building development projects with the two most recent projects closely resembling this proposal. The end result of these have been very positive, with multiple projects having landed in the County as a result of the buildings having been developed.

Overview: Lake Park 321, LLC, (LP-321) owns an approximate 3.5 acre site in a mixed commercial/business park setting on US321N and adjacent to the City of Hickory's AviationWalk section of the CityWalk. The property has been recently appraised at \$525,000 including the cost of grading, soil and erosion control and site development, and LP-321 has proposed the construction of a 40,000 square foot shell manufacturing facility with a ceiling height of 24 feet. The construction cost of this facility is an amount not to exceed \$2,210,000. The facility would be of an attractive, insulated, pre-cast concrete construction. LP-321 would be responsible for financing and constructing the facility within eight months and would be responsible for the cost and risk associated with the facility should the facility not sell during the timeframe considered under this proposal.

Pursuant to North Carolina General Statutes, the County and the City of Hickory would be participants in the agreement to share initial costs and carrying costs to encourage LP-321 to take on the private developer risk associated with this speculative building.

Initial Building and Permitting Fees: The City and County would agree to waive or reimburse any Soil & Erosion permit fees and Construction permitting fees under their control, as well as any impact fees or utility connection and tap fees that may be associated with the project.

Grants: Catawba County and the City of Hickory would each agree to grant back an amount equal to any property taxes received on the building for the initial construction period and a period of up to 36 months from the issuance of a Temporary Certificate of Occupancy or until the sale of the shell facility, whichever comes first.

Carrying Cost Assistance by Hickory and Catawba County: "Carrying Costs" consisting of construction interest costs, insurance, and electricity costs for the Facility described in the contract.

Catawba County would agree to provide up to \$40,000 in year one, \$45,000 in year two, and \$50,000 in year three to defray facility costs for interest, electricity, and insurance following the issuance of a Temporary Certificate of Occupancy, or until the sale of the shell facility to a "Qualifying End User", whichever comes first.

A “Qualifying End User” is defined as an entity that, in the discretion of Hickory and Catawba County, will occupy the property and is a manufacturing enterprise or commercial plant which will increase its population, taxable property and business prospects, and the City and Catawba County will take into account the creation of a substantial number of jobs above the County average wage, and that at least 75% of the facility’s output must be used or consumed off-premises in satisfying the determination as a Qualifying End User.

If the building is sold during the first 36 months from the issuance of a Temporary Certificate of Occupancy (TCO), the proceeds from the sale will be distributed in the following order:

1. Payment for the Land in the amount of \$525,000, less the amount that has been paid by the City of Hickory for Aviation Walk construction, for a maximum total of \$473,000.
2. Payment for the Shell Facility (as defined in Exhibit B), up to the maximum amount of \$2,210,000.
3. Any remaining proceeds will be distributed to the County and to the City of Hickory proportionately to the percentage of Carrying Cost Assistance to date up to 100%.
4. Any remaining funds will be distributed to LP-321.

If the building is sold during months 37-42 as a result of marketing activities by the EDC, City, or County during the initial 36 months from the issuance of a Temporary Certificate of Occupancy (TCO), the proceeds from the sale will be distributed in the following order:

1. Payment for the Land in the amount of \$525,000, less the amount that has been paid by the City of Hickory for Aviation Walk construction, for a maximum total of \$473,000.
2. Payment for the Shell Facility (as defined in Exhibit B), up to the maximum amount of \$2,210,000.
3. Any remaining proceeds will be distributed to the County and the City of Hickory and any costs LP-321 has incurred during months 37-42 on interest, insurance, electricity and property taxes will be distributed proportionately to the percentage of Carrying Cost Assistance to date up to 100% of those expenses.
4. Any remaining funds will be distributed to LP-321.

Except under the special circumstance of a buyer in months 37-42, no Carry Cost Assistance reimbursement will be made after 36 months from the issuance of the Temporary Certificate of Occupancy to the City or County should the facility not be sold in that period of time.

Recommendation: The EDC recommends approval of a contractual agreement among the City, County, and LP-321 to (a) facilitate up to three years County funding up to the total maximum amount of \$135,000, (b) the waiver or reimbursement of County-specific Soil & Erosion and Building permit fees for the shell building, and (c) grants to the developer equal to the amount of County property taxes on the shell facility for a period of time not to exceed three years from the issuance of a Temporary Certificate of Occupancy.

**NORTH CAROLINA
CATAWBA COUNTY**

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2020, by and between **CATAWBA COUNTY**, a North Carolina body politic corporate in nature, hereinafter referred to as “Catawba”, the **CITY OF HICKORY**, a North Carolina municipal corporation, hereinafter referred to as “Hickory”, and **LAKE PARK-321, LLC.**, a North Carolina limited liability company, hereinafter “LP-321”.

WITNESSETH:

LP-321 is the owner of a +/-3.5010 acre tract of land located in Catawba County, North Carolina and more particularly described on Exhibit A attached and incorporated by reference, hereinafter referred to as “Site”. The parties wish to cause construction of a Class A shell building on the Site on certain terms and conditions which are mutually acceptable. In consideration of the foregoing and in consideration of various reciprocal promises and undertakings herein set forth, the parties agree as follows, consistent with North Carolina General Statutes 158-7.1 and 160A-17:

1. LP-321 will cause the construction of a 40,000 square foot building on the Site, to its shelled-in state of completion, according to the plans and specifications further defined in Exhibit B attached and incorporated herein by reference. At its own expense, LP-321 shall secure financing for the shell building construction and Site improvements. LP-321 will use its best efforts to cause said building to be completed to its shelled-in state of completion according to the plans and specifications within 8 months of execution of this Agreement. Catawba and Hickory, at their expense, shall have the right periodically to inspect the construction of the building.
2. LP-321 will maintain all portions of the Site and Building, will maintain fire and extended coverage insurance on the building, will pay all utilities used in maintaining and constructing the building, and will pay all taxes on the land and building. LP-321 will guarantee the workmanship for the erection of the building to its shelled-in state to be of good quality for twenty-four (24) months after the issuance of the temporary certificate of occupancy. This is in addition to any warranty given by the building materials, equipment, and/or roofing manufacturers. These warranties shall be transferred to a buyer of the Site and the building during the period of such warranties.
3. Catawba and Hickory agree to waive any soil and erosion control permitting fees, shell building construction permitting fees, and either waive or reimburse water and sewer connection and impact fees, under their control, as an incentive for the erection of the shell building. Catawba and Hickory will receive reimbursement of these fees as provided within this Agreement.
4. Catawba agrees to provide grants equal to the amount of any County property taxes for the Site and shell building (the “Facility”) during the construction period (beginning with the date of the issuance of the shell building construction permit) and for the period of up to 36 months after the issuance of a Temporary Certificate of Occupancy. Hickory agrees to provide grants equal to the amount of any City property taxes for the Facility during the construction period (beginning with the date of the issuance of the shell building construction permit) and for the period of up to 36 months after the issuance of a Temporary Certificate of Occupancy. This incentive shall terminate upon the sale or lease of the shell building or 36 months after issuance of the Temporary Certificate of Occupancy, whichever comes first. Hickory will construct and maintain the Aviation Walk which crosses the LP-321 property.
5. Catawba and Hickory agree to reimburse interim “Carrying Costs” to LP-321 on a pro-rated quarterly basis for a period of 36 months for a “Qualifying End User” as defined in Paragraph 12. “Carrying Costs” shall begin on the date of the issuance of a Temporary Certificate of Occupancy and shall include “Construction Interest Costs”, which are defined to include interim financing costs on Facility

construction and Site Improvements (in the amount in Exhibit B) with such financing costs to be equal to Prime Rate as listed in the Wall Street Journal on the first day of each calendar month, Electricity, General Building Insurance and Contingency in a total amount not to exceed \$1,215 (One Thousand Two Hundred and Fifteen Dollars), and shall be paid quarterly in arrears up to a maximum total amount of \$80,000 annually for year 1 (\$40,000 total for Catawba and \$40,000 total for Hickory), increasing, possibly, up to an additional \$10,000 for year 2, and increasing, possibly, up to an additional \$10,000 for year three, for a maximum total carry cost amount of \$270,000 if applicable over a period of 36 months (\$135,000 for Catawba and \$135,000 for Hickory). The additional amounts are to cover possible interest rate increases of up to .50 basis points in each of years 2 and 3. If interest rates do not increase the payments will not increase. Under no circumstance will any increase exceed the amount of the actual interest rate increase. City and LP-321 recognize and agree that the first \$52,000 of Carrying Cost reimbursement is waived in return for the Aviation Walk portion of the Hickory Trail being constructed on the LP-321 site. The chart below is an illustration of the wording in Paragraph 5.

CARRYING COSTS

Max. Interest at Prime Rate	Construction Interest Costs (Maximum)	Electricity	General Building Insurance	Contingency	Catawba County Funding	City of Hickory Funding (after \$52,000 credit for Aviation Walk)
Year 1- 3.25%	\$ 71,825	\$ 720	\$ 6,000	\$ 1,455	\$ 40,000	\$ -0-
Year 2- 3.75%	\$ 82,875	\$ 720	\$ 6,000	\$ 405	\$ 45,000	\$ 33,000
Year 3- 4.25%	\$ 93,925	\$ 720	\$ 6,000	(\$ 645)	\$ 50,000	\$ 50,000
TOTAL	\$248,625	\$2,160	\$18,000	\$ 1,215	\$ 135,000	\$ 83,000

6. All decisions under this Agreement for the pricing, the sale, and any other decisions determined to be necessary for the satisfaction of this Agreement must be approved by a minimum of five (5) affirmative votes. LP-321 will have four votes for the determination of any vote, the Manager of the City of Hickory will have two (2) votes, and the Manager of Catawba County will have two (2) votes.
7. Sales Pricing for the Facility will be established as follows, using values that have been established by an independent appraisal of the property (Exhibit C, attached and incorporated herein by reference):
 - a. Land: An analysis of the Site has been made in order to determine the fair market value of the Site in its current condition of development without further development by LP-321. The analysis for the site is predicated on the assumption the site is environmentally clean.
 - b. Shell Building: Should pricing negotiations occur affecting the price and terms, a majority vote will be required to change the price and terms for the Facility. In any negotiations concerning the price and terms of the sale of the Facility, the parties will have the same voting rights as set forth above in Paragraph 6.
8. Upon the sale of the Facility resulting in the occupancy of the Facility by a Qualified End User, the proceeds from the sale will be distributed in this order:
 - a. The Landowner (LP-321) will be paid for the land in the amount of \$525,000.00, less the amount that has been paid for Aviation Walk construction, for a maximum total of \$473,000.
 - b. The Developer (LP-321) will be paid for the costs of site improvements and construction defined in Exhibit B, up to the maximum amount of Two Million, Two Hundred Ten Thousand Dollars and No Cents (\$2,210,000.00).

- c. If a sale should occur during the first 36 months following the issuance of a Temporary Certificate of Occupancy, and should any additional proceeds remain, Catawba and Hickory will be reimbursed Carrying Costs pro rata according to each party's participation.
 - d. If a sale or lease should occur in months 37-42 following the issuance of a temporary certificate of occupancy and with agreement the project resulted due to efforts by the EDC, City, or County during months 1-36 by a minimum of 5 of the 8 votes of the members, any remaining proceeds from the sale shall be distributed pro rata to participants not to exceed 100% of their participation. This distribution shall include costs LP-321 may have incurred on interest, electricity, insurance, and taxes incurred during those months 37-42.
 - e. Should a lease transaction be approved by the parties to a Qualifying End User in the first 36 months following the issuance of a Temporary Certificate of Occupancy, Catawba and Hickory will be reimbursed by LP-321 for all Construction Interest Costs, Electricity, Insurance, and Contingency Costs not to exceed Catawba's and Hickory's pro rata costs within 90 days of the execution of the lease transaction.
 - f. If a sale or lease should occur at any time following month 36 there shall be no distribution of proceeds to Catawba and Hickory unless as provided within this Agreement.
 - g. Should any additional proceeds remain, LP-321 will receive any remainder in its entirety.
 - h. Should a sale of the property be for less than the total of \$2,657,025.00 (Two Million, Six Hundred Fifty Seven Thousand Twenty Five Dollars and no Cents), proceeds from the sale shall still be distributed in the order shown within this Paragraph 8.
9. Upon the sale or lease of the Facility to an end user that is not determined to be a Qualifying End User, money will be reimbursed in this order:
 - a. If the transaction should occur during the first 36 months following the issuance of a Temporary Certificate of Occupancy, Catawba and Hickory will be reimbursed Carrying Costs to the date of sale according to their participation.
 - b. The Landowner (LP-321) will be paid for the land in the amount of \$525,000.00, less the amount that has been paid for construction (\$52,000) for a maximum total of \$473,000.
 - c. The Developer (LP-321) will be paid for the costs of site improvements and construction defined in Exhibit B, up to the maximum amount of Two Million Two Hundred Ten Thousand and no Dollars (\$2,210,000.00).
 - d. Should any additional proceeds remain, LP-321 will receive any remainder in its entirety.
 - e. Should a sale of the property be for less than the total of \$2,657,025, proceeds from the sale shall still be distributed in the order shown within this paragraph.
10. LP-321 may buy out Catawba and Hickory at any time by reimbursing all Carrying Costs contributed by these parties, and all fees waived or reimbursed by Catawba or Hickory, to the date of the buyout as written.
11. In the event the parties cannot come to a majority vote for any decision, LP-321 must reimburse 50% of all eligible Carrying Costs contributed by Hickory and Catawba including any fees waived or reimbursed through the effective date of the buyout.
12. "Qualifying End User" is defined as an entity that, in the discretion of Hickory and Catawba, will occupy the property and is a manufacturing enterprise or commercial plant within the City of Hickory which will increase its population, taxable property, and business prospects. Catawba and Hickory will take into account the creation of a substantial number of jobs above the County average wage and at least 75% of the facility's output must be used or consumed off-premises in satisfying the determination as a Qualifying End User.
13. LP-321, Catawba and Hickory believe the project will stimulate and stabilize the local economy and result in the creation of a substantial number of new, permanent jobs in the county and increase the tax base.

14. Catawba and Hickory agree the community is not in a position to develop and fill more than two additional similar size and competing industry use shell building construction projects in the County at any given time. An instance of participation will be defined as a project that currently has any outstanding and unreimbursed shell building expenditures under this program.
15. This agreement is governed by and shall be construed in accordance with the laws of the State of North Carolina; venue of any action shall be in the general courts of justice in Catawba County, or if in Federal Court, in the Western District of North Carolina.

IN TESTIMONY WHEREOF, the parties have executed this Agreement as of the day and year first above written.

County of Catawba,
A North Carolina Body Politic

Attest:
(SEAL)

By: _____ **(Seal)**
C. Randall Isenhower, Chair
Catawba County Board of Commissioners

Clerk

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, _____ a Notary Public of said county and state, certify that Barbara E. Morris personally came before me this day and acknowledged that she is County Clerk to the Catawba County Board of Commissioners, a body politic corporate in nature, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its Chair, sealed with its body politic seal, and attested by herself as County Clerk.

Witness my hand and seal this _____ day of _____, 2020.

[Seal]

Notary Public

My commission expires: _____

City of Hickory,
A North Carolina Municipal Corporation

Attest:
(SEAL)

By: _____ **(Seal)**
Hank Guess, Mayor
City of Hickory

Clerk

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, _____ a Notary Public of said county and state, certify that Hank Guess personally came before me this day and acknowledged that she is Clerk to the City of Hickory, a North Carolina Municipal Corporation, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its Mayor, sealed with its body politic seal, and attested by herself as Clerk.

Witness my hand and seal this _____ day of _____, 2020.

[Seal]

Notary Public

My commission expires: _____

Lake Park 321, LLC,
A North Carolina Limited Liability Corporation

Attest:
(SEAL)

By: _____ **(Seal)**
Andy Wells, Manager

Notary

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, _____ a Notary Public of said county and state, certify that Andy Wells personally came before me this day and acknowledged that he is Manager to Lake Park 321, LLC, a North Carolina Limited Liability Company.

Witness my hand and seal this _____ day of _____, 2020.

[Seal]

Notary Public

My commission expires: _____

EXHIBIT A
Property Description

EXHIBIT B
Building Plans and Specs

EXHIBIT C
Land and Building Appraisal



Appraisal.pdf

MEMORANDUM

TO: Catawba County Board of Commissioners

FROM: Chris Timberlake, Assistant Planning Director

DATE: September 21, 2020

IN RE: Rezoning Request – Parcel Identification Numbers 4607-17-00-0201, 3697-20-90-6356, 4607-17-00-3413, and 4607-17-00-3569

REQUEST

Staff requests the Board of Commissioners holds a public hearing to receive citizen comments and considers an application to rezone approximately 17.3 acres from R-30 Residential and Planned Development-Conditional District (PD-CD) (RZ2016-07) to PD-CD (RZ2020-11), allowing for six condominiums (126 total units) and a restaurant, as well as allowance of the high-density development option (up to 50% imperviousness).

Purpose of Zoning District

The current R-30 Residential district requires a minimum lot size of 30,000 square feet (3/4 acre) and is considered a medium-density “general use” residential district. Predominant uses in this district include single-family homes and agriculture.

Planned Development district is established to encourage master planning of larger scale, multiple, and/or mixed-use developments. The district offers more flexibility in lot size requirements and creativity in design.

Conditional District (CD) zoning is an option within the Unified Development Ordinance to allow consideration of certain uses that, because of their nature or scale, have particular impacts to the area. Therefore, development standards cannot necessarily be predetermined and controlled by general district regulations. Conditional zoning is intended for a firm development proposal, and the conditions must be agreed to by all parties.

REVIEW/BACKGROUND

Location/Zoning

The properties for which the rezoning request is being considered are identified by Parcel Identification Numbers 4607-17-00-0201, 3697-20-90-6356, 4607-17-00-3413, and 4607-17-00-3569 located in the Sherrills Ford Small Area Planning District, Mountain Creek Township.

Parcel 1A on the attached maps is zoned PD-CD (RZ2016-07) and is approved for 76 townhomes and a restaurant. Parcels 1B, 1C, and 1D on the attached maps are zoned R-30 Residential. There is a single-family home on 1A that is in disrepair. There are single-family homes on parcels 1B and

1D. Parcel 1C is undeveloped. The surrounding parcels contain the zoning districts and uses described below.

- *North* – Parcels 3 through 11 are zoned R-30 Residential. Each of the parcels contains single-family homes.
- *South* – Parcels 16 and 17 are zoned RC Rural Commercial. Parcel 16 is the location of Lake Norman Marina. There is a sewer pump station on Parcel 17.
- *West* – Parcels 18 and 19 are zoned R-30 Residential. There is a manufactured home park on Parcel 18. Parcel 19 is undeveloped.
- *East* – Parcels 12 through 15 are zoned R-30 Residential. Each of the parcels contains single-family homes.

Zoning History

Parcel 1A was zoned to PD-CD in 2016.

Land Use

Blackstone Development Group LLC is proposing a conceptual site plan that includes six (6) separate condominium buildings, each containing 21 units (for a total of 126 units), and a 7,500 square foot restaurant on 17.3 acres. Structures would meet a 50' setback from all property lines, including NCDOT's proposed right-of-way. Maximum height of the condominiums would be 45-feet (3-story). Maximum height of the restaurant would be 36 feet. Proposed building materials include lap siding (hardiboard), brick and stone veneer, shingled main roofs and standing seam metal low accent roofs.

As illustrated on the site plan, new landscaping would be installed along NC 150 and the western portion of Vinewood Road. Two retaining walls would be used on the north side of the property facing Vinewood Road's northern portion. Additional evergreen shrubs would be used in conjunction with existing vegetation to provide appearance of a natural screen. Trees would be planted on Parcels 1B, 1C, and 1D to accomplish reforestation of the properties.

The development would be accessed through a median-type entrance. While the cul-de-sac at the end of Vinewood Road would be improved, only emergency access would be available from the cul-de-sac to the development.

The high-density option is requested to allow for more than 24% imperviousness. The applicant is proposing approximately 34% imperviousness and would capture and treat stormwater through the use of bio-retention areas and underground detention.

Nine point seven (9.7) acres of open space would be provided through use of common open space utilizing the sidewalks, reforested areas, clubhouse, and pool. The proposed dock below

the restaurant would not be open to boat traffic, but instead only offer views of the lake. Its approval would be subject to Duke Energy's Lake Management.

Utilities

Public water and sewer exist along NC 150. The developer would be responsible for designing internal water and sewer systems and connecting to the existing utilities.

Transportation

East NC 150 Highway is identified as a boulevard in the 2035 Long Range Transportation Plan. Most recent reported traffic counts from 2017 east and west of the site measured 10,000 and 14,000 Annual Average Daily Traffic (AADT), respectively.

East NC 150 Highway is scheduled for widening to a 4-lane road with a divided median. According to the 2020-2029 STIP, right-of-way acquisition for this section of improvements is scheduled to begin in 2025 with construction commencing in 2028. The applicant is responsible for installing right and left turn lanes along NC 150 and acquiring any right-of-way necessary to make the improvements.

Land Use Plan

The Sherrills Ford Small Area Plan (SFSAP), adopted on February 17, 2003, and the Highway 150 Corridor Plan serve as the current land use plans for this area. Map 5, titled "Future Land Use Recommendations," of the SFSAP and Map 6, "Future Land Use & Economic Opportunity," of the Highway 150 Corridor Plan depict the properties as being in an area recommended for medium-density (1 unit per $\frac{3}{4}$ acres). The proposed used is inconsistent with the adopted land use plans.

Planning Board Public Hearing

The Planning Board held a public hearing on August 31, 2020, to consider the request. The Planning Board asked where the bio-retention areas would drain, about intended use of the emergency access, and what the typical minimum setbacks would be along the lake. Miles Wright, engineer, spoke on behalf of the applicant. He indicated traffic numbers related to the proposal would be a marginal increase (3.4%) because of the proposed reduction in restaurant size and because condominiums produce less traffic as compared to townhomes per transportation studies. The proposed height for the condominiums is 45 feet (3-story). The bio-retention areas would release water as permitted by the state. Retention areas near Highway 150 would likely release toward right-of-way drainage areas. Those in the rear would release toward Vinewood Road drainage ditches. Price points are expected to be around \$300,000 and should not impact nearby property values in a negative way. There were no comments from the public.

STAFF AND PLANNING BOARD RECOMMENDATION

Staff recommended and the Planning Board voted 8 – 0 to favorably recommend to the Board of Commissioners to rezone the 17.3 acres owned by Blackstone Development Group LLC from R-

30 Residential and PD-CD (RZ2016-07) to Planned Development-Conditional District (RZ2020-11) to allow up to 126 units in six condominiums and a 7,500 square foot restaurant based upon:

- 1) The future planned widening of NC 150 making the property less desirable for single-family development;
- 2) The proximity to the commercial marina located across NC 150 allowing the proposed use to serve as a transitional residential use between the existing commercial use and the existing single-family uses along Vinewood Road;
- 3) The applicant completing all transportation improvements required by NCDOT;
- 4) The conceptual site plan and architectural renderings submitted by Wright and Associates Engineers & Surveyors and Keith M Kuenzli, Architect; and
- 5) The swimming pool being relocated on the property between the restaurant and lake.

Applicant

Blackstone Development Group, LLC

Rezoning Request

1. R-30 Residential and Planned Development-Conditional District (PD-CD) (RZ2016-07) to PD-CD (RZ2020-11) allowing for six condominiums (126 total units) and a restaurant; and
2. Approval of the high-density development opportunity allowing up to 50% built-upon (impervious) area.

Location

Parcel Identification Numbers 4607-17-00-0201, 3697-20-90-6356, 4607-17-00-3413, and 4607-17-00-3569

Date

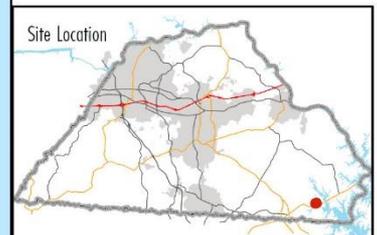
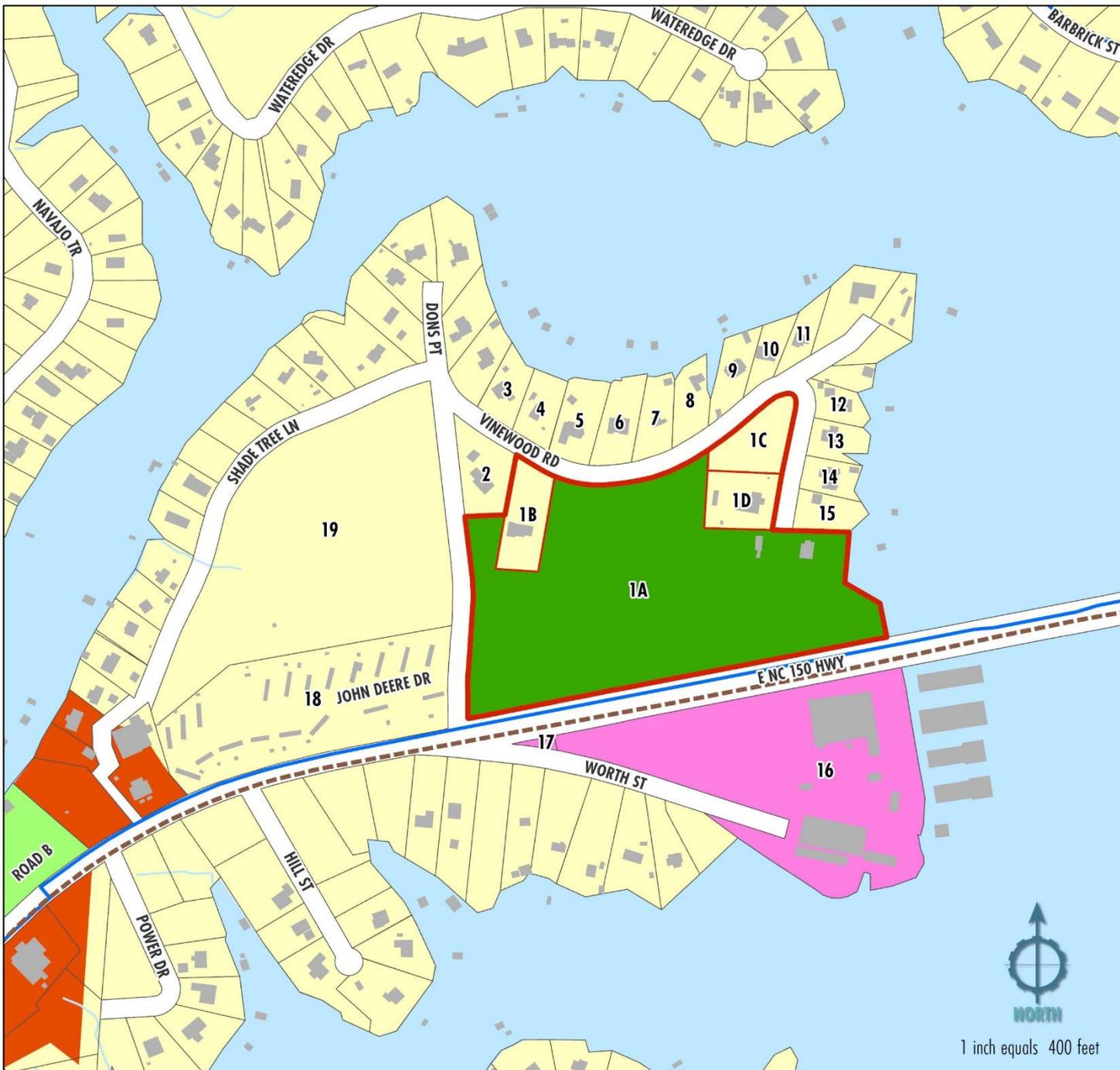
September 21, 2020

REZONING REQUEST



Applicant: Blackstone Dlv. Group LLC
PIN: 460717000201, 460717003413,
460717003569, 369720906356
Current Zoning: PD-CD for townhomes
Proposed Zoning: PD-CD for mixed-use
Overlays: CRC-O, MUC-O, WP-O

-  Subject Boundary
-  Subject Parcels
-  Structures
-  Sewer Lines
-  Water Lines
-  Streams
- County Zoning
 -  HC
 -  PD
 -  PD-CD
 -  R-30
 -  RC



1 inch equals 400 feet

REZONING REQUEST

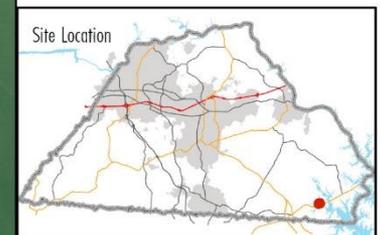


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460717003569, 369720906356
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- Subject Boundary
- Subject Parcels
- Sewer Lines
- Water Lines
- Streams



1 inch equals 400 feet



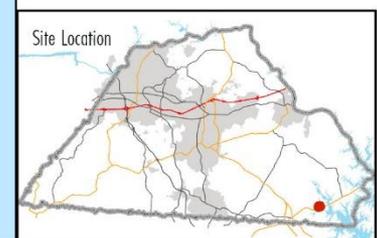
REZONING REQUEST



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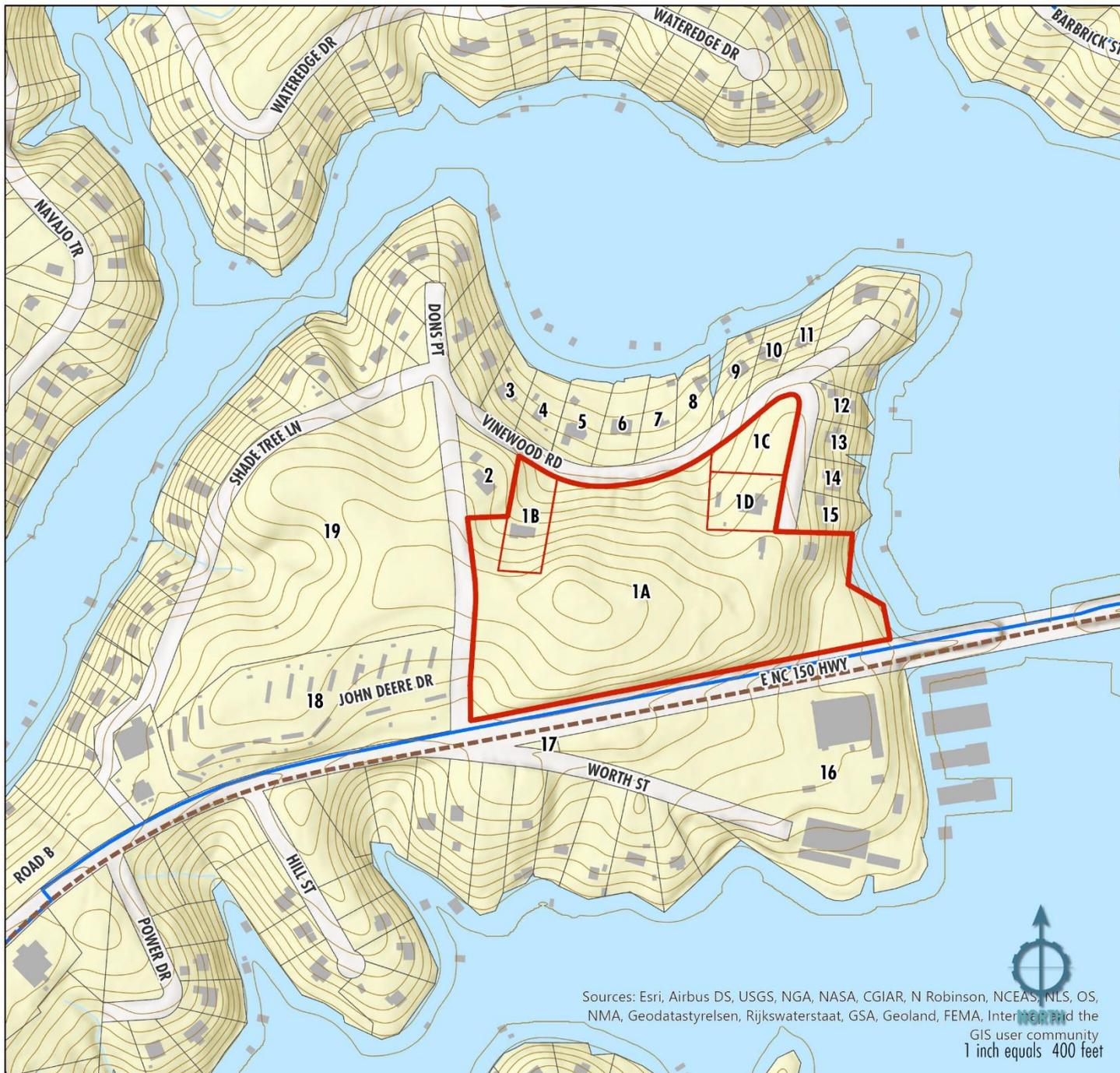
- Subject Boundary
- Subject Parcels
- Structures
- Sewer Lines
- Water Lines
- Streams
- Lakes
- CRC-O
- MUC-O
- WP-O



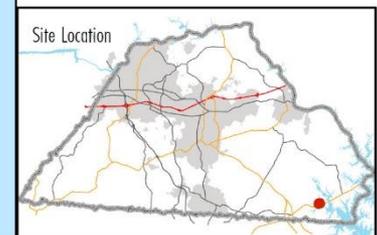
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Overlays: CRC-O, MUC-O, WP-O



- Subject Boundary
- Subject Parcels
- Structures
- Sewer Lines
- Water Lines
- Contour Lines
- Streams
- Lakes



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
1 inch equals 400 feet



Subject Properties



Subject Properties



Adjacent Properties



Adjacent Properties



Adjacent Properties



Review – Purpose of Zoning Districts

- The R-30 Residential district requires a minimum lot size of 30,000 square feet and is a medium-density residential district providing for single-family homes and agricultural uses.
- Planned Development district is established to encourage master planning of larger scale multiple and/or mixed-use development. The district offers more flexibility in lot size requirements and creativity in design.
- Conditional District (CD) zoning is an option within the UDO to allow consideration of certain uses that, because of their nature or scale, may have particular impacts to the area. These development standards cannot necessarily be predetermined and controlled by general district regulations. Conditional zoning is intended for a firm development proposal and the conditions must be agreed to by all parties.

Previously Approved Conceptual Site Plan



CATAWBA CO. GIS ZONING MAP
NOT TO SCALE

SITE DATA			
PARCEL #'S	460717000201		
ZONING	EXISTING	R-30	
	PROPOSED	PD	
LOTS	ALLOWED - 7 DU / AC.	68	
	PROPOSED - 6.2 DU / AC.	76 TOWNHOMES & 1 SF LOTS	
		1 RESTAURANT	
SETBACKS	FRONT	20 FT.	
	SIDE	5 FT.	
	REAR	30 FT.	
WATER SHED	WS-IV C		
FLOOD ZONE	N/A		
LAND USE MATRIX			
AREA	%	AC.	SF
SITE	100.02%	12.60	548,856
BLDG'S	21.76%	2.74	113,440
ROW	14.62%	1.84	80,256
IMPERV.	12.57%	1.58	68,986
OPEN SPACE	51.05%	6.43	280,174



TYPICAL ROADWAY SECTION
NOT TO SCALE



SEAL:

REVISIONS	NO.	DATE

CES GROUP ENGINEERS, LLP
 NC FIRM LICENSE # F-1240
 2774 N. HWY. 16, SUITE 300
 DENVER, CO 80202
 WWW.CES-GRP.COM

VINEWOOD
 1511 E. CANTON DRIVE
 CATAWBA COUNTY (PARCEL ID # 460717000201)
 DENVER, NORTH CAROLINA

DRAWN BY:
TFC

CREATED BY:
JRI

PROJECT NO.:
-

COMMENTS:
ORIGINAL PROJECT DATE: 09-16-16
SCALE: 1" = 120'
DRAWING TITLE:
PRELIMINARY MASTER PLAN

DRAWING NUMBER:
SK#2A

Elevations – Façade Materials



FRONT ENTRY ELEVATION



Trim and Corner Board:

- PVC Trim Boards
- Colors: White



Low Accent Roofs:

- Metal Standing Seam
- Colors: Browns to Light Gray



Main Roofs:

- 30 Year Architectural Shingles
- Colors: Browns to Light Gray



TYPICAL FLOOR PLAN



Lap Siding:

- LP Smart Siding (or Equal)
- Colors: Cool Earth Tones
- Colors: Will change for each building



Stone Veneer:

- Manufactured Stone Veneer
- Colors: Selected from Eastern Earthen Browns



Brick Veneer:

- Standard Common Brick
- Colors: Carolina Reds & Browns with flash



VINEWOOD ROAD CONDOMINIUMS

PROPOSED ELEVATION - ZONING SUBMITTAL

DATE: 05 - 07 - 2020

NO.	REVISIONS	DATE	BY

DESIGNED	MAW
DRAWN	MAW
CHECKED	BSW
PROJECT MANAGER	MAW



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-5290
209 1ST AVE SOUTH
CONOVER, NC 28613
(278) 485-2205 OFFICE

PROJECT:



Catawba County

North Carolina

BUILDING ELEVATIONS

DATE: JULY 16, 2020
JOB NO.: 1415-001
DRAWING NO.: 1415001.1
SHEET C3

Utilities

- Public water and sewer is available along East NC Highway 150.
- Developers would be required to connect to the utilities and would be responsible for constructing water and sewer utilities within the development meeting City of Hickory standards.

Transportation

- The proposed development area would be accessed from East NC Highway 150.
- NC Highway 150 is designated as a boulevard in the 2035 Greater Hickory Urban Area Long Range Transportation Plan.
- Most recent reported traffic counts from 2017 east and west of the site measured 10,000 and 14,000 Annual Average Daily Traffic (AADT), respectively.

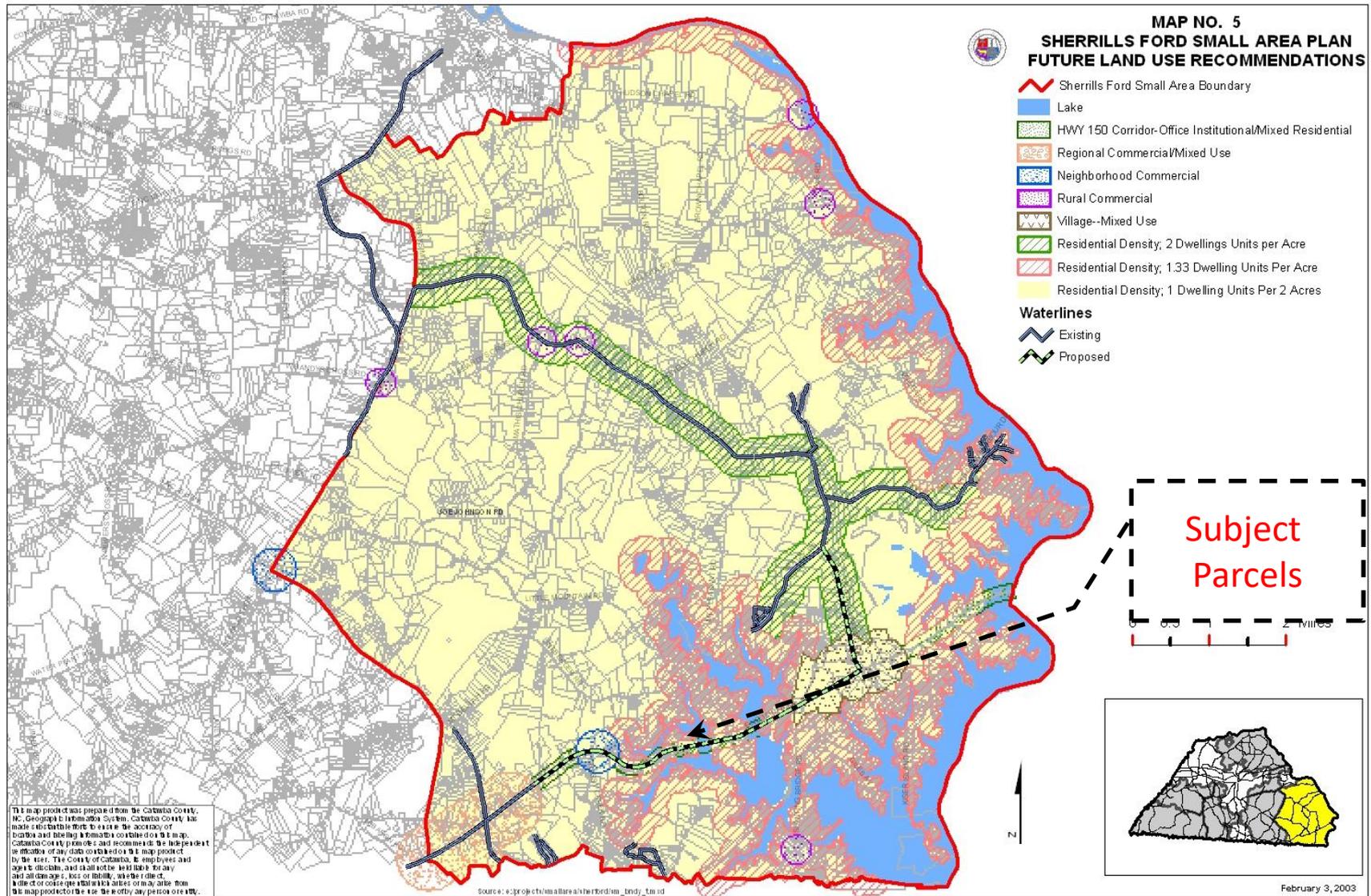
Transportation

- East NC 150 Highway is scheduled for widening to a 4-lane road with a divided median.
- According to the 2020-2029 STIP, right-of-way for this section of improvements is scheduled to begin in 2025 with construction commencing in 2028.
- The applicant is responsible for installing right and left turn lanes along NC 150 and acquiring any right-of-way necessary to make the improvements.

Land Use Plan

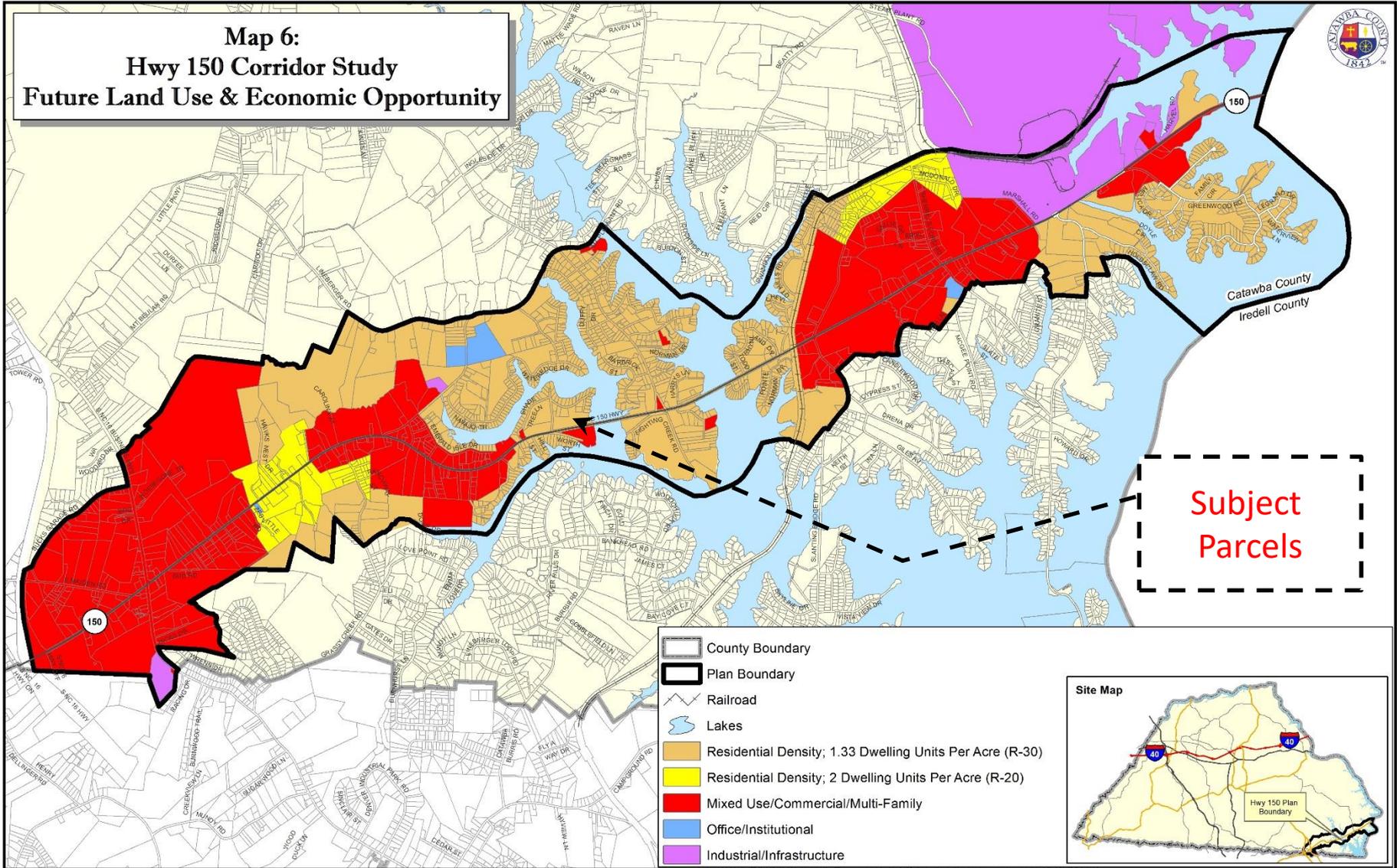
- The Sherrills Ford Small Area Plan, adopted on February 17, 2003 and the Highway 150 Corridor Plan serve as the current land use plans for this area.
- Map 5, titled “Future Land Use Recommendations,” of the SFSAP and Map 6, “Future Land Use & Economic Opportunity,” of the Highway 150 Corridor Plan depicts the properties as being in an area recommended for medium-density (1 unit per $\frac{3}{4}$ acres).
- The proposed use is inconsistent with the adopted land use plan.

Future Land Use Recommendations



Future Land Use Recommendations

Map 6:
Hwy 150 Corridor Study
Future Land Use & Economic Opportunity



- County Boundary
- Plan Boundary
- Railroad
- Lakes
- Residential Density; 1.33 Dwelling Units Per Acre (R-30)
- Residential Density; 2 Dwelling Units Per Acre (R-20)
- Mixed Use/Commercial/Multi-Family
- Office/Institutional
- Industrial/Infrastructure



Planning Board Public Hearing

- The Planning Board held a public hearing on August 31, 2020.
- The Planning Board asked where the bio-retention areas would drain, about intended use of the emergency access, and what the typical minimum setbacks would be along the lake.
- Miles Wright, engineer, spoke on behalf of the applicant.
 - He indicated traffic numbers related to the proposal would be a marginal increase (3.4%) because of the proposed reduction in restaurant size and because condominiums produce less traffic as compared to townhomes per transportation studies.
 - The proposed height for the condominiums is 45 feet (3-story).
 - The bio-retention areas would release water as permitted by the state. Retention areas near Highway 150 would likely release toward right-of-way drainage areas. Those in the rear would release toward Vinewood Road drainage ditches.
 - Price points are expected to be around \$300,000 and should not impact nearby property values in a negative way.
- There were no comments from the public.

Staff and Planning Board Recommendation

Staff recommended and the Planning Board voted 8 – 0 to submit a favorable recommendation to the Board of Commissioners to rezone the 17.3 acres owned by Blackstone Development Group LLC from R-30 and PD-CD (RZ2016-07) to Planned Development-Conditional District (RZ2020-11) to allow up to 126 condominium units (6 buildings) and a 7,500 square foot restaurant based upon:

- 1) The future planned widening of NC 150 making the property less desirable for single-family development;
- 2) The proximity to the commercial marina located across NC 150 allowing the proposed use to serve as a transitional residential use between the existing commercial use and the existing single-family uses along Vinewood Road;

Staff and Planning Board Recommendation continued...

- 3) The applicant completing all transportation improvements required by NCDOT;
- 4) The conceptual site plan and architectural renderings submitted by Wright and Associates Engineers & Surveyors and Keith M Kuenzli, Architect; and
- 5) The swimming pool being relocated on the property between the restaurant and lake.

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant Blackstone Development Group LLC Phone # 913-980-9799
Applicant's Fax 913-401-3161 Applicant's Email asner1@swbell.net
Applicant's Mailing Address 4196 King Wilkinson Road City, State, Zip Lincolnton, NC 28092 (Local contact)
Property Owner Blackstone Development Group LLC (See attached for others) Phone # (336) 324-5107 (for both Applicant and
Property Owner's Mailing Address 11615 Rosewood St, Suite 100 City, State, Zip Leawood, KS 66211 Owner)
Parcel 911 Address 7170 Vinewood Road; Sherrills Ford, NC 28673 PIN # 460717000201
Subdivision Name and Lot # _____
Current Zoning District PC-CD Proposed Zoning District PC-CD

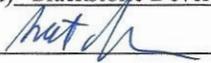
Type of Rezoning Application:

- General Rezoning**
 - The general information listed below shall be submitted with the rezoning application.
- Planned Development Rezoning**
 - All information contained in the Planned Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Special District Rezoning**
 - All information contained in the Special District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Conditional District Rezoning**
 - All information contained in the Conditional District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application. The complete application includes the general information below and specific development conditions substantially agreed to by the staff and applicant as well as a development agreement if applicable.
- Manufactured Home Park Rezoning**
 - All information contained in the Manufactured Home Park Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
 - Proposed Park Name _____
- Ordinance Text Amendment**
 - Submit general information listed below.

General Information to be attached:

- If a portion of an existing parcel is requested to be rezoned, a survey of the portion of the parcel(s) covered by the proposed amendment at a scale no smaller than 1 inch equals 200 feet, on a 18 x 24 inch map and one 8 x 11 inch map (30 copies).
- Submittal of 30 copies of each map including digital copies in .pdf or .jpg format.
- If applicable, a legal description of such land
- If applicable, a detailed statement of any alleged error in the Unified Development Ordinance which would be corrected by the proposed amendment, and a detailed explanation of the manner the proposed amendment will correct the alleged error.
- A detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the proposed zoning map or text amendment.
- Filing Fee: Per Catawba County Fee Schedule

Applicant's Name (Printed) Blackstone Development Group, LLC by Scott Asner, Manager

Applicant's Signature  Date _____

Property Owners Name (Printed) Blackstone Development Group, LLC by Scott Asner, Manager

Property Owner's Signature  Date 7/16/2020

Additional Property Owners:

Parcel #: 460717003413

Darin Kaye Little
7151 Vinewood Road
Sherrills Ford, NC 28673

Owners Signature: Darin Little Cynthia Little

Parcel # 460717003569

Darin K Little & Cindy Little
7074 Vinewood Road
Sherrills Ford, NC 28673

Owners Signature: Darin Little

Owners Signature: Cynthia Little

Parcel# 369720906356

Charles Samuel Harbinson & Sandra B. Harbinson
7001 Vinewood Road
Sherrills Ford, NC 28673

Owners Signature: Charles S Harbinson by Sandra Harbinson exec

Owners Signature: Sandra B Harbinson

Subject and Adjacent Parcels

LABEL	PIN	acres	owner	owner2	owner.address	owner.city	owner.state	owner.zip	bdg_no	street_name
1A	460717000201	14.4	BLACKSTONE DEVELOPMENT GROUP LLC		4196 KING WILKINSON RD	LINCOLN TON	NC	28092-8193	7170	VINEWOOD RD
1B	369720906356	0.98	CHARLES SAMUEL HARBINSON	SANDRA B HARBINSON	7001 VINEWOOD RD	SHERRILLS FORD	NC	28673-8335	7001	VINEWOOD RD
1C	460717003569	0.95	DARIN K LITTLE	CINDY LITTLE	7074 VINEWOOD RD	SHERRILLS FORD	NC	28673-8335		VINEWOOD RD
1D	460717003413	0.89	DARIN KAYE LITTLE		7151 VINEWOOD RD	SHERRILLS FORD	NC	28673-8336	7151	VINEWOOD RD
2	369720905521	0.9	MICHAEL J WUNDERLICH	MERRY G WUNDERLICH	6921 VINEWOOD RD	SHERRILLS FORD	NC	28673-8334	6921	VINEWOOD RD
3	369720905798	0.53	DONALD R BUCKSHI	TAMMY ANN BUCKSHI	6982 VINEWOOD RD	SHERRILLS FORD	NC	28673-8334	6982	VINEWOOD RD
4	369720906792	0.58	STEVEN EUGENE FOSTER	KIMBERLY DAWN FOSTER REAVI	6994 VINEWOOD RD	SHERRILLS FORD	NC	28673-8334	6994	VINEWOOD RD
5	369720908618	0.76	CHRISTOPHER A WOODALL	JUDITH SHERRI WOODALL	7006 VINEWOOD RD	SHERRILLS FORD	NC	28673-8335	7006	VINEWOOD RD
6	369720909638	0.73	LARRY V MILLER	MARY E MILLER	7020 VINEWOOD RD	SHERRILLS FORD	NC	28673-8335	7020	VINEWOOD RD
7	460717000740	0.59	GENE R MODE JR		3931 SUNSET BLVD	SHELBY	NC	28152-1030	7032	VINEWOOD RD
8	460717001765	0.56	C RANDALL ISENHOWER	CARMEN DAVIS ISENHOWER	1537 LITTLE HILL RD	NEWTON	NC	28658-8643	7044	VINEWOOD RD
9	460717002872	0.52	MAXINE H EVERHART HEIRS		255 LEIGHMAR ST	CLEMMONS	NC	27012-7147	7046	VINEWOOD RD
10	460717003888	0.4	GROVER H CHILDRESS		491 LEWISVILLE VIENNA RD	LEWISVILLE	NC	27023-9553	7054	VINEWOOD RD
11	460717004995	0.39	WALTER G SR GOUVEIA	ZANEA E GOUVEIA	7066 VINEWOOD RD	SHERRILLS FORD	NC	28673-8335	7066	VINEWOOD RD
12	460717006712	0.4	ELLIOTT FORBES-ROBINSON	LOUNETTE FORBES-ROBINSON	7118 VINEWOOD RD	SHERRILLS FORD	NC	28673-8336	7118	VINEWOOD RD
13	460717006611	0.45	TIMOTHY JOHN PIRC	PEGGY PIRC	7128 VINEWOOD RD	SHERRILLS FORD	NC	28673-8336	7128	VINEWOOD RD
14	460717005590	0.43	GARY CORNWELL SCHRUM	DONNA ROSANN SCHRUM	7140 VINEWOOD RD	SHERRILLS FORD	NC	28673-8336	7140	VINEWOOD RD
15	460717005379	0.53	D ALLEN EAKER JR	LISA H EAKER	PO BOX 952	CHERRYVILLE	NC	28021-0952	7150	VINEWOOD RD
16	460605094645	9.79	B & K REAL ESTATE LLC		PO BOX 709	DENVER	NC	28037-0709	6965	E NC 150 HWY
17	369608997617	0.07	CATAWBA COUNTY		PO BOX 389	NEWTON	NC	28658-0389	6891	E NC 150 HWY
18	369608990800	6.39	KIMMIT DONALD LITTLE		6104 HIGHWAY 150 E	DENVER	NC	28037-9650	6890	JOHN DEERE DR
19	369720900362	11.91	DONALD BROWN LITTLE		6086 HIGHWAY 150 E	DENVER	NC	28037-6775		VINEWOOD RD



catawba county
planning & parks

ZONING MAP AMENDMENT CONSISTENCY STATEMENT

On September 21, 2020 the Catawba County Board of Commissioners conducted a public hearing for the purpose of recommending a zoning map amendment to Parcel Identification Numbers 4607-17-00-0201, 3697-20-90-6356, 4607-17-00-3413, and 4607-17-00-3569.

Upon considering the matter, the Catawba County Board of Commissioners finds the request inconsistent with Map 5, titled "Future Land Use Recommendations," of the Sherrills Ford Small Area Plan, adopted on February 17, 2003 and Map 6, "Future Land Use & Economic Opportunity," of the Highway 150 Corridor Plan, adopted September 8, 2014 which both depict the properties as being in an area recommended for medium-density (1 unit per ¾ acres), but reasonable for rezoning based upon:

- 1) The future planned widening of NC 150 making the property less desirable for single-family development;
- 2) The proximity to the commercial marina located across NC 150 allowing the proposed use to serve as a transitional residential use between the existing commercial use and the existing single-family uses along Vinewood Road;
- 3) The applicant completing all transportation improvements required by NCDOT;
- 4) The conceptual site plan and architectural renderings submitted by Wright and Associates Engineers & Surveyors and Keith M Kuenzli, Architect; and
- 5) The swimming pool being relocated on the property between the restaurant and lake.

This decision was affirmed by a vote of ____ - ____ of the Catawba County Board of Commissioners.

Presiding Officer

Date

catawbacountync.gov

Catawba County Government Center
25 Government Drive | Newton NC 28658 | 828.465.8380

MAKING. LIVING. BETTER.

AMENDMENT TO THE CATAWBA COUNTY ZONING MAP

BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS, that the Catawba County Official Zoning Atlas is hereby amended by rezoning the following described properties from R-30 Residential and PD-CD (RZ2016-07) to PD-CD (RZ2020-11):

17.3 acres identified by Parcel Identification Numbers 4607-17-00-0201, 3697-20-90-6356, 4607-17-00-3413, and 4607-17-00-3569 located in the Sherrills Ford Small Area Planning District, Mountain Creek Township.

PLAN CONSISTENCY STATEMENT:

Pursuant to NCGS 153A-341, the Catawba County Board of Commissioners finds the request to be inconsistent with Map 5, titled "Future Land Use Recommendations," of the Sherrills Ford Small Area Plan, adopted on February 17, 2003 and Map 6, "Future Land Use & Economic Opportunity," of the Highway 150 Corridor Plan, adopted September 8, 2014 which both depict the properties as being in an area recommended for medium-density (1 unit per $\frac{3}{4}$ acres), but reasonable for rezoning based upon:

- 1) The future planned widening of NC 150 making the property less desirable for single-family development;
- 2) The proximity to the commercial marina located across NC 150 allowing the proposed use to serve as a transitional residential use between the existing commercial use and the existing single-family uses along Vinewood Road;
- 3) The applicant completing all transportation improvements required by NCDOT;
- 4) The conceptual site plan and architectural renderings submitted by Wright and Associates Engineers & Surveyors and Keith M Kuenzli, Architect; and
- 5) The swimming pool being relocated on the property between the restaurant and lake.

This, the 21st day of September 2020.

C. Randall Isenhower, Chair

MEMORANDUM

TO: Catawba County Board of Commissioners

FROM: Brad Fowler, Tax Administrator

DATE: September 21, 2020

IN RE: Tax Release / Refund Request

REQUEST

The Tax Administrator requests the Board of Commissioners approves ninety-eight (98) releases totaling \$19,999.66, five (5) refunds totaling \$87.09, and seventy-five (75) Motor Vehicles Bill adjustments / refunds totaling \$5,136.91 requested during the month of August.

BACKGROUND

North Carolina General Statute 105-381(b) states upon receipt of a taxpayer's written request for release or refund, the taxing unit's governing body has 90 days to determine whether the taxpayer's request is valid and to either approve the release or refund of the incorrect portion or to notify the taxpayer in writing that no release or refund will be made.

During the month of August, Tax Office staff has checked records and verified the legitimacy of ninety-eight (98) release requests totaling \$19,999.66, five (5) refunds totaling \$87.09, and seventy-five (75) Motor Vehicle Bill adjustments / refunds totaling \$5,136.91.

Common reasons for release of tax bill amounts include changes in exemption status, change in situs, businesses closing / being sold, clerical errors, and material changes in property structures. The refund requests are driven by adjustments due to changes in exemption amounts. The motor vehicle bill adjustments are largely due to pro-ration of tax bill amounts to account for mid-year transfers of ownership, change in values and change in situs. (A detailed transaction summary of individual transactions is attached.)

Consistent with current practice, the Tax Collector will continue to present any material refunds or releases of significant dollar amounts individually, rather than bundled together with other minor transactions on consent agenda.

RECOMMENDATION

Staff recommends the Board of Commissioners approves ninety-eight (98) releases totaling \$19,999.66, five (5) refunds totaling \$87.09, and seventy-five (75) Motor Vehicle Bill adjustments / refunds totaling \$5,136.91 requested during the month of August.

Abstract Number (Please include leading zeros)	Year For which release/refund requested	Owner Name as Billed (Last, First, Middle)	Release or Refund?	RELEASE/REFUND			Reason (Please do not use all CAPS. Use correct capitalization)
				Original Value	Corrected Value	AMOUNT	
2541108	2020	006 Performance Inc	Release	1,807	0	\$19.24	Business closed 12/2012, dissolved with NCSOS in March 2013
3052321	2020	Allensworth, Ariel D	Release	8,940	0	\$242.50	was in MI during gap period DMV shows MI
3020932	2020	Armstrong, Jamey L	Release	15,300	5,000	\$119.74	interior bad shape paint bad shape car doesn't run reduced to 5000
3023782	2020	AUTOMATED SYSTEMS DESIGN INC	Release	486,299	486,299	(\$425.51)	Clerical error, entered incorrect situs..should be Hickory City
3051324	2020	BALTZEGAR, JAMES	Release	2,630	200	\$69.95	homemade trl 200 value 2010 PELICAN boat was destroyed per revised signed listing form. Taxpayer failed to mark item off
3033395	2020	Barger, Bobby Charles	Release	260	0	\$1.66	when he originally sent in listing form in January.
3022440	2020	Bayne, Donna	Release	11,350	3,000	\$62.92	not in good shape rusted out doesn't run sent pictures
3022440	2020	Bayne, Donna	Release	10,750	2,700	\$64.47	rusted out interior in bad shape doesn't run
3022440	2020	Bayne Donna	Release	9,850	2,430	\$66.08	rusted out interior in bad shape doesn't run
3022440	2020	Bayne Donna	Release	7,750	2,185	\$51.82	rusted out interior in bad shape doesn't run
3022440	2020	Bayne Donna	Release	7,750	2,185	\$55.51	rusted out interior in bad shape doesn't run
3022440	2020	Bayne Donna	Release	7,750	2,185	\$59.22	rusted out interior in bad shape doesn't run
1646730	2020	Beckom Hilda	Release	51,800	51,400	\$4.65	corrected exemption amount
3024474	2020	Bingham, William	Release	380	200	\$1.27	value change to 200
3024474	2020	Bingham, William Timothy	Release	6,980	380	\$46.53	Per DMV, the 2007 Harley Davidson was sold to Donald Bruner on March 4, 2019.
1651240	2020	Caldwell Michael Dale	Release	43,850	41,700	\$23.97	Elderly Exemption amt changed
2659354	2020	Cameron Benny W	Release	63,850	62,900	\$11.04	corrected exemption amt Appealed 9 IRPs based on NADA values & high mileage, also taxpayer listed a trailer that has a
3018205	2020	Catawba Rental Co Inc	Release	3,159,042	3,074,411	\$901.32	current annual tag.
1796106	2020	CUSTOM FRAME WORKS INC	Release	64,950	64,950	\$1.62	Bill created with multiple districts, re-billing in Newton Rural only
3055029	2020	Dan Moore Inc	Release	5,670	0	\$32.37	in Davidson County
3025285	2020	Demetrius, James S	Release	13,487	4,255	\$65.09	The 2017 BRP Sea Doo was sold on July 10, 2019.
3019838	2020	Drum, Howard Page	Release	4,113	2,673	\$9.94	Clerical Error: We forgot to take off the 2014 EXCL Utility Trailer
2656493	2020	Eggers Teresa	Release	70,650	69,300	\$9.79	corrected exemption Clerical Error; 2018 YACH MYT boat trailer should have been valued at \$1,602 and not \$16,020. An
3033447	2020	Elliott, Austin Coleman	Release	33,957	19,539	\$93.26	extra zero was added at the end.
3054632	2020	Ellis Joann	Release	15,090	0	\$168.44	DMV shows cancelled to SC during Gap
3054633	2020	Ellis Joann	Release	4,670	0	\$38.41	DMV shows SC during Gap Per documentation mailed in by Kenneth Erdel, the TL was stolen on 1/5/2016. releasing 2017-
3048560	2019	Erdel, Kenneth Gail	Release	200	0	\$1.47	2019. Per documentation mailed in by Kenneth Erdel, the TL was stolen on 1/5/2016. releasing 2017-
3048560	2018	Erdel, Kenneth Gail	Release	200	0	\$1.60	2019. Per documentation mailed in by Kenneth Erdel, the TL was stolen on 1/5/2016. releasing 2017-
3048560	2017	Erdel, Kenneth Gail	Release	200	0	\$1.73	2019. changed months to 3 after talking to taxpayer I could see that tags had been transferred to
3050572	2020	Foster Petey	Release	800	800	\$0.00	vehicle
1796325	2020	GAP INC & SUBS #5174	Release	394,735	394,735	(\$17.27)	Bill created with multiple districts, re-billing in Hickory City only Taxpayer failed to mark off 1988 POLAR KRAFT boat when it was first signed and returned on
1995892	2020	Gardner, James B III Heirs	Release	8,419	6,447	\$13.90	1/6/2020. Revised listing was returned with the boat marked off.
2261792	2020	GENERAL DYNAMICS SATCOM TECH INC	Release	224,952	224,952	\$0.89	Bill created with multiple districts, re-billing in Maiden Rural Only Tax payer failed to mark item off before mailing it back in on 1/19/2020. Per Revised Listing form,
2550122	2020	George, Gary Walter	Release	1,960	0	\$12.54	2008 HOME UT was marked off.
3048952	2016	Gilbert, Don Moser Jr	Release	1,435	0	\$21.00	2015 EXCL MYT was listed/paid for in Lincoln County for Tax Years 2016-2019.
3048952	2017	Gilbert, Don Moser Jr	Release	1,300	0	\$17.66	2015 EXCL MYT was listed/paid for Lincoln County for Tax Years 2016-2019.
3048952	2018	Gilbert, Don Moser Jr	Release	1,190	0	\$15.35	2015 EXCL MYT was listed/paid for Lincoln County for Tax Years 2016-2019.
3048952	2019	Gilbert, Don Moser Jr	Release	1,080	0	\$12.77	2015 EXCL MYT was listed/paid for Lincoln County for Tax Years 2016-2019.
2124071	2020	GREATAMERICA FINANCIAL SERVICES CORP	Release	3,402	3,402	(\$0.17)	Bill created with multiple districts, re-billing in Hickory City only
1796209	2020	HALLMARK RETAIL INC STORE #929	Release	20,917	20,917	(\$0.92)	Bill created with multiple districts, re-billing in Hickory City only
3054737	2020	Harmon, Dawn Lee	Release	10,550	0	\$132.86	in SC during Gap period
1667374	2020	Houser Hugh Gene	Release	71,200	65,600	\$40.60	Matt Reese did Elderly Exemption adjustment
2413819	2020	Howell William	Release	253,500	208,500	\$312.75	45000 Veterans exemption given per BF
1807059	2020	Huffman Richard A	Release	5,500	1,000	\$29.11	in bad shape needs motor transmission, fuel pump, ps pump, gas tank, four-wheel drive locked up
3051359	2020	Hurt Rebecca	Release	4,590	0	\$62.25	in Lincoln County
1807260	2020	IRONMEN INC	Release	358,682	358,682	\$0.54	Bill created with multiple districts, re-billing in Bandys Fire only
3053545	2020	Jachim Leslie	Release	5,430	0	\$121.09	was in SC during gap
3025836	2020	KEYSTONE PARTNERS LP	Release	629,708	533,138	\$1,122.63	Amended listing submitted, deletions failed to get reported.
3049907	2020	Lackey Charles	Release	840	0	\$22.19	Showed canceled to SC on DMV

3047687	2015	Lee, Pao	Release	1,658	0	\$15.92	1988 Ranger boat was paid in Alexander County, per receipts from their website.
3047687	2016	Lee, Pao	Release	1,549	0	\$13.87	1988 Ranger boat was paid in Alexander County, per receipts from their website.
3047687	2017	Lee, Pao	Release	1,448	0	\$12.05	1988 Ranger boat was paid in Alexander County, per receipts from their website. Mr. Long came in today to let us know we sent the wrong items to Brunswick County. Brunswick County should have billed him for the 2017 Carolina Skiff and 2017 EZLO Trailer and we should have picked up the rest of the items.
3018971	2020	Long, William Luther II	Release	22,027	0	\$143.24	Mr. Long came in to tell us the 2017 Carolina Skiff and the 2017 EZLO Trailer was supposed to go to Brunswick county and we should have kept the other trailers.
3018971	2020	Long, William Luther II	Release	22,027	0	\$143.24	
1795015	2020	LOVEKIN & YOUNG PC	Release	2,637	0	\$30.66	Listed in Error - out of business in 2019
3054794	2020	Ludolph James William	Release	5,500	0	\$32.31	listed on PP 1799672
3053288	2020	McDade Phillip Scott	Release	5,270	0	\$51.05	no Gap 2 different tags
1808748	2020	Mcgee Mervin	Release	7,000	2,100	\$34.55	in fair condition Appealed value for 2016 TRACKER JON boat; purchase price was \$1,200. Price Digest has it valued at \$935. We had it valued at \$4,394
3024962	2020	McGraw, Michael Jeffrey	Release	13,185	9,726	\$23.69	He lived in Iredell in 2018 and was billed by Iredell county and paid them per Angie at Iredell County.
3048438	2018	Mead, Michael Lane	Release	900	0	\$7.41	
3019062	2020	MICROSOFT CORPORATION	Release	20,053	20,053	(\$0.88)	Bill created with multiple districts, re-billing in Hickory City only
3048820	2015	Mooneyham, Tony Edward	Release	440	0	\$4.19	2004 HOME MULTI YR TAG TL was listed and paid for in Alexander County per their website.
3048820	2016	Mooneyham, Tony Edward	Release	400	0	\$3.64	2004 HOME MULTI YR TAG TL was listed and paid for in Alexander County per their website.
3048820	2017	Mooneyham, Tony Edward	Release	360	0	\$3.04	2004 HOME MULTI YR TAG TL was listed and paid for in Alexander County per their website.
3048820	2018	Mooneyham, Tony Edward	Release	330	0	\$2.58	2004 HOME MULTI YR TAG TL was listed and paid for in Alexander County per their website.
3048820	2019	Mooneyham, Tony Edward	Release	300	0	\$2.13	2004 HOME MULTI YR TAG TL was listed and paid for in Alexander County per their website.
3018240	2020	Osborne, Grady	Release	7,468	0	\$47.57	Taxpayer listed IRP truck in error - sold in 2019
3049400	2020	Premier Detailing	Release	17,656	0	\$122.71	Listed in Catawba County in error, physically located in Lincoln Co
2654354	2020	Price Charles Lee	Release	35,100	30,800	\$49.99	Elderly Exemption value change
1797658	2020	Ralph's Cleaners & Shirt Laundry	Release	96,844	0	\$1,041.07	Ralph's Cleaners was sold to Jun & Song Corp. Will re-bill to new owner with correct assets.
3052762	2020	Richardson Jame C	Release	4,040	0	\$58.71	listed on PP for 2019 0003033169
3052657	2020	Richardson Jason T	Release	4,120	0	\$67.85	Listed on 2019 PP 3033081
3052905	2020	Richardson Jason T	Release	4,330	0	\$62.92	listed on PP for 2019
3053810	2020	Rinck Jerry S	Release	1,000	0	\$28.70	listed on PP for 2020
3053810	2020	Rinck, Jerry Scott	Release	1,000	0	\$28.20	listed on PP 17-20
3009151	2020	Rogers, William L Jr	Release	23,032	0	\$162.38	2012 CHAPARRAL 226 boat was only in storage at the Boat Rack through April. Permanent Residence is in Lincoln County. Lincoln County will pick up for 2020 Tax Year.
3052810	2020	Sharpe, Stephen Tyler	Release	1,520	0	\$18.35	Listed on PP
3026401	2020	Sharpe, Stephen Tyler	Release	1,430	0	\$9.87	Per DMV, it has a reissued tag on July 5, 2019 through current year.
3033053	2020	SIEMENS FINANCIAL SERVICES INC	Release	1,045,899	0	\$12,158.58	Coding issues with their new software, reported assets that were no longer in Catawba County
3021464	2020	Sigmon, Keith Dana	Release	993	200	\$5.59	Per Alvin, the boat was sold to Reid McCall Norris on August 12, 2019.
3053108	2020	Silva Jaimie Antonio	Release	7,590	0	\$48.35	There was no Gap a tag was transferred from a different car tags FFC2578 HAF6340
3021641	2020	Smith, Donald John Jr	Release	948	264	\$7.63	Value of Canoe was set at \$948. Purchase price was \$379.00 in 2015.
3049494	2020	SNAP ON CREDIT LLC	Release	24,715	24,715	(\$1.25)	Bill created with multiple districts, re-billing in Hickory City only
2698226	2020	Spencer, Christopher Scott	Release	2,712	0	\$19.12	The boat resides in Lincoln county.
3052926	2020	Steg Ada V	Release	18,970	0	\$110.26	In IL during Gap showed proof
3018579	2020	STRATA RS SOLAR HOLDING FUND 3 LLC	Release	2,534,255	2,534,255	(\$13.86)	Bill created with multiple districts, re-billing in Newton Rural only
1638708	2020	Sumoski, Richard	Release	377,400	332,400	\$317.25	adding Veterans 45000 exemption per BF
3049481	2020	SVI CORP LLC (PALM BEACH TAN)	Release	59,755	0	\$694.65	Listed assets at a location that closed in Nov 2019 in error (3034 N Center St)
3049307	2020	Thompson, Deborah Gray	Release	14,219	0	\$100.24	She was at Westport Marina for 2020 and they have billed her and she has paid in Lincoln County.
1812892	2020	TJX COMPANIES INC #614	Release	395,625	395,625	(\$17.31)	Bill created with multiple districts, re-billing in Hickory City only
1795692	2020	Todd, Jack Alfred III	Release	1,027	1,027	\$0.00	Old situs: Sherrills Ford: Correct Situs: Claremont (0.11)
3053368	2020	Trexler Eric B	Release	8,080	0	\$273.96	was in TX during gap period showed proof
3048629	2020	Tropical and Coffee Inc	Release	9,280	7,610	\$19.41	2016 DIAG TL has had a yearly tag since 10-23-2019 and is current. Duplicate Bill
1813307	2020	Turner, Jerry Dean	Release	15,900	5,000	\$127.69	value change to 5000
2441696	2020	Wesson, Harold E	Release	9,750	9,750	(\$0.06)	Bill created with multiple districts, re-billing in Catawba Rural only
3052689	2020	Whitener Timothy	Release	33,430	0	\$195.20	no Gap 2 different plates AL4797 HW8230
3048578	2018	Winebarger, Christina Hendren	Release	880	0	\$7.13	2017 CAON MYT UL was listed and paid for Alexander County for 2018 tax year.

3048578	2019	Winebarger, Christina Hendren	Release	800	0	\$6.20	2020 CAON MYT UL was listed and paid for in Alexander County for 2019 tax year.
				<u>10,974,567</u>	<u>9,089,590</u>	<u>\$19,999.66</u>	

Abstract Number (Please include leading zeros)	Year For which release/refund requested	Owner Name as Billed (Last, First, Middle)	Release or Refund?	Original Value	Corrected Value	RELEASE/REFUND AMOUNT	Reason (Please do not use all CAPS. Use correct capitalization)
1653230	2020	Clark Billy Dean	Refund	43,000	39,100	\$28.28	corrected exemption amt
1664146	2020	Haas Juanita Wood	Refund	77,650	75,300	\$16.57	Matt Reese adjusted elderly exemption
3032656	2020	Hale, Richard Page Jr	Refund	800	0	\$5.52	The 1970 CHEVY TK was tagged on 5/5/2020
1683038	2020	Pitts Marguerite	Refund	32,100	31,000	\$12.79	Matt Reese changed Elderly Exemption
1696203	2020	Walker Janie L	Refund	<u>45,400</u>	<u>42,100</u>	<u>\$23.93</u>	Elderly Exemption amt changed
				<u>198,950</u>	<u>187,500</u>	<u>\$87.09</u>	



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Payee Name	Address 1	Address 2	Address 3	Plate Number	Status	Refund Description	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
ABERNETHY, CLAUDE SHUFORD III	605 2ND AVE NW		CONOVER, NC 28613	CHJ8551	PENDING	Refund Generated due to proration on Bill #0024831937-2018-2018-0000-00	CATA	Tax	(\$9.06)	\$0.00	(\$9.06)
							C04	Tax	(\$7.87)	\$0.00	(\$7.87)
							C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
									Refund	\$16.93	
ABERNETHY, RICHARD ROWE	1779 LAZENBY ST		NEWTON, NC 28658	FHM8332	PENDING	Refund Generated due to adjustment on Bill #0047794945-2019-2019-0000-00	CATA	Tax	(\$56.89)	\$0.00	(\$56.89)
							F20	Tax	(\$14.85)	\$0.00	(\$14.85)
									Refund	\$71.74	
ANDERSON, CARL JAMES	5103 SALLYBROOK LN		DENVER, NC 28037	TNM9998	PENDING	Refund Generated due to proration on Bill #0049718205-2019-2019-0000-00	CATA	Tax	(\$15.53)	\$0.00	(\$15.53)
							F08	Tax	(\$3.51)	\$0.00	(\$3.51)
									Refund	\$19.04	
ATAPOVICH, MATTHEW NICHOLAS	4161 ARROWHEAD DR NE		HICKORY, NC 28601	EFX8394	PENDING	Refund Generated due to proration on Bill #0045964474-2019-2019-0000-00	CATA	Tax	(\$14.35)	\$0.00	(\$14.35)
							C05	Tax	(\$14.66)	\$0.00	(\$14.66)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
									Refund	\$29.01	
BALLARD, CHERI KESSLER	1345 MILLRACE DR		CONOVER, NC 28613	HAF4574	PENDING	Refund Generated due to proration on Bill #0046966921-2019-2019-0000-00	CATA	Tax	(\$60.14)	\$0.00	(\$60.14)
							F05	Tax	(\$12.55)	\$0.00	(\$12.55)
									Refund	\$72.69	
BROOME, RODNEY ALLEN	4426 LITTLE MOUNTAIN RD		CATAWBA, NC 28609	JL1891	PENDING	Refund Generated due to proration on Bill #0048162814-2019-2019-0000-00	CATA	Tax	(\$141.52)	\$0.00	(\$141.52)
							F09	Tax	(\$19.19)	\$0.00	(\$19.19)
									Refund	\$160.71	
BUSKIRK, JEREMY JOSEPH	412 N 1ST AVE		MAIDEN, NC 28650	7R7134	PENDING	Refund Generated due to proration on Bill #0053247824-2019-2019-0000-00	CATA	Tax	(\$22.72)	\$0.00	(\$22.72)
							C07	Tax	(\$15.02)	\$0.00	(\$15.02)
									Refund	\$37.74	
CANTRELL, NATHAN SCOTT	3663 GORDON ST		TERRELL, NC 28682	XRL4893	PENDING	Refund Generated due to proration on Bill #0052420693-2019-2019-0000-00	CATA	Tax	(\$40.06)	\$0.00	(\$40.06)
							F08	Tax	(\$9.06)	\$0.00	(\$9.06)
									Refund	\$49.12	
CECIL, MATTHEW ETHAN	706 5TH AVE NE		CONOVER, NC 28613	HEB4946	PENDING	Refund Generated due to proration on Bill #0053877202-2019-2019-0000-00	CATA	Tax	(\$425.04)	\$0.00	(\$425.04)
							C04	Tax	(\$369.60)	\$0.00	(\$369.60)
							C04	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)
									Refund	\$824.64	
COLMAN, SHELBY JEANNE	119 23RD ST NW	APT D	HICKORY, NC 28601	HDW4407	PENDING	Refund Generated due to proration on Bill #0049918754-2019-2019-0000-00	CATA	Tax	(\$0.63)	\$0.00	(\$0.63)
							C06	Tax	(\$0.63)	\$0.00	(\$0.63)
									Refund	\$1.26	



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COREA, JOSE AMILCAR	5170 STARTOWN RD		NEWTON, NC 28658	TAM3694	PENDING	Refund Generated due to proration on Bill #0050710653-2019- 2019-0000-00	CATA	Tax	(\$14.24)	\$0.00	(\$14.24)
							F10	Tax	(\$1.86)	\$0.00	(\$1.86)
									Refund	\$16.10	
CORNACCHIO, JOHN MARTIN	1396 PRINCE ST		HICKORY, NC 28602	AMX7090	PENDING	Refund Generated due to proration on Bill #0040818535-2019- 2019-0000-00	CATA	Tax	(\$27.70)	\$0.00	(\$27.70)
							F03	Tax	(\$3.46)	\$0.00	(\$3.46)
									Refund	\$31.16	
DE NEEF, PIETER	320 8TH ST NW		HICKORY, NC 28601	EFY1771	PENDING	Refund Generated due to proration on Bill #0045857923-2019- 2019-0000-00	CATA	Tax	(\$15.39)	\$0.00	(\$15.39)
							C05	Tax	(\$15.73)	\$0.00	(\$15.73)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$31.12								
DECOURSEY, JULIE SIGMON	302 W 8TH ST		NEWTON, NC 28658	HJY5534	PENDING	Refund Generated due to adjustment on Bill #0056220077-2020- 2020-0000-00	CATA	Tax	(\$43.81)	\$0.00	(\$43.81)
							C08	Tax	(\$41.15)	\$0.00	(\$41.15)
							C08	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$84.96								
DELLINGER, ROBERT WAYNE	PO BOX 768		NEWTON, NC 28658	4051ES	PENDING	Refund Generated due to proration on Bill #0032765375-2019- 2019-0000-00	CATA	Tax	(\$80.33)	\$0.00	(\$80.33)
							C08	Tax	(\$75.44)	\$0.00	(\$75.44)
									Refund	\$155.77	
ELLIOTT, AUSTIN COLEMAN	5448 BILL SAIN RD		VALE, NC 28168	HJ1470	PENDING	Refund Generated due to proration on Bill #0049109561-2019- 2019-0000-00	CATA	Tax	(\$25.65)	\$0.00	(\$25.65)
							F03	Tax	(\$3.20)	\$0.00	(\$3.20)
									Refund	\$28.85	
EVANS, BRANDON DAVID	15835 JOHN DISKIN CIRCLE		WOODBIDGE, VA 22191	FJL4742	PENDING	Refund Generated due to proration on Bill #0048880312-2019- 2019-0000-00	CATA	Tax	(\$42.89)	\$0.00	(\$42.89)
							F10	Tax	(\$5.61)	\$0.00	(\$5.61)
									Refund	\$48.50	
FIRST PRESBYTERIA N CHURCHOF HICKORY INC	237 2ND ST NW		HICKORY, NC 28601	WXP4312	PENDING	Refund Generated due to adjustment on Bill #0030346062-2019- 2019-0000-00	CATA	Tax	(\$12.48)	\$0.00	(\$12.48)
							C05	Tax	(\$12.75)	\$0.00	(\$12.75)
							C05	Vehicle Fee	(\$5.00)	\$0.00	(\$5.00)
		Refund	\$30.23								
FLOWERS, ALEXANDRIA MARIE	1292 WALL ST NW		CONOVER, NC 28613	ELK5191	PENDING	Refund Generated due to proration on Bill #0046549582-2019- 2019-0000-00	CATA	Tax	(\$5.17)	\$0.00	(\$5.17)
							C04	Tax	(\$4.50)	\$0.00	(\$4.50)
							C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$9.67								
FORD, CASSANDRA	210 6TH ST SW		CONOVER, NC 28613	FJS2182	PENDING	Refund Generated due to proration on Bill #0050025672-2019- 2019-0000-00	CATA	Tax	(\$1.68)	\$0.00	(\$1.68)
							C05	Tax	(\$1.71)	\$0.00	(\$1.71)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$3.39								
FRYE, ARNOLD	1504 4TH ST NW		HICKORY, NC 28601	HM7015	PENDING	Refund Generated due to proration on Bill #0035500704-2019- 2019-0000-00	CATA	Tax	(\$42.77)	\$0.00	(\$42.77)
							C05	Tax	(\$43.70)	\$0.00	(\$43.70)



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						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00	
DWIGHT JR						#0035590701-2019-2019-0000-00				Refund	\$86.47
GEOGHEGAN, CHRISTOPHER NOAH	4383 3RD STREET CT NW		HICKORY, NC 28601	DJY6112	PENDING	Refund Generated due to proration on Bill #0039861343-2019-2019-0000-00	CATA	Tax	(\$23.07)	\$0.00	(\$23.07)
							C05	Tax	(\$23.57)	\$0.00	(\$23.57)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
										Refund	\$46.64
HAMRICK, AARON FINLEY	4271 PAINT SHOP RD		LINCOLNTON, NC 28092	ZVW7624	PENDING	Refund Generated due to proration on Bill #0018240932-2019-2019-0000-00	CATA	Tax	(\$28.88)	\$0.00	(\$28.88)
							F04	Tax	(\$3.12)	\$0.00	(\$3.12)
										Refund	\$32.00
HEFFNER, KENNETH WAYNE	5451 BRYAN LN		HICKORY, NC 28602	PRC7433	PENDING	Refund Generated due to proration on Bill #0001249962-2019-2019-0000-00	CATA	Tax	(\$2.28)	\$0.00	(\$2.28)
							F03	Tax	(\$0.28)	\$0.00	(\$0.28)
										Refund	\$2.56
HEFNER, TREVOR DALTON	2669 PINOAK DR		HICKORY, NC 28602	JW7920	PENDING	Refund Generated due to proration on Bill #0051689580-2019-2019-0000-00	CATA	Tax	(\$115.66)	\$0.00	(\$115.66)
							F03	Tax	(\$14.44)	\$0.00	(\$14.44)
										Refund	\$130.10
HICE, STEVEN ANTHONY	1450 LILLIAN LN		HICKORY, NC 28602	HJX8072	PENDING	Refund Generated due to adjustment on Bill #0054283807-2019-2019-0000-00	CATA	Tax	(\$2.30)	\$0.00	(\$2.30)
							F03	Tax	(\$0.28)	\$0.00	(\$0.28)
										Refund	\$2.58
HUNT, STEPHANIE MURAWSKI	201 CAROLINA POINT PKWY	APT 208	GREENVILLE, SC 29607	EKW8959	PENDING	Refund Generated due to proration on Bill #0037526661-2018-2018-0000-00	CATA	Tax	(\$14.34)	\$0.00	(\$14.34)
							C05	Tax	(\$14.12)	\$0.00	(\$14.12)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
										Refund	\$28.46
JAMES, REGINA GAIL	1738 PARIS DR		CONOVER, NC 28613	PKL1889	PENDING	Refund Generated due to proration on Bill #0048063789-2019-2019-0000-00	CATA	Tax	(\$35.71)	\$0.00	(\$35.71)
							F07	Tax	(\$4.03)	\$0.00	(\$4.03)
										Refund	\$39.74
JANCSE, TRENT TUCKER	1312 8TH ST NW		HICKORY, NC 28601	7K3037	PENDING	Refund Generated due to proration on Bill #0048706636-2019-2019-0000-00	CATA	Tax	(\$92.29)	\$0.00	(\$92.29)
							C05	Tax	(\$94.29)	\$0.00	(\$94.29)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
										Refund	\$186.58
JONES, BRANDON LEE	4075 STEVE IKERD DR NE		HICKORY, NC 28601	CL18150	PENDING	Refund Generated due to proration on Bill #0046365137-2019-2019-0000-00	CATA	Tax	(\$24.22)	\$0.00	(\$24.22)
							C05	Tax	(\$24.74)	\$0.00	(\$24.74)
										Refund	\$48.96
KADE, DAVID WILLIAM	7358 BAY COVE CT		DENVER, NC 28037	FLT8248	PENDING	Refund Generated due to proration on Bill #0052437727-2019-2019-0000-00	CATA	Tax	(\$229.62)	\$0.00	(\$229.62)
							F08	Tax	(\$51.91)	\$0.00	(\$51.91)
										Refund	\$281.53
KEENE,	5132 POLO		CHARLOTTE,	ZZX2245	PENDING	Refund Generated due	CATA	Tax	(\$29.21)	\$0.00	(\$29.21)



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Owner Name	Address	County	Vehicle ID	Status	Reason	Code	Type	Amount	Refund	Total
CHARLES THOMAS	GATE BLVD	NC 28216			to proration on Bill #0051323973-2019-2019-0000-00	C08	Tax	(\$27.43)	\$0.00	(\$27.43)
									Refund	\$56.64
KEHL, JASON MORGAN	3745 SANDY FORD RD	HICKORY, NC 28602	FME5674	PENDING	Refund Generated due to proration on Bill #0052208566-2019-2019-0000-00	CATA	Tax	(\$140.87)	\$0.00	(\$140.87)
						F03	Tax	(\$17.59)	\$0.00	(\$17.59)
									Refund	\$158.46
KIPPENHAN, CORWIN MICHAEL	1075 25TH AVENUE DR NW	HICKORY, NC 28601	VRE3701	PENDING	Refund Generated due to proration on Bill #0001207025-2019-2019-0000-00	CATA	Tax	(\$12.78)	\$0.00	(\$12.78)
						F20	Tax	(\$3.33)	\$0.00	(\$3.33)
									Refund	\$16.11
LAIL, EDDA KLEINPASS	802 WYNNSHIRE DR #B	HICKORY, NC 28601	CML7851	PENDING	Refund Generated due to proration on Bill #0023888714-2019-2019-0000-00	CATA	Tax	(\$90.70)	\$0.00	(\$90.70)
						F04	Tax	(\$9.78)	\$0.00	(\$9.78)
									Refund	\$100.48
LAMBERT, PATRICIA ANN	1950 ROBERT RUFTY LN	CATAWBA, NC 28609	HBV5570	PENDING	Refund Generated due to adjustment on Bill #0052645056-2019-2019-0000-00	CATA	Tax	(\$22.14)	\$0.00	(\$22.14)
						F12	Tax	(\$5.00)	\$0.00	(\$5.00)
									Refund	\$27.14
LANDRY, NICHOLAS EUGENE	1948 PLAZA DR	HICKORY, NC 28602	HDV9554	PENDING	Refund Generated due to proration on Bill #0050567785-2019-2019-0000-00	CATA	Tax	(\$22.25)	\$0.00	(\$22.25)
						C05	Tax	(\$22.74)	\$0.00	(\$22.74)
						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
									Refund	\$44.99
LAWRENCE, BOBBY GEAN JR	4759 MEADOW LARK LN	HICKORY, NC 28602	FLK2389	PENDING	Refund Generated due to proration on Bill #0046199447-2019-2019-0000-00	CATA	Tax	(\$21.01)	\$0.00	(\$21.01)
						C04	Tax	(\$18.27)	\$0.00	(\$18.27)
						C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
									Refund	\$39.28
LE, RICHARD MINH	4531 COLLINGHAM DR	CHARLOTTE, NC 28273	SANDTRPR	PENDING	Refund Generated due to proration on Bill #0047045120-2019-2019-0000-00	CATA	Tax	(\$69.87)	\$0.00	(\$69.87)
						F05	Tax	(\$14.58)	\$0.00	(\$14.58)
									Refund	\$84.45
LEE, FRED WHITEHURST JR	PO BOX 1121	MAIDEN, NC 28650	EDE7214	PENDING	Refund Generated due to proration on Bill #0054825346-2019-2019-0000-00	CATA	Tax	(\$70.44)	\$0.00	(\$70.44)
						C07	Tax	(\$46.55)	\$0.00	(\$46.55)
									Refund	\$116.99
LINCOLN COUNTY TAX	100 EAST MAIN ST	LINCOLNTON, NC 28093	HHN2069	PENDING	Refund Generated due to adjustment on Bill #0052393550-2019-2019-0000-00	CATA	Tax	(\$59.28)	\$0.00	(\$59.28)
						C05	Tax	(\$60.57)	\$0.00	(\$60.57)
						C05	Vehicle Fee	(\$5.00)	\$0.00	(\$5.00)
									Refund	\$124.85
LIVINGSTON, VICTORIA NICHOLS	4005 TANGLEWOOD LN NE	HICKORY, NC 28601	TST7514	PENDING	Refund Generated due to proration on Bill #0001162234-2019-2019-0000-00	CATA	Tax	(\$12.86)	\$0.00	(\$12.86)
						C05	Tax	(\$13.14)	\$0.00	(\$13.14)



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NAME	LINE	ADDRESS	CITY	ZIP	PLATE	STATUS	DESCRIPTION	CODE	TYPE	AMOUNT	REFUND	TOTAL
NICHOLS							#001162221-2019-2019-0000-00	C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
											Refund	\$26.00
LONCA, SIMONA ATENA	4097 SPRINGS RD		CONOVER, NC 28613		FAM5866	PENDING	Refund Generated due to proration on Bill #0042951862-2018-2018-0000-00	CATA	Tax	(\$3.07)	\$0.00	(\$3.07)
								F05	Tax	(\$0.64)	\$0.00	(\$0.64)
											Refund	\$3.71
LONCA, SIMONA ATENA	4097 SPRINGS RD		CONOVER, NC 28613		FJS2970	PENDING	Refund Generated due to proration on Bill #0049190118-2019-2019-0000-00	CATA	Tax	(\$10.97)	\$0.00	(\$10.97)
								F05	Tax	(\$2.29)	\$0.00	(\$2.29)
											Refund	\$13.26
LUDEMAN, JORDAN ROBERT	2824 13TH AVE SW		HICKORY, NC 28602		FLK1159	PENDING	Refund Generated due to proration on Bill #0045491028-2019-2019-0000-00	CATA	Tax	(\$20.45)	\$0.00	(\$20.45)
								F14	Tax	(\$4.27)	\$0.00	(\$4.27)
											Refund	\$24.72
MCALLISTER, THOMAS LEE	309 10TH AVE NE		CONOVER, NC 28613		HJM8962	PENDING	Refund Generated due to proration on Bill #0053406599-2019-2019-0000-00	CATA	Tax	(\$25.49)	\$0.00	(\$25.49)
								C04	Tax	(\$22.17)	\$0.00	(\$22.17)
								C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
											Refund	\$47.66
MCALLISTER, THOMAS LEE	309 10TH AVE NE		CONOVER, NC 28613		CL90369	PENDING	Refund Generated due to proration on Bill #0053406655-2019-2019-0000-00	CATA	Tax	(\$5.09)	\$0.00	(\$5.09)
								C04	Tax	(\$4.42)	\$0.00	(\$4.42)
											Refund	\$9.51
MCALLISTER, THOMAS LEE	309 10TH AVE NE		CONOVER, NC 28613		HJY5842	PENDING	Refund Generated due to adjustment on Bill #0056175745-2020-2020-0000-00	CATA	Tax	(\$18.37)	\$0.00	(\$18.37)
								C04	Tax	(\$15.97)	\$0.00	(\$15.97)
								C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
											Refund	\$34.34
MCCRARY, ALAN CLARK	1990 6TH ST NW		HICKORY, NC 28601		FHM5140	PENDING	Refund Generated due to proration on Bill #0050171310-2019-2019-0000-00	CATA	Tax	(\$83.86)	\$0.00	(\$83.86)
								C05	Tax	(\$85.68)	\$0.00	(\$85.68)
								C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
											Refund	\$169.54
MEARES, JOHN MELVIN III	1012 10TH STREET CT NW		HICKORY, NC 28601		FDZ3421	PENDING	Refund Generated due to proration on Bill #0046573745-2019-2019-0000-00	CATA	Tax	(\$66.42)	\$0.00	(\$66.42)
								C05	Tax	(\$67.86)	\$0.00	(\$67.86)
								C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
											Refund	\$134.28
MORETZ, PETRINA COOK	4232 BOGGS RD		CLAREMONT, NC 28610		HHL2564	PENDING	Refund Generated due to proration on Bill #0047866069-2019-2019-0000-00	CATA	Tax	(\$10.69)	\$0.00	(\$10.69)
								F12	Tax	(\$2.41)	\$0.00	(\$2.41)
											Refund	\$13.10
MURR, MADELEINE POWELL	3715 FOXBORO LN NE		HICKORY, NC 28601		HHB6214	PENDING	Refund Generated due to proration on Bill #0052449439-2019-2019-0000-00	CATA	Tax	(\$46.91)	\$0.00	(\$46.91)
								C05	Tax	(\$47.93)	\$0.00	(\$47.93)
								C05	Vehicle Fee	\$0.00	\$0.00	\$0.00



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							Refund				\$94.84
OWENS, SHAMEKA MAE	1941 20TH AVE DR NE	APT 74	HICKORY, NC 28601	HJY1816	PENDING	Refund Generated due to proration on Bill #0055630947-2020-2020-0000-00	CATA	Tax	(\$43.01)	\$0.00	(\$43.01)
							C05	Tax	(\$43.94)	\$0.00	(\$43.94)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
							Refund			\$86.95	
PRATTE, JOSEPH MELVIN	920 42ND AVENUE LN NE		HICKORY, NC 28601	XYN9337	PENDING	Refund Generated due to proration on Bill #0050138582-2019-2019-0000-00	CATA	Tax	(\$79.49)	\$0.00	(\$79.49)
							C05	Tax	(\$81.22)	\$0.00	(\$81.22)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
							Refund			\$160.71	
PRESTWOOD, BRUCE EMERY	975 MOURNING DOVE DR		MYRTLE BEACH, SC 29577	DED8364	PENDING	Refund Generated due to proration on Bill #0040065342-2019-2019-0000-00	CATA	Tax	(\$57.36)	\$0.00	(\$57.36)
							C04	Tax	(\$49.87)	\$0.00	(\$49.87)
							C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
							Refund			\$107.23	
PRICE, GREGORY SCOTT	6983 SHERRILLS FORD RD		SHERRILLS FORD, NC 28673	PDL6240	PENDING	Refund Generated due to proration on Bill #0034039459-2019-2019-0000-00	CATA	Tax	(\$23.82)	\$0.00	(\$23.82)
							F08	Tax	(\$5.38)	\$0.00	(\$5.38)
							Refund			\$29.20	
PROPST, ANTHONY DALE	1980 REDBERRY LN		CONOVER, NC 28613	7K3013	PENDING	Refund Generated due to proration on Bill #0048363197-2019-2019-0000-00	CATA	Tax	(\$66.63)	\$0.00	(\$66.63)
							F07	Tax	(\$7.53)	\$0.00	(\$7.53)
							Refund			\$74.16	
PROPST, CANDY DARLENE	1324 39TH ST SW		HICKORY, NC 28602	7R6558	PENDING	Refund Generated due to proration on Bill #0051586409-2019-2019-0000-00	CATA	Tax	(\$19.79)	\$0.00	(\$19.79)
							C06	Tax	(\$19.62)	\$0.00	(\$19.62)
							Refund			\$39.41	
PROPST, LEAH MISENHEIMER	1980 REDBERRY LN		CONOVER, NC 28613	6X9439	PENDING	Refund Generated due to proration on Bill #0045344542-2019-2019-0000-00	CATA	Tax	(\$14.45)	\$0.00	(\$14.45)
							F07	Tax	(\$1.63)	\$0.00	(\$1.63)
							Refund			\$16.08	
RINCK, JERRY SCOTT	1741 BELCROSS LN		NEWTON, NC 28658	CM29140	PENDING	Refund Generated due to adjustment on Bill #0053727867-2019-2019-0000-00	CATA	Tax	(\$4.60)	\$0.00	(\$4.60)
							F14	Tax	(\$0.96)	\$0.00	(\$0.96)
							Refund			\$5.56	
RUSS, JOANN WRIGHT	4338 1ST STREET DR NW		HICKORY, NC 28601	1022RH	PENDING	Refund Generated due to proration on Bill #0050272395-2019-2019-0000-00	CATA	Tax	(\$27.44)	\$0.00	(\$27.44)
							C05	Tax	(\$28.04)	\$0.00	(\$28.04)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
							Refund			\$55.48	
RYE, BRADFORD CECIL	PO BOX 156		VALE, NC 28168	HDV6611	PENDING	Refund Generated due to proration on Bill #0049796563-2019-2019-0000-00	CATA	Tax	(\$8.49)	\$0.00	(\$8.49)
							C05	Tax	(\$8.67)	\$0.00	(\$8.67)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
							Refund			\$17.16	
SABATTINI,	1611 OAK		HICKORY, NC	HCC5468	PENDING	Refund Generated due	CATA	Tax	(\$15.03)	\$0.00	(\$15.03)



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Owner Name	Address	County	Vehicle ID	Status	Refund Reason	Code	Description	Amount	Refund	Total
MATTHEW VINCENT	LEAF DR	28601			to proration on Bill #0049628264-2019-2019-0000-00	C04	Tax	(\$13.07)	\$0.00	(\$13.07)
						C04	Vehicle Fee	\$0.00	\$0.00	\$0.00
								Refund	\$28.10	
SHARPE, ROBIN SZALANSKI	3580 5TH ST DR NE	HICKORY, NC 28601	FJS3790	PENDING	Refund Generated due to proration on Bill #0051157189-2019-2019-0000-00	CATA	Tax	(\$9.60)	\$0.00	(\$9.60)
						C05	Tax	(\$9.81)	\$0.00	(\$9.81)
						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$19.41							
STAAS, KATHRIN	2008 8TH ST SE	HICKORY, NC 28602	CHE8045	PENDING	Refund Generated due to proration on Bill #0031707874-2019-2019-0000-00	CATA	Tax	(\$19.84)	\$0.00	(\$19.84)
						C05	Tax	(\$20.27)	\$0.00	(\$20.27)
						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$40.11							
STIKLEATHER, DONNA HEFFNER	5198 BETHEL CHURCH RD	HICKORY, NC 28602	VXY5648	PENDING	Refund Generated due to proration on Bill #0018220728-2019-2019-0000-00	CATA	Tax	(\$34.15)	\$0.00	(\$34.15)
						F03	Tax	(\$4.26)	\$0.00	(\$4.26)
								Refund	\$38.41	
SWINNEN, MARC HUBERT	953 30TH AVENUE LN NE	HICKORY, NC 28601	BJF1047	PENDING	Refund Generated due to proration on Bill #0014441855-2019-2019-0000-00	CATA	Tax	(\$32.97)	\$0.00	(\$32.97)
						C05	Tax	(\$33.69)	\$0.00	(\$33.69)
						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$66.66							
TAYLOR, TIMOTHY LEE	1854 HAGAN DR	CLAREMONT, NC 28610	HJY4886	PENDING	Refund Generated due to proration on Bill #0056053722-2020-2020-0000-00	CATA	Tax	(\$46.00)	\$0.00	(\$46.00)
						F11	Tax	(\$8.80)	\$0.00	(\$8.80)
								Refund	\$54.80	
TAYLOR, TOMMY CLAY	3806 CINDERELLA ST	CLAREMONT, NC 28610	HBV6476	PENDING	Refund Generated due to adjustment on Bill #0053214100-2019-2019-0000-00	CATA	Tax	(\$19.66)	\$0.00	(\$19.66)
						F11	Tax	(\$3.08)	\$0.00	(\$3.08)
								Refund	\$22.74	
VANG, NENG	876 HIGHLAND AVE NE	#3	HICKORY, NC 28601	PENDING	Refund Generated due to proration on Bill #0048922635-2019-2019-0000-00	CATA	Tax	(\$1.20)	\$0.00	(\$1.20)
						C05	Tax	(\$1.23)	\$0.00	(\$1.23)
						C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
		Refund	\$2.43							
VELASCO, SONYA SUSANA	2299 E NC 10 HWY	CONOVER, NC 28613	HJY5504	PENDING	Refund Generated due to adjustment on Bill #0056253854-2020-2020-0000-00	CATA	Tax	(\$144.38)	\$0.00	(\$144.38)
						F14	Tax	(\$32.64)	\$0.00	(\$32.64)
								Refund	\$177.02	
VESTAL, CARL DOUGLAS	3806 CALDWELL RD	NEWTON, NC 28658	XYP1271	PENDING	Refund Generated due to proration on Bill #0014426281-2019-2019-0000-00	CATA	Tax	(\$5.14)	\$0.00	(\$5.14)
						F09	Tax	(\$0.70)	\$0.00	(\$0.70)
								Refund	\$5.84	
WHITE, BONNIE CAMPBELL	4600 S OLIVERS XRD	MAIDEN, NC 28650	TCW8043	PENDING	Refund Generated due to adjustment on Bill #0056246759-2020-2020-0000-00	CATA	Tax	\$0.00	\$0.00	\$0.00
						C05	Tax	(\$61.81)	\$0.00	(\$61.81)
						C05	Vehicle Fee	(\$5.00)	\$0.00	(\$5.00)



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						2020-0000	F10	Tax	\$7.92	\$0.00	\$7.92
										Refund	\$58.89
WILSON, BARBARA ETHEL	142 FITZSIMMONS DR		N AUGUSTA, SC 29860	XYP7694	PENDING	Refund Generated due to proration on Bill #0032016277-2018- 2018-0000-00	CATA	Tax	(\$22.28)	\$0.00	(\$22.28)
							C05	Tax	(\$21.95)	\$0.00	(\$21.95)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
										Refund	\$44.23
YARBROUGH, DEBRA CONARY	515 2ND AVE NW		HICKORY, NC 28601	YRA5511	PENDING	Refund Generated due to proration on Bill #0035201858-2019- 2019-0000-00	CATA	Tax	(\$18.66)	\$0.00	(\$18.66)
							C05	Tax	(\$19.07)	\$0.00	(\$19.07)
							C05	Vehicle Fee	\$0.00	\$0.00	\$0.00
										Refund	\$37.73
										Refund Total	\$5136.91

COMMISSIONER APPROVAL OF RELEASES & REFUNDS

TIME PERIOD: August 1, 2020 Thru August 31, 2020

PROCESSED: September 21, 2020

REGULAR RELEASES

MOTOR VEHICLE	\$0.00
REAL & PERSONAL	\$19,999.66
TOTALS	\$19,999.66

REGULAR REFUNDS

MOTOR VEHICLE	\$0.00
REAL & PERSONAL	\$87.09
TOTALS	\$87.09

COUNTY GRAND TOTAL \$20,086.75

NEW MOTOR VEHICLE SYSTEM REFUNDS (VTS)

MOTOR VEHICLE NCVTS	\$5,136.91
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RANDY ISENHOWER
CHAIRMAN OF THE BOARD
CATAWBA COUNTY BOARD OF COMMISSIONERS