

**Minutes of the PCEDC Regularly Scheduled Meeting  
Person County EDC Board Room  
303 S. Morgan St., Roxboro, NC 27573  
January 24, 2023**

**Voting Board Members Present:**

Mr. Phillip Allen-Chairman  
Mr. Donald Long-Vice Chairman  
Mr. Jay Poindexter  
The Honorable Merilyn Newell  
Mr. Jody Blackwell

Mr. Kenneth Perry  
Dr. Scott McKinney  
The Honorable Gordon Powell  
Ms. Sherry Clayton

**Ex Officios Present:**

Ms. Katherine Cathey, County Manager  
Dr. Claudia Berryhill, Agricultural Representative  
Mr. Brooks Lockhart, City Manager  
Dr. Pamela Senegal, PCC President

**Ex Officios Absent:**

Dr. Rodney Peterson, PCS Superintendent

**ED Staff Present:**

Ms. Brandy Lynch, Interim Director  
Mr. Michael Thibault, Asst ED Director (Minutes)

**Others Present:**

Mr. George Willoughby  
Mr. Bo Freeman

**EDC Welcome and Invocation:**

At 4:00p.m., Chairman Allen called the meeting to order and asked Mr. Donald Long to give the invocation. Chairman Allen also asked that his Chairman's Report be moved to an earlier spot in the Agenda between the Election of Officers and the Advertising Options.

**Officer Nomination and Vote:**

ED Interim Director Brandy Lynch opens the floor for nominations for the Chairman position. Nomination of Phillip Allen, for the position of Chairman, was made by Mr. Kenneth Perry.

A motion was made, seconded and unanimously passed for Phillip Allen as Chairman.

Motion: Mr. Kenneth Perry

Second: Mr. Jay Poindexter

ED Interim Director Brandy Lynch opens the floor for nominations for the Vice Chairman position.

Mr. Kenneth Perry nominates Mr. Donald Long for the position of Vice Chairman.

A motion was made, seconded and unanimously passed for Mr. Donald Long as Vice Chairman.

Motion: Mr. Kenneth Perry

Second: Chairman Phillip Allen

ED Interim Director Brandy Lynch opens the floor for nominations for the Secretary position. Mr. Kenneth Perry nominates The Honorable Merilyn Newell for Secretary.

A motion was made, seconded and unanimously passed for The Honorable Merilyn Newell for Secretary.

Motion: Mr. Kenneth Perry

Second: Mr. Jay Poindexter

### **Chairman's Report:**

Chairman Allen began the next portion of regular business with his Chairman's Report by stating that the number one priority of the EDC Board for 2023 is to attract a business to the Mega Park as we've never been closer to landing someone than we are right now due to so much recent activity. As we are entering into the final year of our land option for the Mega Park, 2023 is the year. Chairman Allen next stated that the second issue that will be top of mind for 2023 is the situation with Duke Energy and the continuation of power generation at our Person County power plants. The third item mentioned by Chairman Allen is the continued partnership between the EDC and the City of Roxboro, particularly with regard to the anticipated development at the Southern end of the County. The fourth priority mentioned by Chairman Allen is to continue the development of our Person County Airport and that he is thankful for the large corporate hanger and the funding in place for the extension off the runway. Finally, the critical elements needed for a vital community are strong elected leadership, a strong Economic Development Commission, a strong public education system, a strong Community College, a strong Health Care System and a strong Chamber of Commerce. Chairman Allen noted that Person County currently has all of those things. In wrapping up his Chairman's Report, Chairman Allen conveyed his appreciation to the board for their confidence in voting back in the three positions and the entire Board's continued support and dedication to meetings for "the cause" of Economic Development.

**Advertising Options Discussion:**

Assistant Director Thibault brought to the attention of the Board two advertising options under consideration, one pertaining to existing Person County business retention in the form of Palace Pointe movie theatre on-screen advertising and the other, pertaining to outside Person County business attraction, in the form of Economic Development magazine advertising (both hard copy and digital formats). An older version of a 30-second on-screen ad that was run several years ago was played for the Board with the disclaimer that many of the featured businesses, locations and logos would need to be updated. In addition, decisions would need to be made regarding ad placement before the movie showing and the production of the updated version. Assistant Director Thibault then proceeded to outline various showing scenarios based upon the Palace Pointe tier system, in addition to several different production scenarios. Next, with regard to attracting businesses into the County, Assistant Director Thibault referenced several print and digital advertising options for consideration along with pricing for said options. General discussion ensued with many good questions and suggestions including a recommendation by Dr. Senegal to contact Beth Townsend at PCC for assistance with the ad production aspect for the Palace Pointe video. An update will be presented by Assistant Director Thibault at the next regular EDC meeting.

**Carbon Plan Update:**

Chairman Allen called on County Manager, Katherine Cathey to provide an update on the Carbon Plan. Manager Cathey distributed a Power Point presentation provided by the County's Carbon Plan Advocacy Attorney, Patrick Buffkin and proceeded to review the presentation with the EDC Board. The presentation addressed such topics as Background, Description of Hyco and Mayo Plant Capabilities, a Summary of the impacts to Person County, a list of reactions from various parties and finally, a Summary of "What's Next?". A brief period of question and answer ensued including a description of the difference between the Legal Team versus the Lobbying Team that were both recently retained to represent the County in Duke's Carbon Plan process.

**Interim Director's Report:**

Interim Director Lynch's presentation will be included in these minutes. The schedule for review of the North Park bids for the clearing and grading RFP's for the site has been extended for another month, after which a bid will be accepted and the process moved to the next phase. Final bids would be expected sometime during the January timeframe with a recommendation forwarded to the Commissioners by sometime in early February.

Interim Director Lynch next described the current status of the department and her observation that more of an emphasis needs to be placed on the youth of Person County from a Person

County employer advertising perspective. Given the substantial cost of print ads, Lynch is recommending the alternative of re-engaging with Palace Pointe and running 30-second spots during the previews, highlighting Person County businesses. This was a very popular venue prior to Covid and would be a more economical alternative to the print ads and perhaps provide a more direct local impact. Assistant Director has been in contact with Palace Pointe and has procured the necessary pricing information as detailed in the "Advertising Options Discussion" section above.

The survey of the Person County Mega Park has been completed, reviewed and filed with the County. Interim Director Lynch provided a brief summary of her meeting with Person County Planning and Zoning to discuss possible rezoning as discussed and recommended by the EDC Board. At this time, although rezoning is allowed, Planning & Zoning recommends holding off any formal zoning changes until an occupant for the Mega park has been identified at which time, rezoning can be revisited.

Interim Director Lynch mentioned that Assistant Director Thibault will be attending the NC Chamber government Affairs Reception at the Merrimon-Wynne House in Raleigh on Wednesday, February 22, beginning at 4:30. Dr. Senegal will also be attending from the EDC Board as well as Samantha Bagbey with the Roxboro Area Chamber of Commerce. In addition, both the Interim Director and Assistant Director were able to attend the recent Roxboro Area Chamber of Commerce Annual Banquet at Palace Pointe.

Interim Director next gave a brief summary of how the month of December from a volume of Projects perspective was extremely active and not at all customary for the month. The Department has been straight out with lining up Site Visits, utility, County and other partners for numerous meetings and visits to the Mega Site. The volume continues to be very steady and includes older, ongoing contacts as well as new referrals from EDPNC to work through.

The department received the "very detailed" final report from the Duke Site Readiness Program last month and from that report, one of the conclusions regarding the PCMP is that more recent and easier to interpret maps are recommended. Currently, maps being used with prospective businesses were prepared by the Timmons Group back in 2017 and most refer to a particular Project that never materialized. The Mapping Department at Duke Energy has offered to assist with updating the maps for PCEDC and Interim Director Lynch will be meeting with John Nelms at Duke Energy sometime in the immediate future.

Next up, Interim Director Lynch gave a brief update regarding the North Carolina Department of Commerce Mega Site re-certification under the NC Certified Sites Program. As the Person County Mega Site was last certified in March 2020, it is currently up for renewal in March of this year. After extensive research, the re-certification application was turned in today, 1/24/23.

Finally, Interim Director Lynch noted that she has received information regarding the 2023 State of the Region Sponsorship Opportunities. The event will be held again this year at the Angus Barn on Thursday, May 11 at 5:30 PM. Sponsorship opportunities include a table sponsorship at \$5,000, which includes 10 people or a table sponsorship plus podium recognition for \$7,500.

A motion was made, seconded and unanimously passed to become a sponsor at the \$5,000 level.

Motion: The Honorable Merilyn Newell

Second: Ms. Sherry Clayton

### **Member Comments:**

Mr. Brooks Lockhart, City Manager mentioned that he had met with Representative Ray Jeffers regarding three priority projects for the City of Roxboro, the Western Sewer, the Water Plant Lab Building and other needs. The intent was to hopefully, have these important items included in the Governor's Budget. Requests were also sent to Senator Meyer and Secretary Flowers of the NC Rural Economic Development. Next, City Manager Lockhart updated the Commissioners on the project at 108 North Main, which has been visited by the Building Inspector and is nearing completion. Reopening Main Street is expected within the week pending safety inspection and removal of Contractor's equipment. Mr Lockhart next mentioned some work being completed at 118 South Main Street, but this project will not close off traffic. For his Wastewater Treatment Plant update, the City Manager announced the repair to the oxidation ditch crack at the wastewater treatment plant was supposed to begin in January, but progress has been delayed due to "Attorneys". Mr. Lockhart then shared that although there has been activity with regard to the Public Service Director opening, the search is ongoing as any applicants that rose to the top ended up taking positions elsewhere. Finally, for an update requested by Chairman Allen regarding the Long Avenue Extension, Mr. Lockhart again mentioned "Attorneys".

Ms. Katherine Cathey, County Manager stated that the search for the next Economic Director has been reopened and that the position has been posted in a variety of advertising resources and will remain open until February 12, 2023. The position of Public Information Officer will also be posted. The County Manager next mentioned that the position of Assistant County Manager has been filled by Brian Hart. Finally, a contractor has been appointed for the Broadband Project, but work has not yet begun due to waiting for the agreement being signed. However, conversations are in process with the State Office of Information Technology regarding Project Stopgap as well as Project CAB (Continuing Access to Broadband).

Chairman Gordon Powell next related that he, like the City Manager, has been in contact with Congresswoman Foushee, Representative Jeffers and Senator Meyer as well, attempting to lure them to Person County for further conversations and to ensure that the County stays "on their minds".

EDC Minutes for January 24, 2023

Next, Dr. Berryhill reminded the group that the Person County community is fortunate to have a thriving Agricultural economy as well as a growing Tourism economy. As for her Agricultural report, Dr. Berryhill informed the Board that North Carolina is ranked number three in swine production, just behind Iowa and Minnesota. Unfortunately, several years ago there were a number of lawsuits in North Carolina over the swine industry, some of which are still not settled. In relation to that, Dr. Berryhill recommended a screening of the film entitled "Hog Farmer – The Trials of Joey Carter" that is going to be shown at the County Office Building on February 10<sup>th</sup>. On the topic of Tourism, Dr. Berryhill announced that TDA has hired Julie Maybee as Executive Director and Katie Ann Oakley as Director of Communications and Marketing. Dr. Berryhill ended with a "save the date" of February 23<sup>rd</sup> for the 2<sup>nd</sup> annual Tourism Summit to be held at the Kirby. Finally, EDC was shown a newly-produced Tourism video highlighting Person County, which was very well received and applauded by the group.

There was general discussion regarding the possibility of scheduling a Legislative Day for Person County once the newly elected officials have had time to acclimate to their offices, again, to stay in front of them regarding legislation which could positively effect Person County. A general conversation then progressed regarding the newly acquired Reaves property on the Mega Site and whether to sell what can be sold or to demolish the property and cap the well and septic.

Finally, Chairman Allen expressed appreciation to Chairman Powell and the County Commissioners as well as County Manager Cathey for their tremendous support with regard to Economic Development in Person County.

**Next Meeting:**

The next meeting is proposed for Tuesday, February 28, 2023 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 5:57 p.m.

Motion: The Honorable Gordon Powell

Second: Mr. Jay Poindexter

3/28/2023  
Date Approved

  
Secretary

*EDC Regularly-Scheduled Meeting*  
**January 24, 2023**

# *Interim Directors Report*

# Updates and Info

- North Park RFP are being reviewed
- Advertising-Decisions
- Survey of the PCMP is complete and filed
- Meeting with Planning and Zoning and Attorney
- Director search information will be provided by the New County Manager later in the meeting
- Mike will be attending the NC Chamber Government Affairs Reception
- Roxboro Area Chamber of Commerce Banquet
- Projects

# Updates and Info

- Duke Site Readiness Report Results
- NC Certified Sites Recertification was turned in 1-24-2022
- North Carolina Site Readiness Results
- 2023 State of the Region Sponsorship Opportunities
- Timmons Mapping

# Thank You!

# UPDATE ON COUNTY'S ADVOCACY EFFORTS RELATED TO DUKE'S CARBON PLAN

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PATRICK BUFFKIN  
BUFFKIN LAW OFFICE  
JANUARY 17, 2023

## BACKGROUND

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- 2021: House Bill 951 “Energy Solutions for North Carolina”
  - Requires NCUC to develop a plan for a 70% reduction in CO2 emissions from Duke Energy's NC power plants by 2030, and zero CO2 by 2050 (“carbon neutrality”).
- Duke filed its proposed Carbon Plan on May 16, 2022
- NCUC received comments, held public hearings, and an expert witness hearing
  - Person County participated in each phase of the NCUC proceeding
- NCUC issued its Carbon Plan Order on Dec. 30, 2022

## PERSON COUNTY GENERATING PLANTS

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- Mayo Plant

- 727 MW coal-fired plant
- Began operation in 1983
- Proposed closure: 2029



- Roxboro Plant

- 2,422 MW coal-fired plant
- Began operation in 1966
- Proposed closure: '29, '32, or '34



## IMPACTS TO PERSON COUNTY & DUKE ENERGY

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- Mayo and Roxboro represent significant investments, tax value, employment, and ancillary economic development.
  - What does the closure of Mayo and Roxboro Plants mean for Person County?
- Mayo and Roxboro are key generation assets for Duke Energy, producing reliable and economical power for its customers.
  - What does the closure of Mayo and Roxboro mean for Duke Energy and its customers?

## NCUC'S CARBON PLAN ORDER

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- Person County's requests: i) extend retirement dates for Roxboro and Mayo; 2) require replacement generation plants in Person County; 3) provide for community support to assist Person County through the transition
- NCUC's Carbon Plan Order issues 39 points of direction to Duke Energy, including approval of "near term actions" but did not grant Person County's requests.
  - Roxboro and Mayo scheduled for retirement before or around 2030.
  - No direction to site replacement generation at sites of retiring coal plants, but Duke is required to assess these sites for future generation depending on available infrastructure
  - No community support, but required continued stakeholder engagement

## REACTION FROM PARTIES TO CARBON PLAN

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- Duke Energy: "a constructive outcome"
- Environmental Advocates: "order risks missing carbon reduction goal"
- Renewable Energy: "without more solar, the carbon reduction goal can't be achieved"
- Industrial customers: concerned with costs and reliability
- Gov. Cooper: ""a balanced approach to increase renewables and make sure there is a more reliable grid"
- Big questions:
  - What will A.G. Stein do?
  - Will parties appeal or re-group for the next review?

## WHAT HAPPENS NEXT?

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- Parties have rights to appeal or seek reconsideration – it seems that some are considering it...
  - Time for appeal is Jan. 30 (subject to 30-day extension), requires identification of some error of law
  - Reconsideration can be sought anytime, requires "new evidence" or "changed circumstances"
- Others may seek legislative action
- Carbon Plan update in September '23 with ongoing review every two years
- Duke Energy will begin taking actions approved by NCUC to implement the Carbon Plan

## DUKE IMPLEMENTATION OF CARBON PLAN

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- How does Duke maintain adequacy, reliability, and affordability while retiring coal plants and modernizing the grid?
- Will replacement generation be located in Person County?
  - Land and major transmission assets available; trained, skilled workforce at the ready; ancillary service providers established
  - Duke is now required to assess sites of retiring coal plants for replacement generation
- What kind of generation assets replace Mayo and Roxboro?
  - Fuel source? Size? Tax base and employment?
  - Duke now authorized to pursue 1,200 MW of large gas plants and 800 MW of smaller gas plants, plus small modular nuclear and lots of solar energy with battery storage
- Are there ways to mitigate impacts from closing Mayo and Roxboro?
  - Job retraining? Employee retention? Community development support?

## THE CHALLENGES FACING PERSON COUNTY COME INTO FOCUS

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- Board of Commissioners' priorities:
  - Protect Person County's future prosperity: jobs, tax base, & economic development.
  - Maintain Person County's role in keeping the lights on for North Carolina
  - Preserve the rural character of Person County
  - Keep electricity affordable for community members
  - Keep electricity reliable for families and businesses
- Closed session briefing today to receive legal advice and give direction to legal counsel

# THANK YOU

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