

**Minutes of the PCEDC Meeting  
Person County EDC Board Room  
303 S. Morgan St., Roxboro, NC 27573  
May 24, 2022**

**Voting Board Members Present:**

Mr. Phillip Allen-Chairman  
The Honorable Marilyn Newell-Secretary  
Mr. Dale Reynolds-Vice Chairman  
Mr. Ernie Wood  
Mr. Danny Talbert

Mr. Kenneth Perry  
Mr. Donald Long  
The Honorable Gordon Powell

**Ex Officios Present:**

Ms. Heidi York, County Manager  
Dr. Claudia Berryhill, Agricultural Representative  
Dr. Pamela Senegal, PCC Representative

Dr. Rodney Peterson, PCS Superintendent

**Ex Officios Absent:**

Mr. Brooks Lockhart, City Manager

**ED Staff Present:**

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

**Others Present:**

Dr. Tamatha Hurt  
Mr. George Willoughby  
Mr. Bo Freeman

**EDC Welcome and Invocation:**

1. At 4:00 p.m., with the Chairman delayed, Vice Chairman Reynolds called the meeting to order.
2. Mr. Dale Reynolds gave the invocation.

**Approval of the April 26, 2022 Meeting Minutes:**

3. Mr. Reynolds requests a motion to approve the April 26, 2022 Meeting Minutes.

A motion was made seconded and unanimously passed for approval of the April 26, 2022, Meeting Minutes.

Motion: Donald Long

Second: Danny Talbert

*Mr. Phillip Allen in at 5:10 pm*

**Director's Report:**

4. Sherry Wilborn's presentation will be included in the minutes.

After the last meeting, EDC voted to have Wilborn request the Commissioners to do an RFP to explore timbering the North Park site. Some questions raised were related to what timbering would do to the appearance of the site.

Dr. Berryhill had suggested consulting with Forestry for support of drafting the RFP. They recommended that Wilborn work with a Forester Consultant. Wilborn connected with a local consultant with an existing relationship with the County who told her the RFP should allow 1-2 years for completion of the project to get the best price.

The consultant shared experiences with other projects that sought to incorporate timbering of the site before the clearing and grading and found it may not have been worth it. It did not produce as much benefit as once thought and clearing does not get cheaper. It is easier to push over a tree than to dig up stumps.

The Golden Leaf announcement will be made on June 2, so Wilborn suggested it made more sense to wait and see it awarded before requesting to move forward with logging.

Combining could provide an incentive which would allow staff to manage one RFP process instead of 2. This would have clearing/grading contractor to be accountable for the timeline of both projects as one.

Ray Foushee and his staff cleaned up the North Park Site right away and also the sign area.

The strategic plan will be available in draft form on May 31, 2022. The board can expect a presentation on the strategic plan at the June 28, 2022, EDC meeting.

## EDC Minutes for May 24, 2022

The EDC board received information on the application process for reapplying to the EDC board. The deadline to apply is June 7<sup>th</sup> at noon. The expectation is the appointments will be made at the June 20, 2022, Person County Commissioner's Meeting.

The airport website is still in production. Wilborn was able to get a preview of the website. There is a crew coming out to take videos and pictures at the airport. The website should be available for the board to review soon.

The Person County Board of Commissioners met with two firms that will help navigate the Carbon Plan and Duke closures. Agreements were signed with both at the May 16<sup>th</sup> meeting. Wilborn participated in the process of contracting these organizations. Other local partners have taken part in discussions as well. The Roxboro Area Chamber of Commerce has created a link on their website with all the information.

The additional Geotech study was performed on the Person County Megapark. The results came back showing some areas that would require blasting.

The Governor has proposed a budget that includes over 160 million in Economic Development. A good portion of the 160 million is for site development. Wilborn has reached out to Senator Woodard and Representative Yarborough regarding funds for the Person County Megapark. Wilborn shared a budget for the Person County Megapark with Senator Woodard and plans to do so with Representative Yarborough.

Wilborn gave her quarterly project update with the board. There have been an additional 24 projects that have come in this quarter.

The Triangle Business Journal did an article on megasites in North Carolina. The article explained megasites were scarce in the state. Battery/Electronic Vehicle projects account for a third of the project requests. Unfortunately, those projects require rail. Wilborn reached out to Norfolk Southern about getting rail to the site. Plans are being sent to contractors to evaluate getting rail to the Person County Megasite.

Dr. Berryhill previously asked if Wilborn would review incentives that the Person County Board of Commissioners could offer a prospect. Dr. Berryhill also asked that Wilborn provide insight on "who" pays for what. Wilborn will provide information to the board on these matters by email.

**Member and Ex Officio Comments:**

5. Dr. Senegal introduces the board to Dr. Tammy Hurt. She is the new Director of Customized Industry and Contract Training. She is the former Go Tec Director in Danville Va.

Dr. Peterson congratulated participants of Northern Middle School's 6-14 business and entrepreneurship class that entered a stock market competition with other schools and won. They also placed 3<sup>rd</sup> and 9<sup>th</sup> place respectively in other parts of the competition. They made a \$100,000 gain on their investments in commodities and tourism. Person County Schools is working on their strategic plan. Unfortunately, Person County Schools was not awarded the needs-based construction grant. There are 13 projects before Person County. Dr. Peterson thanked the Veteran's Council for their contribution to the Military Signing Day. PECIL was chosen as a 2022 State School of Character. Person County Schools and Roxboro Community School have had a great spring sports program. Person County School's test scores are also up.

Heidi York stated the Person County Commissioners have contracted with a search firm for a new county manager. A meeting was held, but yielded few attendees and a county-wide survey is also available. On June 6<sup>th</sup>, there will be a public hearing on the county budget.

Kenneth Perry appreciated the advancements in the Person County Mega Park., noting all funding had come from public funding and there was no private funding.

Donald Long thanks Sherry Wilborn for representing Person County well in an article found in the Triangle and Triad Business Journal.

The Honorable Merilyn Newell noted the City of Roxboro in wrapping up the budget. The next steps include a public hearing in June. There is a potential for a tax increase. The City of Roxboro's planning and zoning department continues to be busy. There are 1600 units of housing in some form of development.

Dale Reynolds met with Dr. Peterson, Margaret Bradsher, and Mr. Scott as a follow-up to the Kerr Tar event. Mr. Scott is a teacher at Person High School, teaching the carpentry and electrical program. Mr. Reynolds is impressed with the level of training the students are receiving. It is his hope that the local Home Builders Association will look into supporting the program.

Chairman Allen noted the 5-year EDC term is coming to an end. By his estimates, the board has met over 125 times. Allen states this board has made a lot of progress and put out a positive message. He continues by recognizing the leadership of Sherry Wilborn, noting the progress has been done in large part thanks to Wilborn. Wilborn is always ready and prepared. Allen encourages everyone to decide to apply for the EDC board again and gives thanks to the Ex Officios.

The Honorable Gordon Powell noted the EDC board is a very diverse group that represents Person County. Powell noted the importance of the Ex-Officios. Powell thanked Mr. Perry for his

comments regarding the Person County Mega Park. The Person County Mega Park is not county-owned, but the county believes in it and promotes it. When the former Director of Economic Development was in place, the PCMP was his main focus. Now the current ED Director still spends a large amount of her time working on the PCMP. This board as well as the Person County Commissioners have stood behind and financed work done on/for the Person County Mega Park.

Danny Talbert says it has been a pleasure working with everyone and it is incredible what the board has accomplished. The story/quote in the Triangle Business journal was big. Talbert stated Person County does not get a lot of positive press and we need to take advantage of it.

Ernie Wood said this was the hardest working board he had ever been on. He noted he would not be reapplying to the board but thanked his fellow board members for all their hard work. Wood stated he wished the public could not worry so much and understand that negativity does nothing but harm.

The Honorable Gordon Powell mentioned that he had spoken to Senator Woodard, Representative Yarbrough, and someone within the Governor's staff and they stated Person County has a very good chance to receive some funding from the Governor's Budget for Economic Development. He noted the need to keep asking for funding.

Dr. Claudia Berryhill gave an update on Person Memorial Hospital's leadership. David Ziolkowski left Duke Lifepoint/Person Memorial Hospital, and Duke/Lifepoint (DLP) will be strengthening the collaboration of its regional market which includes Person Memorial, Maria Parham and Franklin Health. Current CEO, Bert Beard of Maria Parham and Franklin will remain CEO of the 3 hospitals and Person will continue to have its leadership team of a dedicated CNO, CFO and add the position of a COO that is predicted to live in the county.

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

6. As a follow-up to Dr. Berryhill, Chairman Allen expressed the importance of a community hospital to Economic Development. He voiced the need to have hospital representation on the next board in an Ex-Officio capacity.

#### **Next Meeting:**

7. The next meeting was announced for June 28, 2022, at 4:00 p.m. in the Person County EDC Board Room 303 S. Morgan St. Roxboro, NC.

#### **Adjournment:**

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8. A motion was made, seconded, and unanimously passed to adjourn the meeting at approximately 5:45 p.m.

Motion: The Honorable Merylyn Newell

Second: Phillip Allen

6/28/2022  
**Date Approved**

Merylyn Newell  
**Secretary**

*EDC Meeting*  
*May 24, 2022*

# *Director's Report*

## North Park Update:

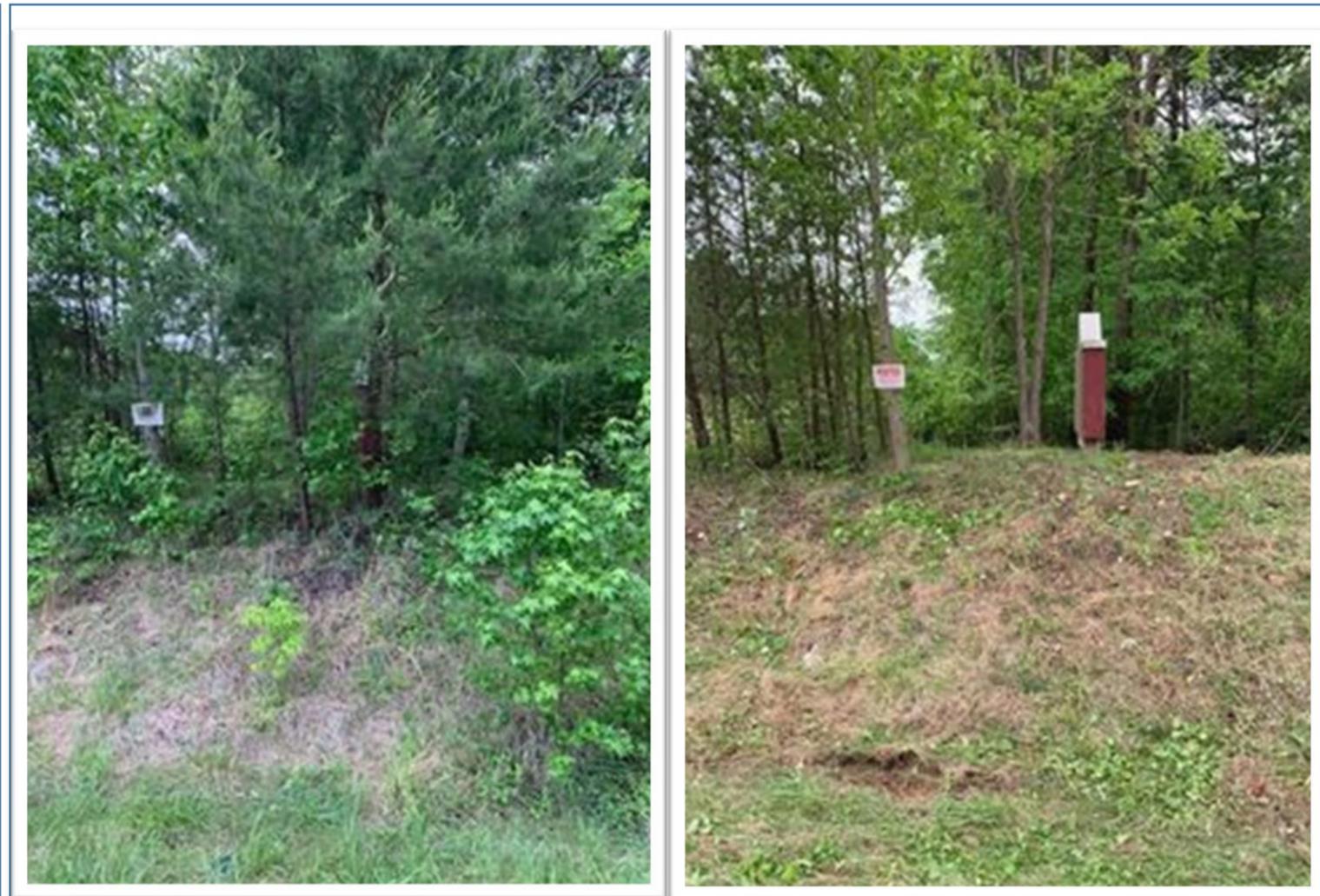
Contacted Forester Consultant

Had a site visit with GLF

Postponed RFP request until GLF awards announced



Before & After - North Park Sign ROW View



Before & After - North Park Sign Street View