

October 15, 2025, MB#57  
Special Joint Meeting

Catawba County Board of Commissioners  
Special Joint Meeting  
with  
Hickory City Council & Trivium Board of Directors  
Wednesday, October 15, 2025, 9:00 a.m.

The Catawba County Board of Commissioners met in a Special Joint Session with Hickory City Council and Trivium Board of Directors on Wednesday, October 15, 2025, at 10:00 a.m., at Hickory Metro Convention Center, 1930 13<sup>th</sup> Avenue Drive SE, Hickory, North Carolina. The purpose of this Special Meeting was to hold a public hearing on a proposed economic development agreement.

Present were Chair Randy Isenhower, Vice-Chair Austin Allran, and Commissioners Robert C. Abernethy, Jr., and Barbara G. Beatty. Commissioner Cole Setzer was not present.

Also present were County Manager Mary Furtado, Assistant County Manager Justin Merritt, Assistant Manager Paul Murray, County Attorney Jodi Stewart, Assistant County Attorney Joshua Teague and County Clerk Dale Stiles.

1. Chair Randy Isenhower welcomed everyone present.
2. Chair Randy Isenhower called the Catawba County Board of Commissioners to order, noting a quorum was present.
3. Mayor Hank Guess called Hickory City Council to order, noting a quorum was present.
4. Chairman Hank Guess called the Trivium Board of Directors to order, noting a quorum was present.
5. Catawba County Economic Development President Scott Millar presented an overview of American Fuji Seal.
6. After the presentation, there were no questions by elected bodies.
7. Chairman Isenhower called the public hearing to order. With no one coming forward, Chairman Isenhower closed the public hearing.
8. Vice-Chair Austin Allran made a motion that the Catawba County Board of Commissioners approve the Economic Development Agreement, as presented by Mr. Millar, between the City of Hickory, Catawba County, and American Fuji Seal, Inc., along with any related Resolutions, and that the Board authorize the Chairman to execute the Economic Development Agreement and any and all documents necessary to complete the substance of the Resolutions and the underlying transaction. The motion carried unanimously, 4-0.

*The following resolution applies:*

Resolution No. 2025-  
Resolution Authorizing Economic Development Incentives for  
American Fuji Seal, Inc.

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

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

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

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

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

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

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

- 1) The recitals set forth above are incorporated herein by reference as if fully restated.
- 2) The Board of Commissioners approve appropriating and spending from the County's general fund amounts to make incentive payments as more specifically described in the EDA attached hereto as Exhibit A and incorporated herein by reference and authorizes the sale and conveyance of Lot 7, owned by Trivium Corporate Center Inc., a non-profit jointly developed and funded by Catawba County and the City of Hickory, to the Company, conditioned on the company's required minimum investment and maintenance of new jobs, which will pay above the median average hourly wage in the County, as described in the attached EDA. The facility will generate property tax revenues over the next 10 years in an amount at least sufficient to return to the County the fair market value of the property in excess of the revenue from the conveyance.
- 3) The Board of Commissioners hereby ratifies and approves the attached EDA and authorizes the Chairman of the Board of Commissioners to take all actions necessary to implement the actions and grants required by that agreement.

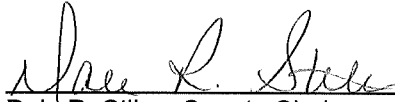
This the 15<sup>th</sup> day of October, 2025.

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9. Adjournment. Upon a motion by Barbara G. Beatty which unanimously carried, the meeting was adjourned at 9:23 a.m. with no further action.



Randy Isenhower, Chair  
Catawba County Board of Commissioners



Dale R. Stiles, County Clerk