

**Minutes of the PCEDC Special Called Meeting**  
**Person County EDC Board Room**  
**303 S. Morgan St., Roxboro, NC 27573**  
**July 12, 2022**

**Voting Board Members Present:**

Mr. Phillip Allen-Chairman  
The Honorable Merylyn Newell-Secretary  
Mr. Jody Blackwell  
Mr. Scott McKinney  
Mr. Jay Poindexter

Ms. Sherry Clayton  
Mr. Donald Long  
The Honorable Gordon Powell  
Mr. Kenneth Perry – via phone

**Voting Board Members Absent:**

None

**Ex Officios Present:**

Mr. Ralph Clark, Interim County Manager  
Dr. Claudia Berryhill, Agricultural Representative  
Dr. Pamela Senegal, PCC Representative

**Ex Officios Absent:**

Mr. Brooks Lockhart, City Manager  
Dr. Rodney Peterson, PCS Superintendent

**ED Staff Present:**

Ms. Sherry Wilborn, ED Director  
Mr. Michael Thibault, Asst ED Director  
Ms. Brandy Lynch, ED Specialist  
(Minutes)

**Others Present:**

Mr. George Willoughby

*Mr. Perry was unable to attend, however, he called in.*

*Mr. Ernie Wood called in by phone, at the request of the Chairman.*

**EDC Welcome:**

1. At 5:00 p.m., Chairman Allen called the meeting to order. Mr. Allen explains this is a special called meeting and the advertised topic can only be discussed.

**Evaluate Request to Appropriate Funding for Land Surveying:**

2. Mr. Allen turned the floor over to Sherry Wilborn. Wilborn notifies the board that Mr. Perry is at work and unable to attend in person but had called in. Also, former EDC member Ernie Wood, a retired surveyor, assisted Wilborn in reviewing the proposals and is on the phone to respond to any questions.

Wilborn reminded the board they had always looked at the next steps for the PCMP, and PCBIC has purchased the core acreage in the middle of the site. Wilborn explained there was a large amount of project activity largely because there are only two Mega Sites remaining in Central North Carolina. The Person County Mega Park (PCMP) and Chatham County's Mega Site. The option on the PCMP options states there is a price per acre, however, without a survey, it is hard to negotiate or deliver at the true price. The next step would be to have a survey done on the site. A survey is a requirement in the option as well.

Wilborn reached out to four firms and received information back from three firms that she had shared with the board. There are funds available in the Economic Catalyst fund to be at the EDC's discretion. The funds are public funds that will require a vote of the Person County Board of Commissioners to authorize a contract. The Person County Commissioners only have one meeting in July. The timeline Wilborn received to complete the surveys is 10-12 weeks out. Wilborn informs the board she believes the Person County Commissioners would like a recommendation from the EDC on the use of the Economic Catalyst Funds to enter into a contract for the survey of the PCMP.

Mr. Allen requests that Ernie Wood provide his professional opinion to the board. Wood informs the board the first price from Timmons Group was so high he recommended some other firms to compare the price to. Woods believed the price difference between the firms was so vast in part to outsourcing and including items in the survey that went beyond the needs of the board.

Wood looked at the breakdown and there were several items listed in the proposal that were not needed. Puckett came back with a quote of \$58,400.00, and he believed he could meet the timeline and come back under it.

Mr. Allen noted there were three proposals received:

SD Puckett-\$58,400

Timmons Group-\$82,000

Summit Engineering-\$139,000 +

Wilborn explained the Commissioners would review the contracts since the county would be the entity entering into the contract. Wilborn believes the Commissioners would appreciate a recommendation from the board. The Honorable Gordon Powell concurs.

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Wood explains the need for a survey to determine what the acreage is only.

Discussion was had between the board members.

Questions were raised if another company other than Timmons would be sufficient since Timmons was so familiar with the site. Wilborn explains this is only a basic survey. The studies that some proposals had included were already completed. She also notes this will not affect the portion of the PCMP that is permitted.

Allen explains the board is not picking the proposal for the County Commissioners to enter into, they are suggesting requesting funding for the PCMP survey.

Wilborn explains you can recommend a proposal that included what the basic needs are. If there are needs at a later date, those needs can be addressed at that time.

Scott McKinney reminds the board timing is important. That needs to be a factor.

Mr. Scott McKinney recommends the EDC ask the Person County Commissioners to consider procuring the services of SD Puckett as outlined by the proposal to provide the services that specifically meet the requirements stated in the option.

That was a consensus of the board with no objections.

**Next Meeting:**

3. The next meeting was announced for July 26, 2022, at 2:30 p.m. in the Person County EDC Board Room 303 S. Morgan St. Roxboro, NC.

**Adjournment:**

4. Mr. Allen adjourned the meeting at 5:26 p.m.

July 26, 2022  
Date Approved

Wendy H. Newell  
Secretary