

**Minutes of the PCEDC Regularly Scheduled Meeting
Person County EDC Board Room
303 S. Morgan St., Roxboro, NC 27573
October 18, 2023**

Voting Board Members Present:

Mr. Donald Long-Vice Chairman
Mr. Jay Poindexter
Mr. Phillip Allen-Chairman

Dr. Scott McKinney
The Honorable Gordon Powell
Mr. Kenneth Perry

Voting Members Absent:

Mr. Jody Blackwell
Ms. Sherry Clayton
The Honorable Marilyn Newell

Ex Officios Present:

Dr. Claudia Berryhill, Agricultural Representative
Dr. Pamela Senegal, PCC President
Dr. Rodney Peterson, PCS Superintendent

Ex Officios Absent:

Mr. Brooks Lockhart, City Manager
Ms. Katherine Cathey, County Manager

ED Staff Present:

Ms. Brandy Lynch, Director
Ms. Briana Whitt, ED Specialist (Minutes)

Others Present:

Mr. George Willoughby
Mr. Bo Freeman
Ms. Julie Maybee
Ms. Julia Wright
Mr. Steven Wheeler
Mr. John White
Mr. Aaron Lyons
Mr. Brian Hart

EDC Welcome and Invocation:

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

Mr. Donald Long gave the invocation.

Approval of Minutes:

President Allen recognized Mr. Donald Long for the approval of the September 26, 2023 minutes.

A motion made, seconded, and unanimously approved to approve the September 26, 2023 meeting minutes.

Motion: Donald Long

Second: Scott McKinney

Dominion Energy:

Mr. Allen introduced the guest attending from Dominion Energy. Ms. Wright started off by presenting a pre-safety moment. Ms. Wright turned the floor over to Mr. Lyons for the environmental moment.

Mr. Lyons started onto the presentation, the overview of the project and timeline. What is LNG? It is Liquified Natural Gas. Cooling natural gas down to -260 Fahrenheit, making the gas about 600 time denser and increasing our storage volume. This is a peak saving plant, storing will mainly take place in the summer for winter. North Carolina had a bad winter a couple of years ago and this will help with issues in the future, when gas is in high demand. This project is nothing new to North Carolina they have also contracted other facilities similar to this project. The pretreatment process is fairly simple before sending it back off into the pipeline system.

Mr. Wheeler explains the location of the facility on Helena Moriah Road. Around 498 acres was purchased for this project to meet requirements and possible expansion in the future. Dominion previously owned the Coe Point LNG Facility outside of Washington DC, which was an exporting facility. This goes to the experience of Dominion with construction Numerous trainings and protocols are needed with fire, gas and low oxygen. The site will be staffed 24/7, 365 days a year. The plant is positioned to avoid any environmental impacts. Dominion will only clear about 71 acres, the actual plant will be 30-40 acres.

Mr. Lyons stated that we are currently in the permitting and engineering phase of construction. Dominion plans to break ground in January, the construction process will take about 2 ½ years. Completion of the project is slated to be in 2026. During the construction phase, Dominion estimates 300 jobs will be created. Dominion would like to

utilize some local vendors to help with the construction. Once in operation, Dominion will need 12-14 full-time employees for operators.

Dr. Peterson stated that this is more of a storage facility, and Dominion confirmed that it is a facility for high-demand gas in colder seasons. Storing gas is a cost-effective way to help out with blackouts.

Chairman Allen stated that we should accept and accommodate future growth in this part of the state. We are essentially growing and we have a greater demand. Dr. Senegal wanted to know more about the background of the future employee. Ms. Wright noted employees could be needed from a mechanical background, electrical background, or maintenance worker. Computer knowledge is a plus.

Mr. Powell recognized Dominion on their safety, their attempts to be open and transparent, and willingness to answer the public's questions. Mr. Allen also thanked the whole Dominion team for coming and choosing Person County.

Dominion's presentation will be included in the minutes.

Presidents Report:

Mr. Allen wanted to thank Mr. Long for stepping in while he was out.

Member Comments:

Dr. Berryhill made the board aware that the tobacco crop is mostly in, and we are slightly over the average for the county. Invitations were given to the farm city breakfast on Thursday, November 9, 2023. Tourism sponsored a video project with WRAL, WRAL came out to two wineries all while capturing some footage of Person County.

Ms. Lynch updated the board on Economic Development's WRAL project. Ms. Lynch and Ms. Cathey received a visit from NC Commerce. Also, Lynch attended the NEDA Fall conference in Asheville.

Mr. Powell noted Dominion has requested no incentives from the county, Dominion has only talked about what they could do for the county and how Dominion could help the community.

Next Meeting:

EDC Minutes for October 18, 2023

The next meeting is announced for Tuesday, November 28, 2023 at 4:00 p.m. in the Person County EDC Boardroom, 303 S. Morgan St. Roxboro, NC.

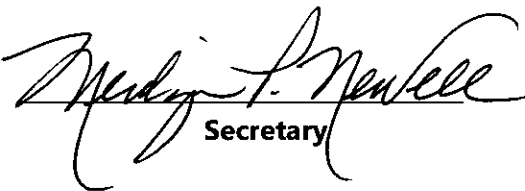
Adjournment:

A motion was made, seconded, and unanimously passed to adjourn the meeting at approximately 4:54 p.m.

Motion: The Honorable Gordon Powell

Second: Scott McKinney

11/28/2023
Date Approved

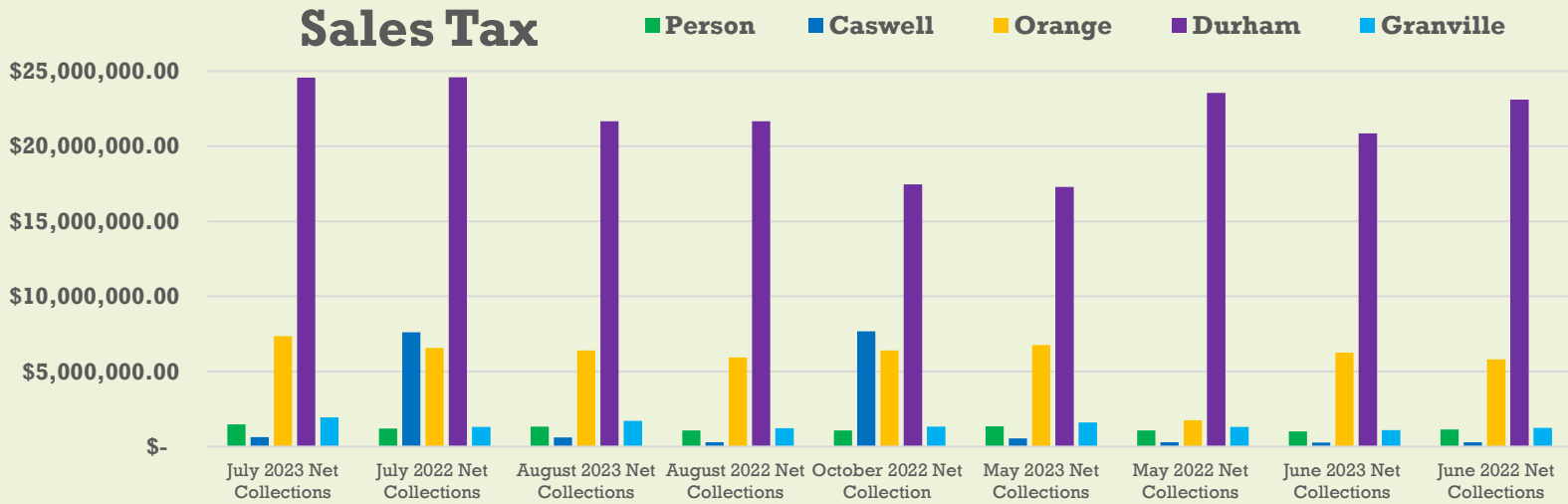

Secretary



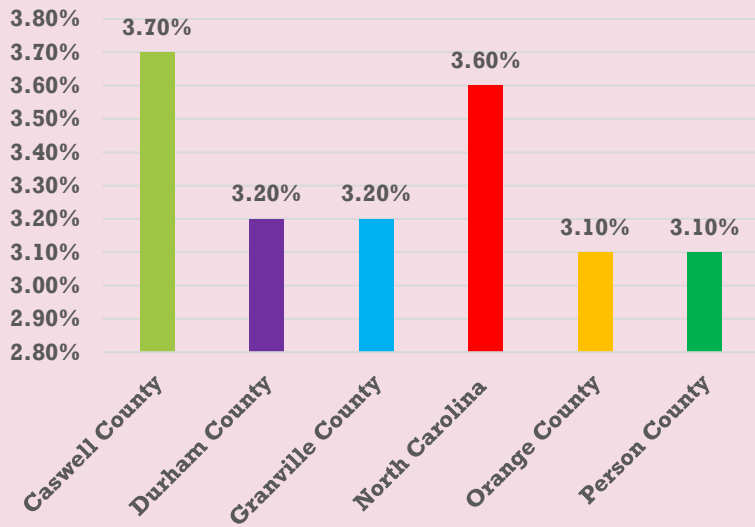
Person County Demographic Report

Everything is Better in Person

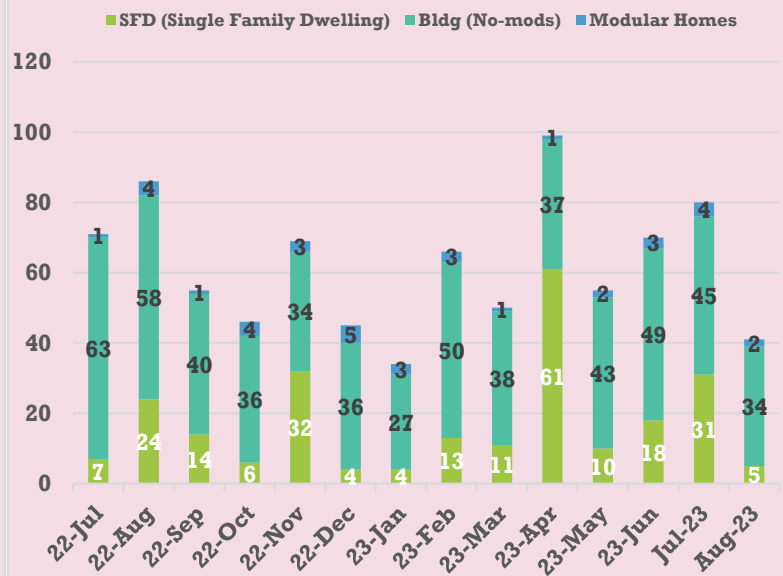
Sales Tax



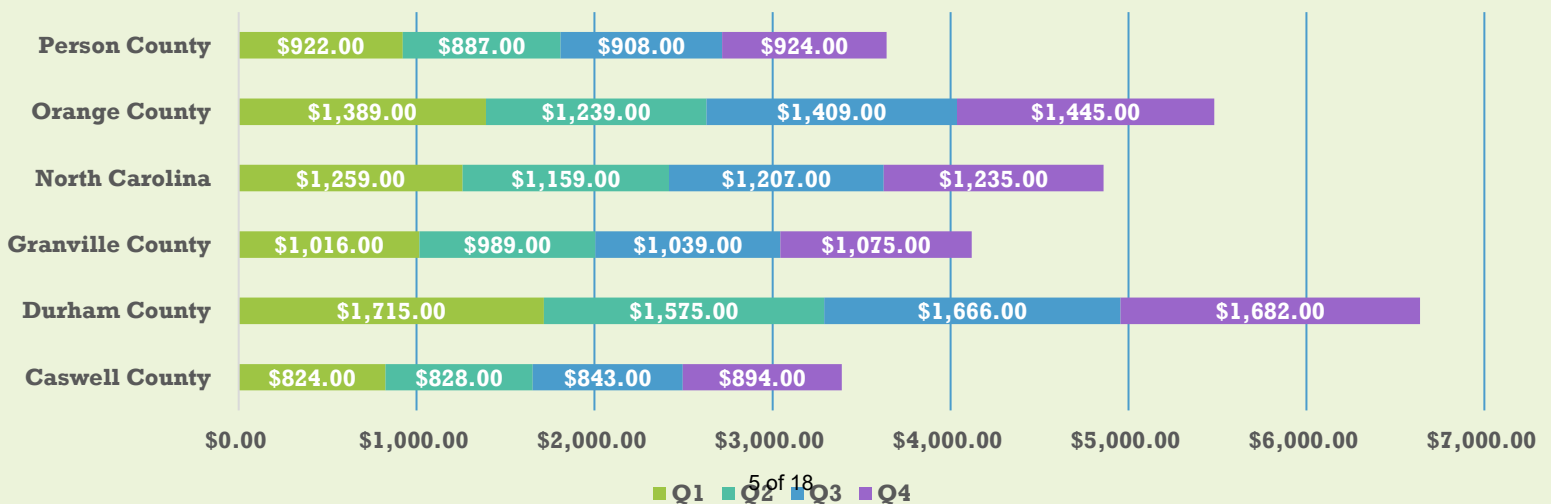
August 2023 Unemployment Rates



Permit Activity



Average Weekly Wage 2022





Key Items for Discussion



1

Overview

What is the LNG facility? Why is it needed?

2

Site Layout, Construction, and Timeline

Facility rendering, safety and construction timeline

3

Benefits to the County

Direct and indirect economic impact

4

Questions and Discussion

| What is LNG?

- LNG stands for Liquefied Natural Gas
- LNG is formed by cooling Natural Gas to a liquid state (-260°F)
- The cooling process shrinks the volume of the gas, making it easier and safer to store.
- LNG is 600 times denser than in its gaseous state



Why an LNG facility?

Reliability - In recent years, the increasing demand for natural gas in North Carolina has resulted in supply constraints and higher prices for customers

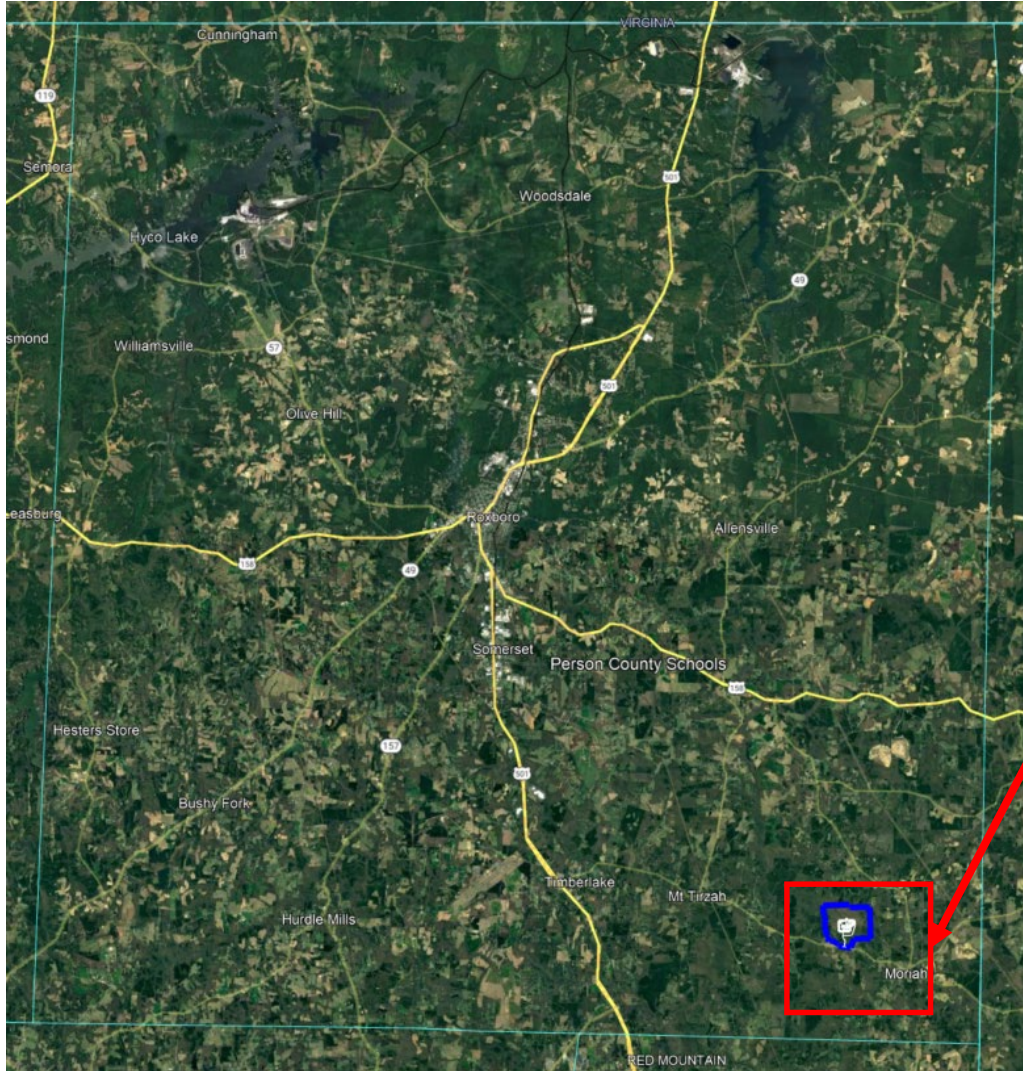
- **Purpose:**
Peak Shaving facility: Store gas when readily available; send out gas when demand is high, increasing reliability in the pipeline network
- **Similar Projects:**
Cary LNG: Dominion Energy in NC
Magna LNG: Dominion Energy in UT
Pine Needle LNG: Williams in NC
Robeson LNG: Piedmont Natural Gas in NC



LNG Facility Site Rendering



Proposed Location



Moriah Energy Center

Project Safety & Security

- Experience with LNG facilities
- Subject to stringent federal/state regulation
- Onsite firewater storage and fire protection
- Robust hazard/security detection
- Dual security fencing around the facility
- Plant will be staffed 24/7 365 days per year
- Coordination with local first responders

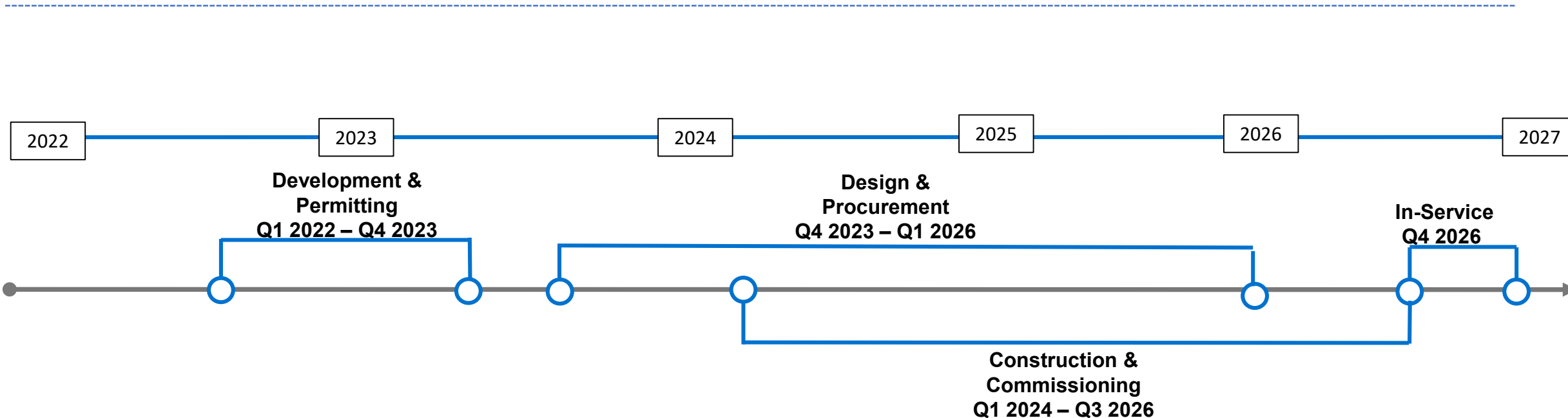


Project Environment Safeguards



- **Site selection** – Proposed sites were selected to avoid/minimize environmental impacts
- **Leaks** – Gas monitoring and detection devices will be placed throughout the facility and Dominion Energy will adhere to an inspection schedule to ensure there are no leaks
- **Stormwater** – In compliance with expected DEQ permit, the site will include retention basins and permeable areas to manage stormwater
- **Clearing** – Dominion Energy does not intent to clear the entire property, allowing for a treed buffer between the plant and our neighbors
- **Containment** – All waste and runoff will be contained, maintained and disposed of according to local, state and federal regulations

Project Timeline



Expected Economic Impact



- **Project Cost:**
 - \$300M - \$400M
- **During construction:**
 - 300 specialized construction jobs
 - \$43 million in economic activity
 - \$1 million in local and state tax revenue
 - Local: construction suppliers, civil construction, equipment rental, hospitality, restaurants, gas stations, etc.
 - Goal with EPC contractor to utilize local and diverse businesses
- **During ongoing operations:**
 - 12 specialized full-time LNG operator jobs
 - Estimated to generate more than \$20 million in new local tax revenue over 25 years
 - Local businesses opportunities: landscaping, cleaning services, maintenance services, etc.

Questions?

Dominion Energy

Julia Wright
7545 Chapel Hill Rd.,
Cary, NC 27513

Mobile: (919)819-9963

Email: Julia.Wright@dominionenergy.com





N.C. Cooperative Extension
Person County Center
Family & Consumer Sciences
person.ces.ncsu.edu

304 South Morgan Street, Room 149
Roxboro, NC 27573
P: 336-599-1195

October 18, 2023

Dear Friend of Agriculture:

You are cordially invited to the Person County Farm City Week Breakfast, scheduled for Thursday, November 9, 2023, at the Person County Office Building Auditorium at 304 S. Morgan Street, Roxboro, NC 27573. The breakfast will start at 8:30 a.m. and should conclude around 10:30 a.m. The breakfast is an educational event celebrating agriculture in Person County and its tremendous impact on Person County's economy.

Our guest speaker, Dr. Rachel Vann, NC Plant Sciences Initiative Platform Director, will speak about the new Plant Science Initiative at NC State University. We will be recognizing the winners of the 4-H Farm City Week Poster Contest being conducted in Person County Schools.

To prepare for the event, we ask that you RSVP to the Person County Extension Office by Thursday, November 2, 2023. Please call the Person County Office at 336-599-1195 or email sandy_parker@ncsu.edu

We look forward to this event and hope you will enjoy breakfast with us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Louie Bo Freeman", with a long horizontal flourish extending to the right.

Louie "Bo" Freeman
County Extension Director



NC State University and N.C. A&T State University commit themselves to positive action to secure equal opportunity regardless of race, color, national origin, religion, political beliefs, family and marital status, sex, age, veteran status, sexual identity, genetic information or disability. NC State, N.C. A&T, U.S. Department of Agriculture, and local governments cooperating.