



# PERSON COUNTY

— ECONOMIC DEVELOPMENT —

**Date:** January 28, 2025

**Time:** 4:00 pm

**Location:** EDC Boardroom, 303 S. Morgan St., Roxboro, NC 27573

## Regularly-Scheduled Meeting Agenda

Time	Item	Leader
4:00	Welcome	Mr. G. Phillip Allen, Chairman
4:02	Invocation	Mr. Scott McKinney, Vice-Chairman
4:03	Resignation of Board Member <b>**Request a motion to approve or deny resignation</b>	Ms. Brandy Lynch, ED Director
	Officer Nomination and Vote	
4:04	a) Chair b) Vice-Chair c) Secretary	Ms. Brandy Lynch, ED Director
4:10	Approval of the Minutes <b>**Request a motion to approve the November 19, 2024 Meeting Minutes</b>	Newly Elected Chairman
4:15	Action Plan Update	Ms. Brandy Lynch, ED Director
4:25	Next Steps	Ms. Brandy Lynch, ED Director
4:40	Director Report	Ms. Brandy Lynch, ED Director
4:45	Chairman Report	Newly Elected Chairman
4:50	Next Meeting <i>Set for February 25, 2024, 4:00pm, EDC Boardroom, 303 S. Morgan St., Roxboro, NC 27573</i>	Newly Elected Chairman
4:55	<b>**Adjourn</b>	Newly Elected Chairman <b>**Action Requested</b>

January 2024 – December 2024 **116** Projects Were Worked



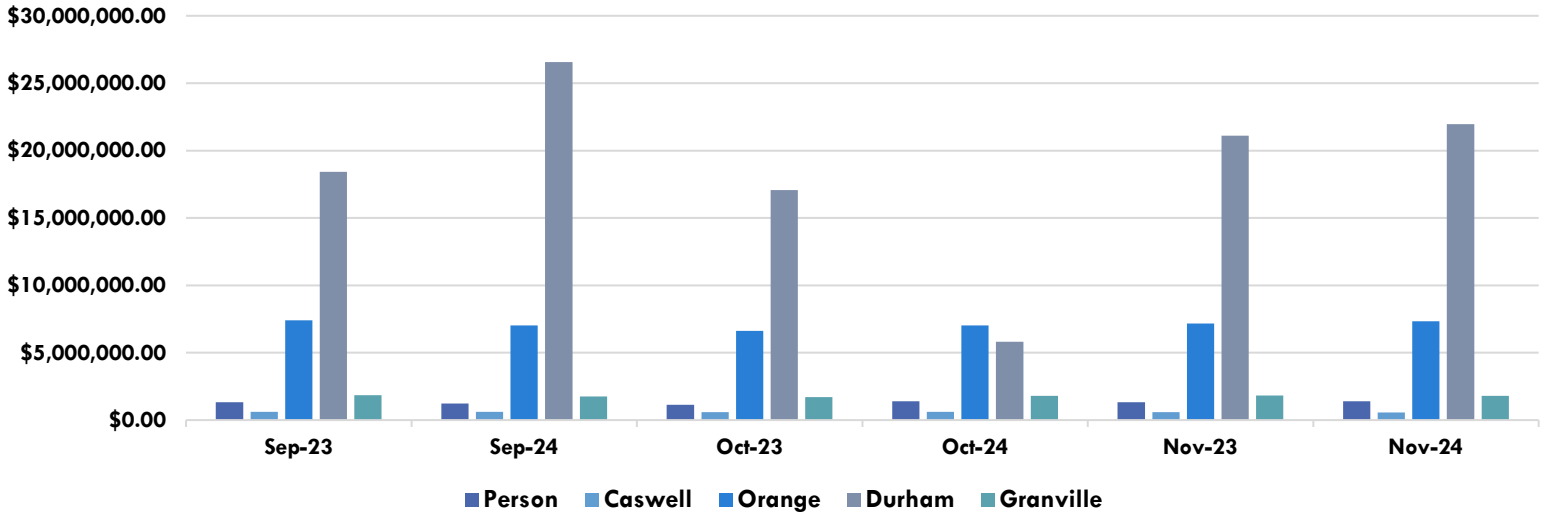
**PERSON COUNTY**  
ECONOMIC DEVELOPMENT

Top 3 Reasons Why Projects Were Not Submitted:

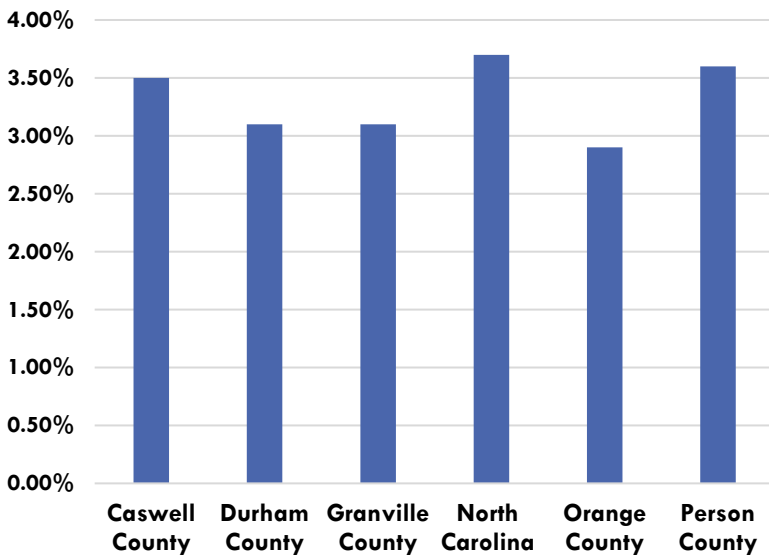
1. 5-10 Miles for an Interstate
2. 30ft – 40ft Ceiling Height
3. Rail Access

**Person County Demographic Report**

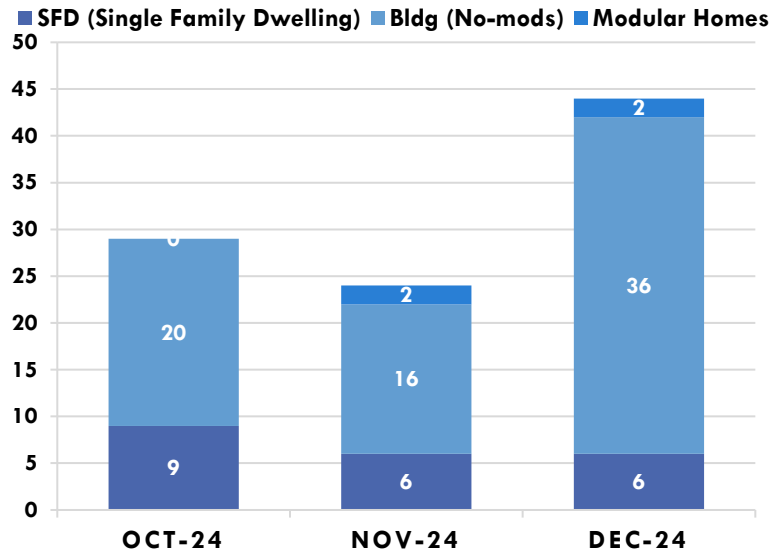
**Sales Tax**



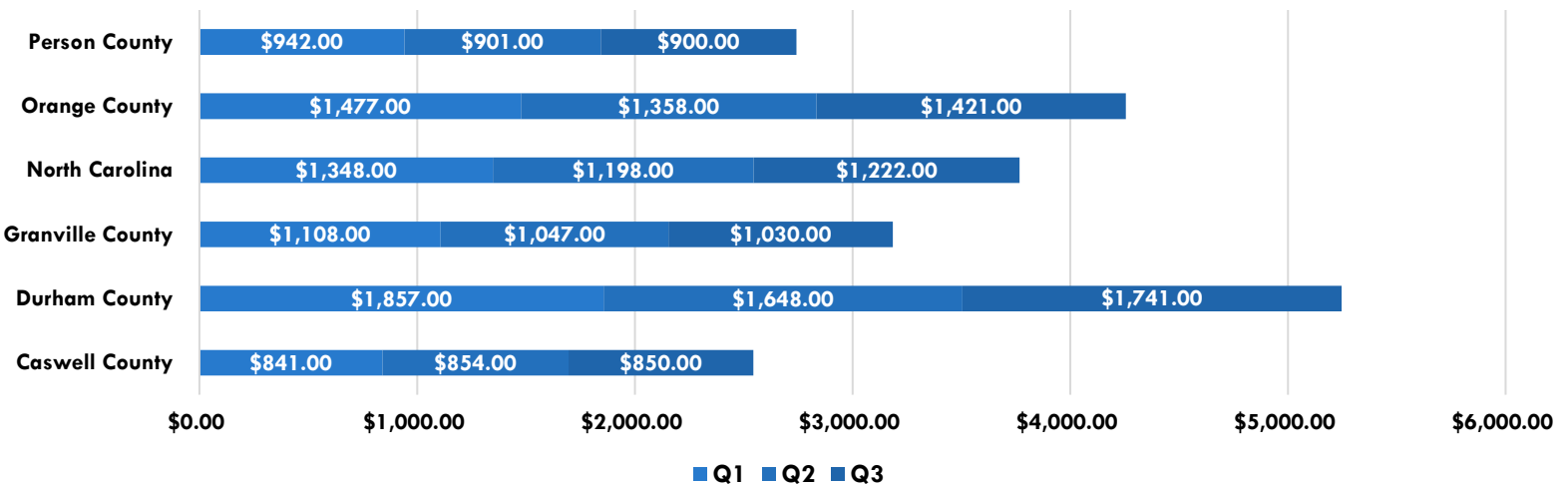
**November 2024 Unemployment Rates**



**PERMIT ACTIVITY**



**Average Weekly Wage 2023**





# PERSON COUNTY

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## Highlights November 2024-January 2025

- The Economic Development Marketing Flyer was distributed to frequently visited locations in the county and visitor centers throughout the state.
- The Business Resources brochure has been printed and is currently being distributed.
- Economic Development staff attended and began planning the Kerr-Tar Summit in collaboration with other local organizations.
- The redevelopment of the Economic Development website is progressing well.
- Possible expansion plans for the Raleigh Regional Airport were presented to the Person County Board of Commissioners.
- The Golden Leaf Grant for the North Park Site has been successfully closed out.
- Bryan and Brandy attended the Roxboro Area Chamber of Commerce Annual Banquet.
- Bryan participated in ribbon cuttings and Good Morning Coffee Hour.
- Local industry visits have continued positively, with a great response from the community.
- Meetings were held with tourism representatives and members of the Kerr-Tar chambers.
- Staff participated in submitting a housing grant; unfortunately, Person County was not chosen.
- In October, an update on the pending development in the City of Roxboro was released, with staff estimating 1,599 new dwelling units.
- The Old Durham Road apartments are nearing completion and are almost ready for occupants.
- Assistance was provided to several small businesses seeking new locations to relocate or expand.



# PERSON COUNTY

— ECONOMIC DEVELOPMENT —

- Staff participated in a CTE (Career and Technical Education) call.
- Collaboration with NC State is underway to establish internships for our local industries, with one internship already secured.

## **Upcoming Events of Interest**

- Economic Development staff will attend the NCEDA Spring Conference, NC Main Street Conference, and NC Rural Summit
- The Wall that Heals will be on display from May 1-4 at the Rock Athletic Complex
- Staff will be meeting with the NC Department of Commerce and the Governor's office in February
- On February 17<sup>th</sup>, the county will be closed in the observance of Veteran's Day

## Information for the EDC Advisory Board

### **Person County Updates**

- Person County Planning Director interviews are scheduled
- Department Heads met with the new members of the Person County Commissioners Board
- The Digital Inclusion Plan final draft has been accepted
- Tax Revaluations went out in the mail and are updated online
- Budget season is well underway. The Person County Commissioners did not have a tax increase last year; with rising costs, there will likely be a need to cut departmental budgets for the upcoming year and make some reductions this year
- Staff will be meeting with the NC Department of Commerce and the Governor's office in February
- Person County Commissioners Budget retreat is February 18
- Person County has a contract with a Grant Writer
- Person County will hold a Civics Academy from March through May; the application process will start next week, and there will be a cap of 15 people

# ED Now Feature | 2025 Economic and Real Estate Outlook

TUESDAY, JANUARY 14, 2025

By Aaron N. Gruen

The following summarizes the economic and real estate outlook for 2025 and the public policy, land use, and economic development strategies needed to respond to the forecast opportunities and challenges.

## Technology Innovation

Technological innovation in AI, life sciences, sustainable energy, and other fields will have wide-ranging transformational effects.

R&D and hiring for AI is concentrated in early-adopter hubs including the San Francisco, San Jose, Seattle, and Boston metro areas. These first-mover hubs will maintain and build up their agglomeration advantages.

Communities seeking to share in the economic development benefits associated with innovation economies and/or maintain high innovation economies should encourage high production of housing to improve costs of living and quality-of-life advantages.

## Housing

Housing supply constraints will continue with among the lowest available existing housing inventory in more than four decades.

Driven by millennials entering their primary home purchase years as well as immigration, housing demand will continue to exceed housing supply.

Because of the supply-demand imbalance, housing affordability will worsen.

As a result, multifamily housing occupancy rates will remain at high levels.

Demand for single-family rentals (SFRs) will increase due to an increase in newly formed households and households seeking to move from apartment units.

Reducing the time, uncertainty, and cost of permitting for housing is imperative.

## **Industrial**

A focus on achieving greater supply chain resilience, faster delivery, and inventory management; onshoring of semiconductor manufacturing; continued e-commerce growth; and reduced construction activity will produce healthy absorption and rents for well-located quality industrial properties.

Some former industrial areas no longer well-suited for industrial development may be positioned for conversion to data centers for which technological innovation will continue to create demand in more widely dispersed geographic areas.

## **Retail**

Experiential retail—spaces designed to offer immersive experiences rather than just products—continues to grow. Malls and shopping centers will continue to be repurposed into mixed-use developments, combining residential, healthcare, and restaurant and entertainment spaces to create vibrant community hubs. Municipalities will frequently need to consider providing zoning relief and financial incentives to make such redevelopments financially feasible.

*Aaron N. Gruen is a principal of Gruen Gruen + Associates, a market research, urban economics, land use policy, and pre-development services firm with offices in Chicago, Denver, and San Francisco.*

**Tagged in:**





**PERSON COUNTY**  
— ECONOMIC DEVELOPMENT —

# Person County, North Carolina

## 2024 Economic Development Action Plan

*“To create opportunities for families & businesses to prosper & compete in a global economy”*

### I. Retain Existing Economic Drivers

**Goal:** Engage existing economic powerhouses to support their success and investment in the county

**Strategies:**

- Identify and support priority partners and industries
- Connect local industry and community institutions
- Ensure future viability of agriculture and agro-tourism

### II. Strengthen the Local ED Ecosystem

**Goal:** Bolster local assets to enhance viability and visibility to future investors and business growth

**Strategies:**

- Monitor housing and quality of life indicators
- Secure resources for future development
- Develop infrastructure to meet anticipated needs
- Prepare prime development sites for investment

### III. Foster Opportunity and Growth

**Goal:** Demonstrate the county potential as a place for businesses and for working people to prosper

**Strategies:**

- Advance shared interests with regional ED orgs
- Foster new amenities to attract potential residents
- Cultivate agriculture and agro-tourism capacity
- Support funding for improvements at PCC

### IV. Improve Organizational Efficacy

**Goal:** Foster an ED Commission and Department that can fulfill their duties to this community

**Strategies:**

- Report consistent quality of life and economic metrics
- Collaborate on messaging and external materials
- Continue and enhance marketing efforts with WRAL
- Build shared understanding and consensus on goals

## i. Retain Existing Industry

Goal: Engage existing economic powerhouses to support their success and investment in the county

### 1. Establish and maintain database of priority partners

- Roxboro Area Chamber of Commerce
  - Seat on the board
  - Supported interim director/director
  - Assisted with nearly all ribbon cuttings, business after hours events, Personality Festival, and other events
  - Promoted the Chamber to businesses in surrounding counties to encourage and support new investment in Person County
  - Provided chamber information to vendors that offered services that Person County did not have
- Uptown Roxboro Group
  - Seat on the board
  - Assisted with Touch a Truck event, Jingle on Main
  - Assisted with planning events
  - Creating a survey for Uptown Businesses to determine interest in a Social District and evaluating benchmark communities to determine positives and negatives of a Social District in Uptown Roxboro
  - Attending Main Street Conference in March 2025 to learn trends and techniques to improve Uptown Roxboro
- Person County Tourism Development Authority
  - On-going collaboration to promote the County as a place to visit
  - Working to devise a strategy to ensure hospitality businesses have sufficient marketing materials to provide guests
- Piedmont Community College and Piedmont Community College Small Business Center
  - Work closely with PCC to ensure Person County and regional industries have access to a well-trained, work-ready workforce
  - Promote and encourage small businesses to utilize the Small Business Center for assistance in developing business plans, securing financing, and receiving guidance and counseling.
- Small Business and Technology Development Center
  - Initiated a working relationship with SBTDC in Chapel Hill and Durham to better understand resources available to Person County businesses
  - Collaborated to help interested businesses receive guidance and counseling to address issues hampering growth such as cash flow, debt repayment, staffing, marketing and accessing working capital.
- Kerr-Tar Council of Governments
  - Collaborating with KTCOG as projects arise
  - Participating in events, trainings, and meetings to stay abreast of trends and programs in the Kerr Tar Region
  - Promoting business resources offered by KTCOG such as revolving loan fund and micro loan fund



- North Carolina Cooperative Extension
    - Maintain consistent contact with Person County Cooperative Extension to better understand the needs of our agricultural community
    - Collaborate on agribusiness projects such as Open Book Extracts expansion
  - Ideas for Improvement
    - More engagement with civic clubs and community development non-profits in Person County/region
      - We are already doing this, but could increase our engagement
2. Identify major issues faced by industry partners; develop resources to facilitate success
- Conducting Business Retention and Expansion visits with large industries to understand challenges facing these industries
    - Most common issue: workforce availability and workforce retention especially in hard-to-fill roles
    - Supporting Piedmont Community College for workforce training
    - Working with N.C. State Industry Expansion to assist companies when needed; promoting and assisting companies interested in the Rural Works! Internship Program to facilitate the recruitment of professional talent to Person County industries.
  - Met with state and federal elected officials at Kerr-Tar Council of Governments to discuss regional infrastructure needs and ongoing issues facing economic development at the state and local level
  - Working with Kerr Tar Council of Governments and Research Triangle Regional Partnership regarding contracting a site selection firm to conduct an analysis and offer recommendations regarding current inventory and avenues for improvement.
  - Ideas for Improvement
    - More business visits in 2025 with a goal of 125 visits
    - Perform BRE visits with priority partners when feasible (e.g. team up with PCC, Chamber of Commerce, EDPNC)
      - We are currently doing so when applicable based on the needs of the respective company
    - Plan and execute an annual county job fair

## ii. Attract New Businesses and Engagement

Goal: Demonstrate the county potential as a place to prosper, both for businesses and for working people

1. Partner with regional ED organizations to advance shared priorities and interests
  - North Carolina Economic Development Association

- Attended North Carolina Economic Development Association conferences and events to develop professional relationships with other economic development organizations in the state
  - Kerr Tar Council of Governments
    - Attended Kerr Tar Council of Government events to strengthen ties with economic development organizations in the Kerr Tar Region
    - Regularly engage with Kerr Tar COG to foster regional economic development
    - Engage with and participate in Kerr Tar programs, meetings, and events
  - Carolina Core
    - Attended Carolina Core events to strengthen ties with economic development organizations with the Carolina Core
  - Neighboring Counties
    - Organized a roundtable of Chamber of Commerce directors from neighboring counties to strengthen relationships and share knowledge and experience including collaborating on agritourism events and business promotion
  - Research Triangle Regional Partnership
    - Collaborated with the Research Triangle Regional Partnership to promote economic development in the Research Triangle Region.
    - Attended RTRP roundtable to assess regional assets and the prospect of promoting agricultural technology investment in the Kerr Tar region.
  - Ideas for Improvement
    - Better engagement with Carolina Core
      - Better engagement with Carolina Core may not be the best investment of time given that Person County is not geographically situated within the Carolina Core.
2. Develop and advertise prime sites for new development
- Ongoing outreach to site selectors, real estate firms, and individual agents to help promote inventory in Person County.
    - Met with RTRP site selectors to better evaluate Person County and the region pertaining to business attraction and site selection
  - Developed and promoted the North Park Site and Mega Park; Mega Park purchased by Microsoft and North Park Site is in negotiations
  - Working with EDPNC to submit projects to prospective companies
  - Working directly with companies interested in relocating or starting operations in Person County
  - Ideas for Improvement
    - Develop a site on the southern half of the County
    - Leverage Raleigh Regional Airport's proximity to Danville, Durham, and RTP
3. Foster new amenities to attract potential residents
- Support Parks and Recreation with work to create the Rotary Club of Roxboro Centennial Park and implement a multi-use path connecting City of Roxboro to the City of Durham

- Working with NC Welcome Centers to develop better advertising of Person County
  - Collaboration between Department of Commerce and community partners
- Ideas for Improvement
  - Better and increased collaboration between Person-Caswell Lake Authority and Economic Development
  - Increased promotion of Recreation, Arts, and Parks projects (i.e. Rotary Club of Roxboro Centennial Park, Mayo Lake, Proposed greenway trail) as a way to highlight the high quality of life available in Person County.
  - Continued/increased support of hospitality and entertainment industry ventures to recruit new residents to Person County
  - Leverage and capitalize on growth in Durham, Granville, and Orange counties to attract new residents (i.e. showcase Person County as a great place to live while being close to population centers)
  - Attend Tourism Day at I-85 Welcome Center with community partners to highlight Person County

### iii. Enhance the Local ED Ecosystem

Goal: Bolster local assets to enhance viability and visibility to future investors and business growth

1. Support funding for capital and program improvements at Piedmont Community College
  - Supported the purchase of the CHATT building
    - Toured the CHATT building to better understand the intended use and better support operations at this facility
  
2. Monitor growth in new housing and housing values
  - Ongoing review of data on building permits
  - Ongoing review of potential and ongoing housing development
  - Continue to meet with developers to facilitate residential growth
  
3. Provide funds to incentivize new development
  - Continue working with EDPNC to incentivize businesses to locate in Person County
  - Promoting funding opportunities through KTCOG and CDFIs to encourage small business growth
  
4. Launch marketing efforts with WRAL

- Marketing efforts completed with WRAL
- Additional marketing brochure created

#### iv. Enhance Organizational Effectiveness

Goal: Foster an ED Commission and Department that can fulfill their duties to this community

1. Increase familiarity with work done in the county through site visits and assessments of completion
  - Maintain relationships with county and city departments to stay abreast of impending development projects
    - Met with Airport Board, Staff, and Airport Architecture Group
    - Consistent contact with Planning and Zoning, Inspections, and City of Roxboro
  - Maintain community relationships in order to stay up to date on working being done
    - Keeps Economic Development tied in with informal community networks
2. Monitor quality of life and ED metrics
  - Evaluating current CRM platform in order to find a more user-friendly, cost-effective solution to manage projects, BRE visits, and community contacts
3. Improve community-facing resources to share information on efforts and successes
  - Undertook the creation of a new Economic Development website in order to showcase resources, keep the public informed, and better market the county to potential investors/businesses.
  - Ideas for improvement
    - Incorporate a social media platform to better engage the public in collaboration with Person County PIO

**Minutes of the PCEDC Regularly Scheduled Meeting  
Person County EDC Board Room  
303 S. Morgan St., Roxboro, NC 27573  
November 19, 2024**

**Voting Board Members Present:**

Dr. Scott McKinney-Vice Chairman  
The Honorable Gordon Powell  
The Honorable Merylyn Newell  
Mr. Jody Blackwell

Mr. Donald Long  
Mr. Phillip Allen-Chairman  
Mr. Kenneth Perry

**Voting Board Members Absent:**

Ms. Sherry Clayton  
Mr. Jay Poindexter

**Ex Officios Present:**

Ms. Katherine Cathey, County Manager  
Dr. Claudia Berryhill, Agricultural Representative

**Ex Officios Absent:**

Dr. Rodney Peterson, PCS Superintendent  
Mr. Brooks Lockhart, City Manager  
Dr. Pamela Senegal, PCC President

**ED Staff Present:**

Ms. Brandy Lynch, Director  
Mr. Bryan Eatmon, Existing Industry Specialist  
Ms. Briana Whitt, ED Specialist (Minutes)

**Others Present:**

Mr. George Willoughby  
Ms. Sherry Wilborn  
Mr. Bo Freeman  
Ms. Dana Blackwell  
Ms. Kim Strickland  
Ms. Antoinetta Cash Royster

**EDC Welcome and Invocation:**

At 4:00 p.m., Chairman Allen called the meeting to order.

Mr. Donald Long gave the invocation.



### **Approval of Minutes:**

Chairman Allen recognized The Honorable Marilyn Newell for the approval of the September 24, 2024, minutes.

A motion was made and unanimously approved to approve the September 24, 2024 meeting minutes.

**Motion:** Mr. Jody Blackwell

**Second:** None

Vice-Chairman Scott McKinney called for a revision to the proposed meeting schedule. The board met every other month in 2024, however McKinney stated he would like to go back to a monthly meeting. The board had a brief discussion.

Director Lynch reminded the board of the reasons they had previously changed the schedule: the large board size, schedules of volunteers, schedules of ex-officios, and staff time.

Vice-Chairman McKinney called for a vote, the vote to adopt a monthly meeting for the EDC was unanimously passed.

### **Director Report:**

Ms. Lynch started by handing the floor to Mr. Eatmon to share some good news about one of our local industries. Mr. Eatmon discusses the company Open Book Extracts, which produces CBD products. They have recently decided to shift their focus from consumer products to the extraction of CBD oil. They are in the construction phase right now of building three new buildings to extract CBD hemp. This will be very good for our agricultural community, but tobacco farmers, in general, are the best population to grow hemp in because the equipment translates well. Open Book Extracts is looking to be the number one or number two CBD oil processing company in the United States. But they're looking to grow 3000 acres total of hemp production, with 1000 acres here in Person County. Mr. Eatmon expects them to continue adding more jobs to their facility because they currently employ about 111 folks. Ms. Newell stated that some of the early challenges were water and getting the water to where it needed to be. They're looking for drought-resistant strains of hemp that can grow in the hot and dry North Carolina summers.

Mr. Powell informed the board of his experience when he could tour the facility, which was a very impressive high-tech three to \$5 million investment.

Mr. Eatmon commented that the waste coming off it, that biomass, they're looking to utilize in the community as green fertilizer for the first year of production when they start doing the extraction phase. They are planning on making biochar, which is a green fertilizer made through a low-oxygen burning process. NC State is doing a lot of research right now on biochar, so it could be an up-and-coming soil amendment.

Mr. Perry made a note to let our representative, especially representative Jeffress, make sure our representatives are on point with those transitional, emerging things like that so they can be aware of what they got we got going on here.

Mr. Blackwell stated that Open Book Extracts is struggling with many people not knowing who they are, even though they're here. I know they've reached out and spoken with Dana and Mr. Blackwell about trying to do more in the community and get more involved. So, they want to be good stewards of the community here, but they're struggling to hire folks because people don't know who they are or what they do.

Ms. Lynch stated they have asked the county for no incentives. They have asked us possibly for a letter for a grant that they're applying for. Mr. Eatmon has been working on a possible grant opportunity for housing with Kerr-Tar and the City of Roxboro. Our State Our Homes program is through the University of North Carolina, Chapel Hill, and it's an 18-month program. Essentially, it was strategic planning and stakeholder identification to address the community's affordable housing shortage. The program would bring together interested stakeholders and can provide meaningful input into figuring out what issues are the root of the problem and how to make changes or strategies to correct those problems.

Ms. Lynch announced that Microsoft is coming to Person County. We are excited to have them here. Ms. Lynch thanked all of the great partners and the directors before her as they helped pave this path. Currently, she is still under NDA. There have been numerous public records requests, and the county is replying to what it can, but through the county attorney and his advice, the NDA is still in place. I know Ms. Strickland has done a few that she could answer, but we must maintain confidentiality and their trust and go forward working with them.

One of the other questions Ms. Lynch has been asked frequently is about the road closure and Country Club Road. What are the plans for the permanent turnaround, and how will that work? Lynch is unable to say as of right now, because there are no final plans. DOT is allowing us to work off the temporary plans that the county set forth. There's a contractor in place to maintain that turnaround, the berms, the lights, the signage, and everything DOT has come out and approved, and they have agreed to let us keep using that until a permanent solution is found.

The Person County Board of Commissioners approved the sale of the North Park site. That project is still ongoing, and Ms. Lynch is working with them daily to try to close it. A couple of questions and hurdles have come up, but we are working through them. Hopefully, we'll have

some better news in the next few weeks, and it will be closed, and we'll have another good announcement.

Dr. Berryhill questioned who bought it, and Ms. Lynch stated that nobody had bought it yet. The commissioners had just approved the sale price. There is an interested company. The company had a few questions regarding the site that are still being worked through.

Ms. Lynch informed the board that there has been no slack in time in the economic development department; there have been three active projects for a while now.

At the September meeting, Ms. Lynch briefly spoke with the board about the Kerr-Tar summit, which was attended by Ms. Lynch, Mr. Eatmon, Ms. Whitt, the county manager, Commissioner Powell, and Commissioner Sims. We had a session about grants, including questions on funding options and the application process. We were able to interact with the panel to discuss our issues and inquiries, that was a welcome experience. Also, there was an excellent presentation from investors who had taken old communities and taken out loans, personal loans, to upfit their towns. Brave men and women who took on substantial debt to do that, and it's paying off. Their cities are thriving now. Mr. Blackwell and Ms. Lynch have already attended the round table discussion to plan the Summit for next year.

Ms. Lynch was happy to announce that Ms. Dana Blackwell is the new Roxboro Area Chamber Director. But one thing we noticed at Kerr-tar in our meeting about the summit was that there are a lot of new players at the table, and everybody is doing something different. We have planned a round table discussion with our Kerr-Tar partners here in Person County on December 4th that morning, and we'll be able to meet each other, talk about ideas, and collaboration.

Mr. Eatmon and Ms. Lynch have met with the SBTC recently about some opportunities they have with websites for small businesses. SBTC has put us in contact with a professor at North Carolina Central, and she has given excellent ideas and outstanding opportunities for finding a website developer and even brought one to Person County. There's one in Granville and one in Durham, which is astronomical and is out of reach for most small businesses.

Ms. Lynch and Mr. Eatmon had the privilege of attending the NCEDA conference. The conference was initially scheduled in Asheville, but because of the flood, it was moved to Greensboro, and the whole program was changed. We were asked to bring donations to the flood victims in the western part of North Carolina. They adjusted their entire program to focus on supporting the mountain communities, seeking grant funding for those areas, and learning from how New Orleans overcame its difficult circumstances.

The Farm City breakfast took place last week. Ms. Lynch could not attend due to scheduling conflicts but heard positive reviews about the event. The breakfast was held at Unsalted. Mr. Freeman mentioned that this location was chosen based on the recommendations from our

advisory committee. We decided to go for it, featuring local ingredients that were prepared by local restaurants, which formed the basis of our meal.

Ms. Lynch updated the board on the Raleigh Regional Airport terminal planning discussed at the commissioner's meeting. Proposals for potential expansion and renovation of the terminal are also available on the county's website.

Mr. McKinney inquired about the status of the GKN site. Ms. Lynch reported that she has submitted the property for several projects but has not yet received any feedback.

Mr. Perry had a few questions regarding the North Park site. He asked if there was any grant money left and where that grant money went. Ms. Lynch stated we still have a grant with Golden Leaf for that, and we did not use all the funding. However, we will not be given the extra funding. That grant will pay for all the clearing and grading. The county will not incur any cost from that at all.

Ms. Lynch began discussions with Boise Cascade during the spring and summer regarding their property in Person County. They have had some excellent conversations about it. Boise Cascade has decided to sell the property, and Ms. Lynch is collaborating with the designated agent. The marketing materials are awaiting approval, and the property should be on the market within the next couple of weeks.

**Chairman Report:**

Mr. Allen congratulated the administration, staff, and PCBIC board on the Mega Park and Microsoft. Many people have been involved in this for many years. Mr. Allen stated that it's always appropriate to recognize and find people who are willing to serve, who will volunteer, and who step up and give back to our community.

**Next Meeting:**

The next meeting is proposed for Tuesday, January 28, 2025, at 4:00 p.m. in the Person County EDC Board Room 303 S. Morgan St. Roxboro, NC.

**Adjournment:**

A motion was made, seconded, and unanimously passed to adjourn the meeting at approximately 5:26 p.m.

**Motion:** Mr. Jody Blackwell

**Second:** The Honorable Marilyn Newell

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**Date Approved**

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**Secretary**





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**Date:** November 19, 2024

**Time:** 4:00 pm

**Location:** EDC Boardroom, 303 S. Morgan St., Roxboro, NC 27573

## Regularly-Scheduled Meeting Agenda

Time	Item	Leader
4:00	Welcome	Mr. G. Phillip Allen, Chairman
4:02	Invocation	Mr. Scott McKinney, Vice-Chairman
	Consent Agenda	
4:03	<ul style="list-style-type: none"> <li>September 24, 2024 Meeting Minutes</li> <li>2025 EDC Meeting Schedule</li> </ul> <b>**Request a motion to approve the Consent Agenda as presented</b>	Mr. G. Phillip Allen, Chairman
4:05	Chairman Report	Mr. G. Phillip Allen, Chairman
4:10	Director Report	Ms. Brandy Lynch, ED Director
4:20	Next Meeting <b>TBD</b>	Mr. G. Phillip Allen, Chairman
4:20	<b>**Adjourn</b>	Mr. G. Phillip Allen, Chairman <b>**Action Requested</b>

<b>Notes:</b>

February 2023 – October 2024 **219** Projects Were Worked



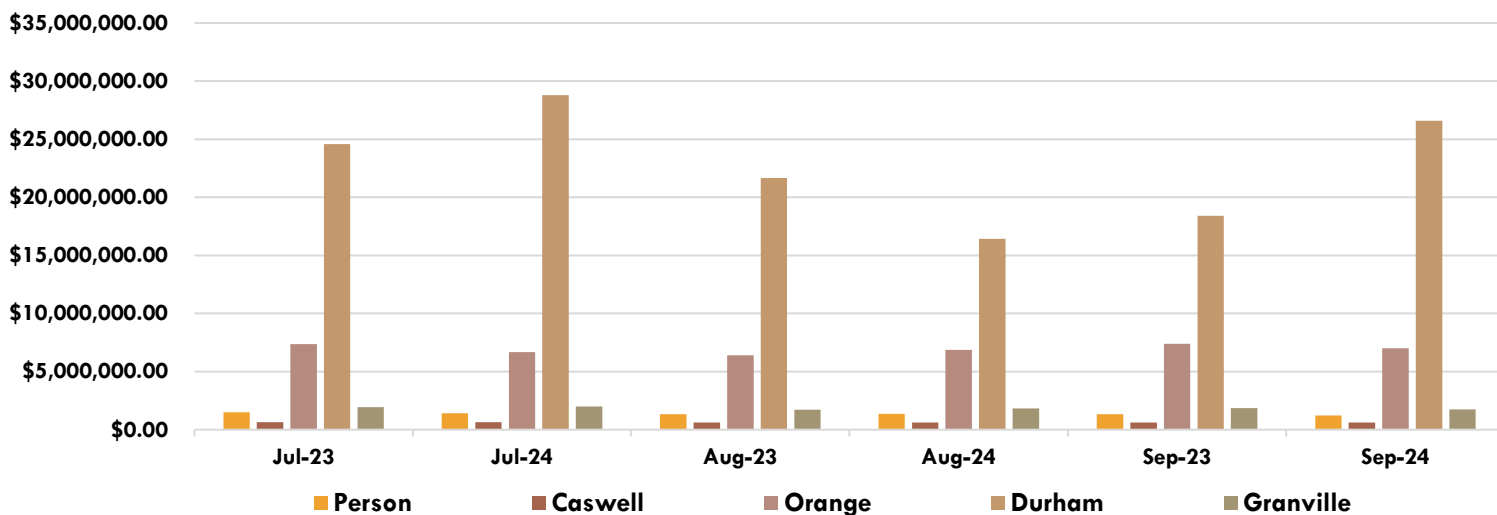
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Top 3 Reasons Why Projects Were Not Submitted:

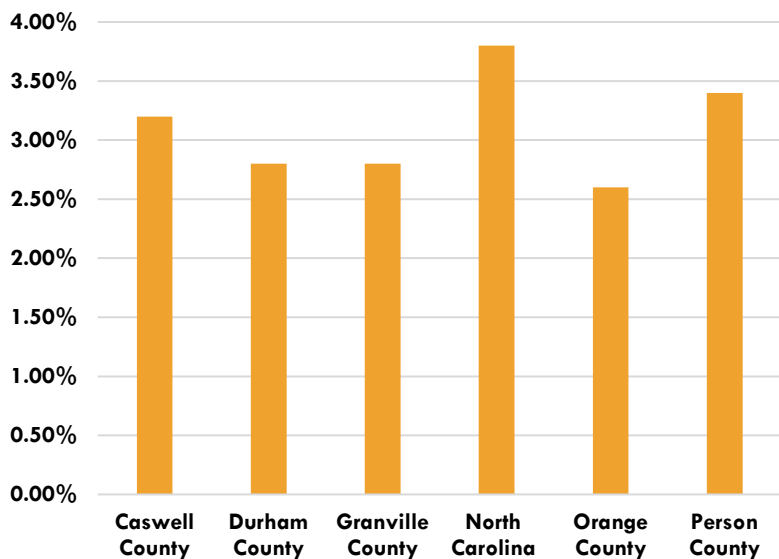
1. 5-10 Miles for an Interstate
2. 32ft – 40ft Ceiling Height
3. Close Proximity to a Major Airport

## Person County Demographic Report

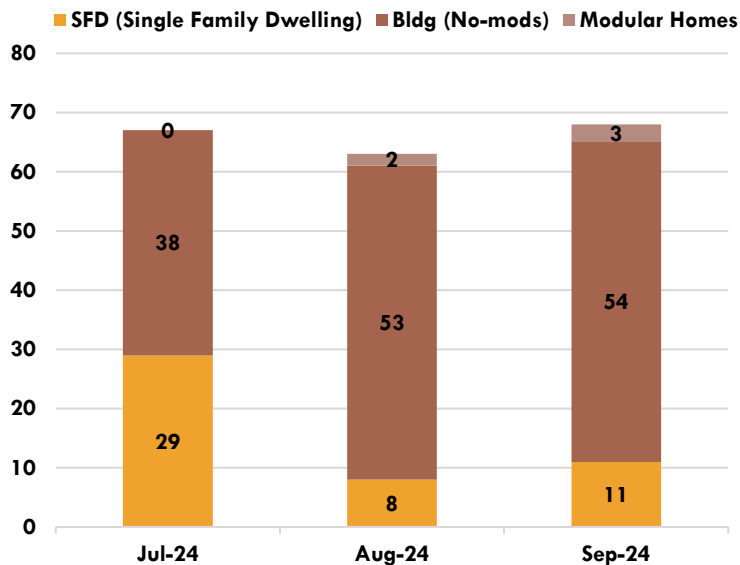
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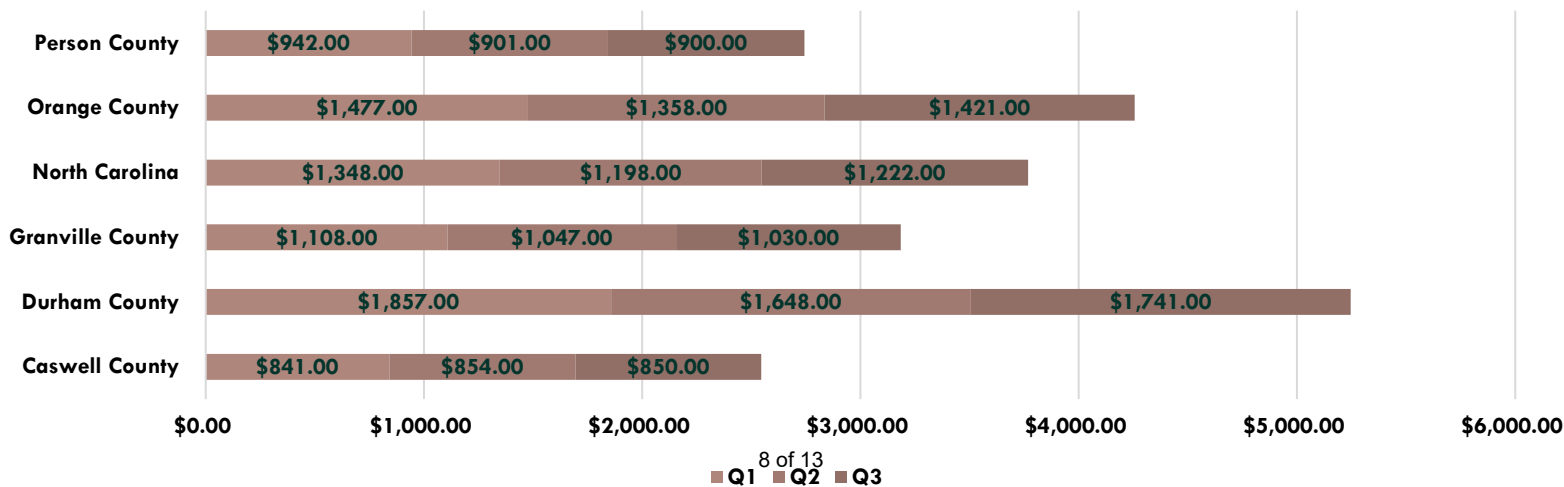
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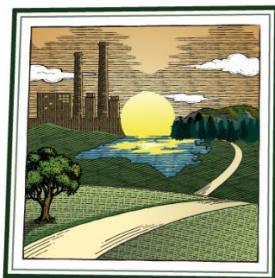


### Permit Activity



### Average Weekly Wage 2023





# PERSON COUNTY

— ECONOMIC DEVELOPMENT —

««Notice: For Emergency and/or Special Called Meetings of the EDC, please check the [EDC Meeting Materials](#) section of the [EDC website](#).»»

## Upcoming 2025 Meeting Dates for the Person County Economic Development Commission

Date:	Time:	Location:
January 28, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
March 25, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
May 27, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
July 22, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
September 23, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
November 18, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> ***
December 2025*	TBD	TBD

\*The EDC meets on 4<sup>th</sup> Tuesdays of every other month. Because the 4<sup>th</sup> Tuesday of December 2025 falls on the week of a major holiday, the Commission will determine at its November meeting whether to hold a December meeting.

\*\*Person County Transit & Development Center is located at 303 S. Morgan St. Roxboro, NC 27573

\*\*\* The November meeting will be on the 3<sup>rd</sup> Tuesday.

For more information, please contact the ED Office at 336.597.1752.



# PERSON COUNTY

— ECONOMIC DEVELOPMENT —

««Notice: For Emergency and/or Special Called Meetings of the EDC, please check the [EDC Meeting Materials](#) section of the [EDC website](#).»»

## Upcoming 2025 Meeting Dates for the Person County Economic Development Commission

Date:	Time:	Location:
January 28, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
February 25, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
March 25, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
April 22, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
May 27, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
June 24, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
July 22, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
August 26, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
September 23, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
October 28, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> **
November 18, 2025	4:00 p.m.	<a href="#">Person County Transit &amp; Development Building</a> ***
December 2025*	TBD	TBD

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# Person County

myFutureNC 2024 Attainment Profiles



Raleigh-Durham  
Prosperity Zone Sub-Region  
Peer County Type: Rural - Metro  
Local Education Agencies: 1 (2023)  
Charter Schools: 2 (2023)

2030 Proposed Person County Attainment Goal: 5,871 (Stretch Goal: 5,952)

2030 State Attainment Goal: 2 million

## Population Spotlight

2020 Census: 39,093  
2022 Estimate: 39,386  
Change: 293

## Growth Rate

0.7% County vs. 2.5% State

**\$61,302**  
Median Household Income (2022)  
State: \$67,516

**78%**  
Home Owners (2022)  
State: 67%

**31.1%**  
Child Poverty Rate (2022)  
State: 17.2%

**17.2%**  
Opportunity Youth Rate (2022)  
State: 10.9%

**65%**  
Households with Broadband (2022)  
State: 77%

**3.8%**  
Unemployment Rate (2022)  
State: 3.7%

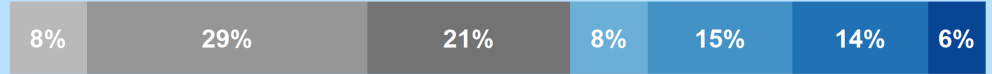
## Educational Attainment

Person County residents ages 25-44, 2022

Less than high school High school graduate (including GED) Some college, no credential Short-term credential Associate degree Bachelor's degree Graduate or professional degree

**No Degree**  
5,137  
57.9%

**Have Degree or Credential**  
3,733  
42.1%



Note: Numbers may not add up to 100% due to rounding

## Top Opportunities for Growth

These three areas represent the biggest opportunities for Person County to improve future attainment outcomes.



### Adult Learners

21% of Person County adults 25-44 have some college, no degree, above the rural - metro county average of 17%.



### High School Graduation

83% of Person County 9th graders complete high school in 4 years or less, below the rural - metro county average of 85%.



### Reading Performance

24% of Person County 3-8 graders earn college-and-career-ready scores in Reading, below the rural - metro county average of 26%.

## Promising Attainment Practices

The new **Promising Attainment Practices Database** is a curated, searchable, and filterable collection of about 250 county, region, and state-level initiatives and programs that directly address various components of the state's attainment challenge. The Database allows local and regional initiative leaders and other stakeholders to identify groups across the state who are developing or operating initiatives designed to boost attainment.

Follow link to discover how Person County has been meeting local needs:

[https://dashboard.myfuturenc.org/promising-attainment-practices/?wdt\\_search=Person](https://dashboard.myfuturenc.org/promising-attainment-practices/?wdt_search=Person)

LABOR MARKET ALIGNMENT

## In Raleigh-Durham Prosperity Zone Sub-Region:

**76.5%**

of postsecondary degrees and credentials conferred by regional institutions are aligned with labor market needs.

### Top areas of misalignment:

**Business Management & Administration** bachelor's  
**Health Science** below bachelor's  
**Information Technology** bachelor's

**5,347** Individuals served in an ApprenticeshipNC program in 2020

### UNC and NC Community College Outcomes:

**19,047** graduates in 2020

**65%** of 2016 graduates were employed in NC in 2021

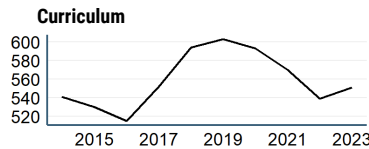
**\$50,028** annual average earnings of graduates employed in NC (includes both part-time and full-time jobs)

**54%** of adults (ages 25-44) in Person County earned a family sustaining wage, 2022

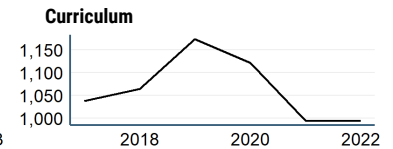
### Person County is served by:

Kerr-Tar Workforce Development Board  
Kerr-Tar Council of Governments

## UNC System College Enrollment



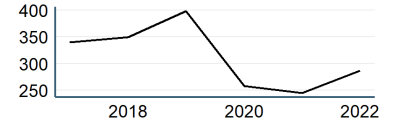
## NC Community College Enrollment



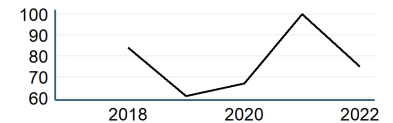
## Top 3 Five-Star Jobs in Raleigh-Durham Prosperity Zone Sub-Region

Job Title	Annual Growth
Nurse Practitioners	4%
Data Scientists	4%
Statisticians	4%

## First-time Curriculum Enrollments



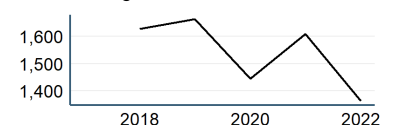
## Basic Skills



## Top 3 Employers in Person County

Employer	Employment Range
Person County Schools	500-999
Gkn Driveline Inc.	500-999
Poly Wood Llc	250-499

## Continuing Education





POSTSECONDARY COMPLETION

Adult Learners

Raleigh-Durham Sub-Prosperity Zone post-secondary enrollments in NC Community Colleges, Fall 2022

- 3,247 Basic Skills
- 29,217 Continuing Education
- 9,377 Curriculum

11% of Person County residents have student loan debt; 9% of debt holders had student loans in default. 2022

Success of Person County High School Graduates

- 78% of students who enroll persist to their second year versus 79% in peer counties. 2022
- 43% of students who enroll earn a degree or certificate within 6 years versus 56% in peer counties. 2022

Top destinations of all college-goers, Fall 2023

- 1,273 of all college-goers attended Piedmont CC
- 151 of all college-goers attended Durham TCC
- 73 of all college-goers attended Vance-Granville CC

Degree Credentials Awarded, 2022

5,278 certificate | 5,596 associate | 16,200 bachelor's

Postsecondary assets in Raleigh-Durham Prosperity Zone sub-region

Public, 4-year or above

North Carolina Central University, North Carolina State University at Raleigh, University of North Carolina at Chapel Hill

Public, 2-year

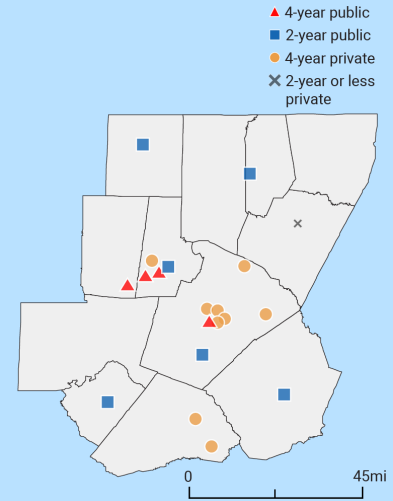
Central Carolina Community College, Durham Technical Community College, Johnston Community College, Piedmont Community College, Vance-Granville Community College, Wake Technical Community College

Private not-for-profit, 4-year or above

Campbell University, Duke University, Heritage Bible College, Meredith College, Saint Augustine's University, Shaw University, Southeastern Baptist Theological Seminary, Southeastern Free Will Baptist Bible College, Watts School of Nursing, William Peace University

Private not-for-profit, 2-year

Louisburg College



COLLEGE & CAREER ACCESS

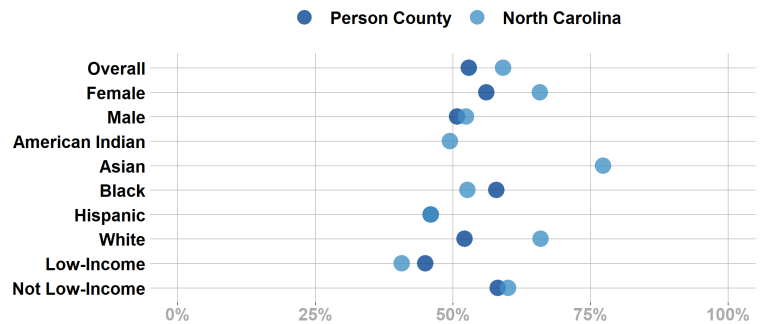
60% of seniors completed the FAFSA in 2023, compared to 62% statewide; 47 more need to complete in 2023 to meet state goal of 80%. 2023

64% of graduates reported intentions to enroll in a postsecondary institution versus 68% in peer counties. 2022

51% of graduates enrolled in a postsecondary institution within 12 months versus 51% in peer counties. 2022

55% of Person County students have parents with no college degree (either 2- or 4-year) versus 55% in peer counties.

Postsecondary Enrollment Rates for Select Groups in Person County, 2022



Note: Outcomes for groups with less than 10 students, <5% or >95% are not displayed.

ACADEMIC READINESS

How students in Person County traditional schools are doing:

- 64% of eligible 4-year-olds enrolled in NC Pre-K program, compared to 53% statewide; 23 more needed to meet state goal of 75%. 2023
- 24% of 3-8 graders are earning college-and-career-ready scores (level 4 or 5) in reading, compared to 30% statewide; 1,262 more needed to meet state goal of 73%. 2023
- 33% of 3-8 graders are earning college-and-career-ready scores (level 4 or 5) in math, compared to 35% statewide; 1,080 more needed to meet state goal of 86%. 2023
- 83% of 9th graders graduate within four years, compared to 87% statewide; 40 more needed to meet state goal of 95%. 2023
- 26% of students are chronically absent from school, compared to 27% statewide; 698 less needed to meet state goal of 11%. 2023

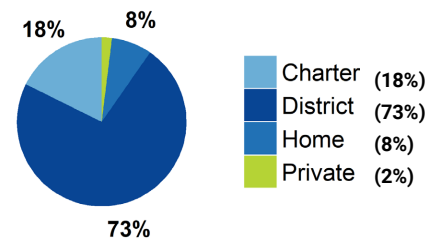
Person County has a student-to-school counselor ratio of 384:1 versus 362:1 in peer counties. 2023

0% of students drop out of high school (2 total students), compared to 2% statewide. 2023

School Choice

5,872 total students were enrolled in K-12 in Person County in the 2022-23 school year.

Note: This profile focuses on outcomes of students enrolled in district schools.



Access to Postsecondary Credits

Students in Person County completed 1,915 Career & Technical Education (CTE) credentials (339 (18%) were industry-valued credentials) and 239 concentrations in 2023. The top three CTE concentrations completed include Architecture and Construction; Health Science; and Human Services.

73 high school students took at least one AP test (6%) versus 8% in peer counties (2023).

149 high school students participated in Career & College Promise programs (52%) versus 43% in peer counties (2023).

For more information about each indicator, including data sources and methodology, visit:

[dashboard.myfuturenc.org/county-data-and-resources/](https://dashboard.myfuturenc.org/county-data-and-resources/)

## PERSON

<b>Monroe Clayton Sr. Farm</b>	B & L Associates, Joyce Daye Clayton, Larry H. Clayton, Joan Clayton-Davis	1913
	Paul Bailey	1817
	Dr. Claudia K. Berryhill	1852
	Eddie Michael Blackard	1868
<b>Crumpton Farm</b>	Thomas Jack Crumpton	1912
<b>Denny Family Farm</b>	Jessie Brent Denny	1898
<b>Pearl Crumpton Estate</b>	David Crumpton Evans	1853
	Fred Fox Jr.	1879
	Mimi Proctor Games, C. Dale Games	1853
	Hall's Agri-Business, LLC	
	Craig Hester	
	Patrick C. Hester	
<b>Oscar's Ground</b>	Lee Van Thomas Hughes	1757
<b>Dennis &amp; Tracey Norris Farm</b>	Carl Berkley Jones Jr.	1876
<b>Ramsey Farm</b>	Dennis Norris, Tracey Norris	1913
	Linda Ramsey, Carl Ramsey, Alexander Ramsey, Adam Ramsey	1918
<b>Tillett Homeplace</b>	Patrick Riley	1882
	Sue Tillett Scruggs	1851
<b>T. C. Wagstaff Farm</b>	Betty Timberlake	1837
	Robert M. Wagstaff Jr.	1823
	Ann Broach Whitfield	
<b>Old School Farm</b>	Clyde R. Whitfield, Shelby Whitfield	1892
	Dorothy Blalock Whitfield	1891
	Robert M. Wilkerson	1891
<b>Raymond Whitfield Farm</b>	Anthony C. Wilkins	1837
<b>Winstead-Harris Farm</b>	Jerry A. Winstead	1914

