

**Minutes of the PCEDC Regularly Scheduled Meeting  
Person County EDC Board Room  
303 S. Morgan St., Roxboro, NC 27573  
October 25, 2022**

**Voting Board Members Present:**

Mr. Phillip Allen-Chairman	Mr. Kenneth Perry
Mr. Donald Long-Vice Chairman	Dr. Scott McKinney
Mr. Jay Poindexter	The Honorable Gordon Powell
The Honorable Merilyn Newell	Ms. Sherry Clayton
Mr. Jody Blackwell	

**Ex Officios Present:**

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

**Ex Officios Absent:**

Dr. Pamela Senegal, PCC President  
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  
Mr. Loren Hill  
Dr. Barbara Buchanan  
Ms. Julie Maybee

**EDC Welcome and Invocation:**

At 4:00p.m., Chairman Allen called the meeting to order and welcomed the new County Manager, Katherine Cathey, to her first meeting.

Mr. Donald Long gave the invocation.

**Carolina Core Presentation:**

*Mr. Hill's presentation will be included in the minutes*

Mr. Allen welcomed Mr. Loren Hill of the Piedmont Triad Partnership, which was formed in 2018 as a regional group of 12 counties based around Winston Salem, Greensboro and High Point. The stated goal of the Partnership is to work on "transformative projects" in and around the Triad region utilizing the brand Carolina Core. The Carolina Core is not a region, but is a "brand", which Person County recently began using. There is no membership structure per se and therefore no dues to pay. In addition, Mr. Hill is available to PCEDC as a resource for assisting with site visits. Using the "brand" simply means that Carolina Core uses the Person County logo and Person County uses the Carolina Core logo for cross-promotional purposes of the Mega Site property.

**Interim Director's Report:**

*Lynch's presentation will be included in these minutes.*

Lynch related information about the upcoming Job Fair, which is co-sponsored by PCEDC and NC Works. Assistant Director Thibault has been working closely with NC Works in coordinating the event and has secured Huck Sansbury Recreation Complex as the site again this year with the Gym reserved as backup should there be inclement weather. Assistant Director has also been in touch with numerous local business with the goal of securing their participation in the event. Next, there was discussion of the Raleigh Regional Airport link to the website, which Interim Director Lynch has reviewed and made minor tweaks to. Once the final version has been approved, the website will be ready to "go live".

The title opinion for the North Park has been received from Attorney Alan Hicks, which will be forwarded to Golden Leaf for their blessing and final approval for our issuing RFP's for the clearing and grading of the site.

Next, there was discussion surrounding advertising. Periodicals such as Site Selection Magazine and Expansion Solutions have sent quotes for various advertisement options which range between \$750 and \$1,800. Given the substantial cost of these ads, Lynch is recommending an 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 will be procuring a current quote of both production and actual run costs for the next EDC board meeting in November.

The Public Waterline Construction Agreement was received for the project running water from the City of Roxboro to Polywood. One of the necessary signatures has been obtained with a couple more outstanding, but anticipated soon. Staying on the topic of Polywood, Interim Director Lynch related that the CDBG (Community Development Block Grant), which was granted in 2018 to assist in the renovations to Polywood's 444,543 square foot building in the form of a \$1,000,000 forgivable loan has been closed out. This means that Polywood has met the conditions of the CDBG in completing those building renovations and subsequently creating 248 new jobs with a total of 177 (71.3%) going to low to moderate income individuals.

The survey of the Mega Park is not yet complete, but it is nearing completion. Once we have the survey in hand, it will be reviewed by County Manager Cathey and then forwarded to Person County Planning and Zoning for possible rezoning as discussed and recommended by the EDC Board.

Interim Director Lynch mentioned that the contract for our Economic Development sales tracking software is ending, but in light of the upcoming transition to a new Director, she has requested an extension of that contract, which will potentially save the County money. The request has been received by Salesforce, Inc. and is currently under consideration.

Finally, discussion ensued regarding the meeting schedule for EDC and PCBIC for the coming year. After several comments, it was decided to leave the meetings for both entities at the same day of the month (4<sup>th</sup> Tuesday of the month) and at the same time (4 PM).

#### **Approval of the August 23, 2022 Meeting Minutes:**

The Honorable Merilyn Newell requested a motion to approve the August 23, 2022 Meeting Minutes as presented.

A motion was made seconded and unanimously passed for approval of the August 23, 2022 Meeting Minutes as presented.

Motion: Dr. Scott McKinney

Second: Mr. Jay Poindexter

#### **Member Comments:**

Ms. Katherine Cathey, County Manager stated that the search for the next Economic Director has been reopened as three of the five candidates to date have found other employment. The remaining two candidates will remain in contention along with any potential new candidates

and that pool will be brought through the interview process, which will take place over the next several weeks.

Mr. Brooks Lockhart, City Manager mentioned that with the departure of Andy Oakley from the City of Roxboro on September 7<sup>th</sup>, a search has been implemented for his replacement as this Public Service Director position is very important to the City by providing "in-house" engineering. The position has been advertised in several professional organization periodicals.

The engineering firm that Andy Oakley is currently working for is reviewing the line plan for the Polywood water line extension as Andy has previous experience with the plan. With the contract in place, along with the City approved line plan, Mr. Lockhart believes that things should move along fairly quickly with regard to the water line extension.

After recapping several Person County housing projects, most of which have overcome various hurdles and are well underway, Mr. Lockhart announced that there are currently over 1,400 active housing units in various phases of construction in the City of Roxboro. City Manager Lockhart also reiterated the significance of the Western Sewer Project to bringing this many housing units on-line and how much time and effort and money has been dedicated to this project. Details of the project can be seen on the attached brochure provided by Lockhart to this Commission.

Dr. Berryhill informed the board that the annual Farm City Breakfast is coming up on November 3<sup>rd</sup> at 8:30 AM and will be held at the Person County Auditorium. Dr. Berryhill encouraged as many as possible to attend. Next, Dr. Berryhill mentioned that in 2011, the Commissioners passed an ordinance that created an Agricultural Advisory Board and also created a voluntary ag district, which essentially promotes conservation of rural agricultural land. She informed the group that there is now an enhanced ag district. Finally, Dr. Berryhill, on behalf of Person County Tourism, introduced the Interim Executive Director, Julie Maybee to the group.

Dr. Barbara Buchanan, PCC Vice President, on behalf of Dr. Pamela Senegal, noted that the College is one step closer to accreditation after the recent site visit completion. Summer Camps are planned and brochures are being readied for that effort. Also noted is that PCC is one of only 30% of all the NC community college system schools that has shown enrollment growth of greater than 5% (PCC is actually 9%) and finally, that the school is working on finishing touches to a Campus Master Plan that Dr. Senegal will be sharing with this Commission sometime soon.

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

The Chairman highlighted the fact that this is a busy time for Projects around the state and Chairman Allen commended the Economic Development office staff for keeping on top of all the current activity.

EDC Minutes for October 25, 2022

**Next Meeting:**

Due to holiday activity and various travel plans surrounding Thanksgiving, the next meeting was proposed for the Tuesday following our regularly scheduled meeting, which will be November 29, 2022, 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 5:18 p.m.

Motion: The Honorable Gordon Powell

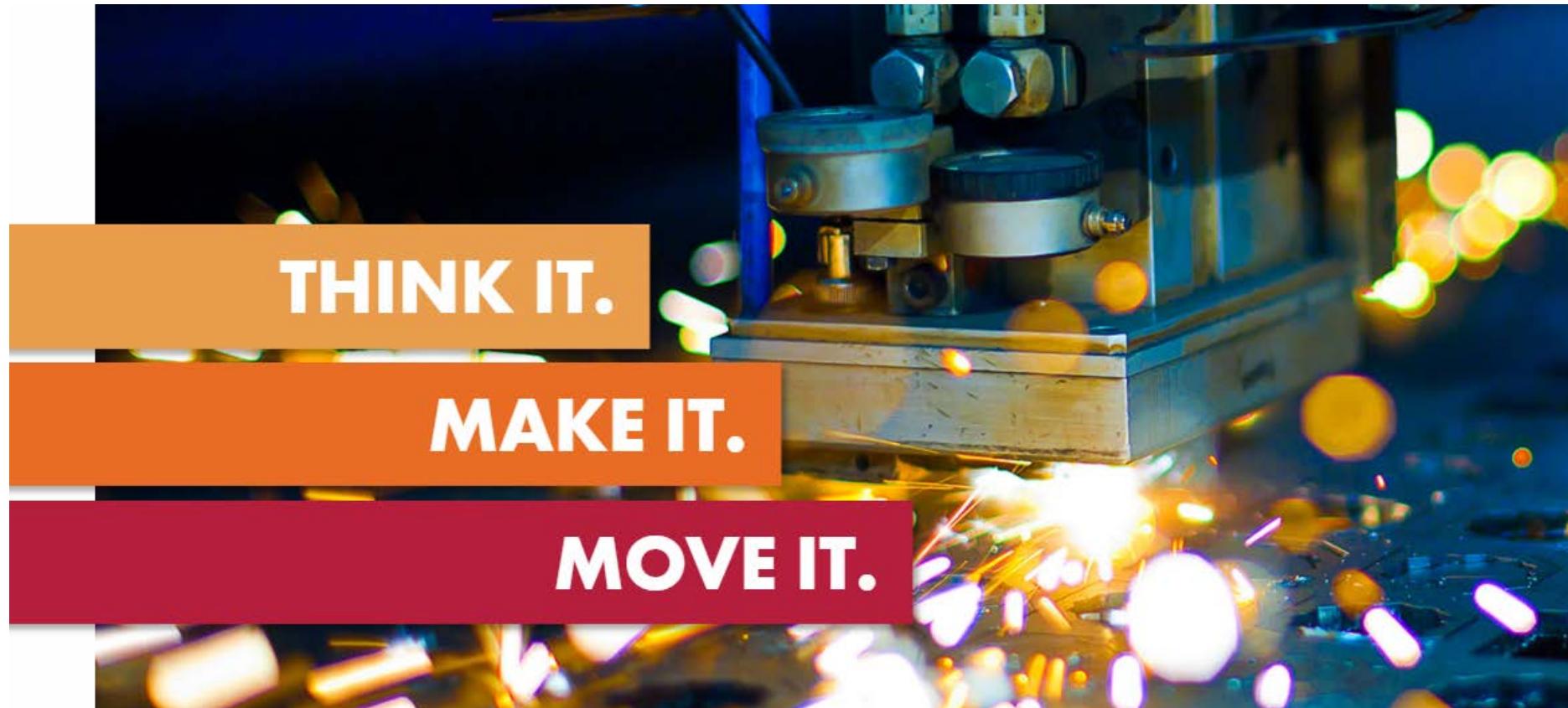
Second: Jay Poindexter

11-29-2022

Date Approved

Secretary







# Loren Hill

Carolina Core  
Regional Economic Development Director



**Piedmont Triad Partnership**

416 Gallimore Dairy Road, Suite M  
Greensboro, NC 27409

336-906-5517 / [lhill@ncCarolinaCore.com](mailto:lhill@ncCarolinaCore.com)

# Piedmont Triad Partnership

Founded in 1991, the **Piedmont Triad Partnership** is a private leadership organization bringing together and leveraging the business community in the Triad region to promote prosperity and help drive economic and job growth.

PTP supports regional development platforms including megasite development, the aeroplex anchored by Piedmont Triad International Airport, Innovation Quarter, the redevelopment of the Whitaker Park complex, and other **transformational projects** that will prepare the **Carolina Core** region to compete for major economic development job-generating projects.



The **Carolina Core** – a branding initiative of the **Piedmont Triad Partnership** – is a region of North Carolina centered along a 170-mile section of U.S. Highway 421, from west of Interstate 77 to Interstate 95.

The Carolina Core is defined by assets that make the region a globally-competitive market, including:

- 2.4 million people with a smart and growing talent pool;
- access to 30+ colleges and universities with 250,000 students;
- multiple airports and an extensive road network;
- five megasites with more than 8,850 acres; and
- impressive industrial and urban research parks.





## North Carolina's THIRD economic engine

along with the  
neighboring  
Research Triangle  
and Metro  
Charlotte regions





**Counties:** Alamance, Caswell, Chatham, Cumberland, Davidson, Davie, Forsyth, Guilford, Harnett, Lee, Montgomery, Moore, Person, Randolph, Rockingham, Stokes, Surry, Wilkes, and Yadkin along with parts of adjoining counties



**Largest cities:** Greensboro, Winston-Salem, Fayetteville, High Point, Burlington, Thomasville, Asheboro, Sanford, Kernersville, Clemmons, Lexington, Mebane, and Pinehurst



## Carolina Core brand

### **Research Triangle Regional Partnership counties:**

Chatham, Harnett, Lee, Person

### **North Carolina's Southeast Region counties:**

Cumberland, Montgomery\*, Moore

### **Piedmont Triad Partnership counties:**

Alamance, Caswell, Davidson, Davie, Forsyth, Guilford,  
Montgomery\*, Randolph, Rockingham, Stokes, Surry, and Yadkin

### **County not a part of a regional partnership:** Wilkes

\*Montgomery County is part of both NC's Southeast and the Piedmont Triad Partnership

# Carolina Core megasites

**Greensboro-Randolph Megasite:** Toyota Battery

**Chatham-Siler City Advanced Manufacturing Site:** Wolfspeed

*(more than 1,400 acres remaining for additional projects)*

**Triangle Innovation Point:** VinFast

**Piedmont Triad International Airport:** Boom Supersonic

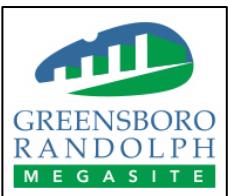
*(more than 900 acres remaining for additional aerospace projects)*

**Person County Mega Park:** *impressive interest, stay tuned*

*(more than 1,350 acres available)*



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# Toyota Battery



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**NC CAROLINA  
CORE**  
YOUR NEXT BIG MOVE

- Location: **Greensboro-Randolph Megasite**
- Two announcements since December 2021
- Total investment: **\$3.8 billion**
- Total jobs: **2,100**

# VinFast



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**NC CAROLINA  
CORE**  
YOUR NEXT BIG MOVE

- Location:  
**Triangle Innovation Point megasite**  
in Chatham County
- Investment:  
**\$4 billion**
- Jobs: **7,500**
- Electric automobile and battery manufacturing plants

# Wolfspeed



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**NC CAROLINA  
CORE**  
YOUR NEXT BIG MOVE

- Location:  
**Chatham-Siler City Advanced Manufacturing Site**
- Investment:  
**\$5 billion**
- Jobs: **1,800**
- Silicon carbide semiconductor manufacturing facility

# Boom Supersonic



- Location:  
**Piedmont Triad International Airport**  
in Guilford County
- Investment:  
**\$500 million**
- Jobs: **2,400**
- Overture supersonic aircraft factory



## SIGNIFICANT MOMENTUM

20-year goal  
announced in 2018

**50,000+**

**new office/industrial  
jobs created**  
by 2038

As of  
October 2022

**39,000+**

**office/industrial  
jobs announced**  
since 2018

# Carolina Core: A WIN FOR ONE IS A WIN FOR ALL



Yadkin County  
Economic  
Development  
Council



# *EDC Regularly-Scheduled Meeting*

## October 25, 2022



# *Interim Directors Report*



# Job Fair

- Mike has been working with several of our partners on the Regional Job Fair
- November 4<sup>th</sup> at Huck Sansbury
- Different Employers
- Student Outreach
- Let Mike know if you have any question or suggestions

## REGIONAL JOB FAIR

Franklin, Granville, Person, Vance & Warren Counties

**Friday, November 4th | 10:00 am - 2:00 pm**



Huck Sansbury  
Recreation Complex

425 Long Avenue  
Roxboro, NC 27573

20 + Employers &  
Community Resources

Drawings & Giveaways  
for  
Prizes & Giftcards!

For more information contact NCWorks at  
252-598-5200, visit [www.kerrtarworks.com](http://www.kerrtarworks.com) or  
scan the QR Code



# Updates and Info

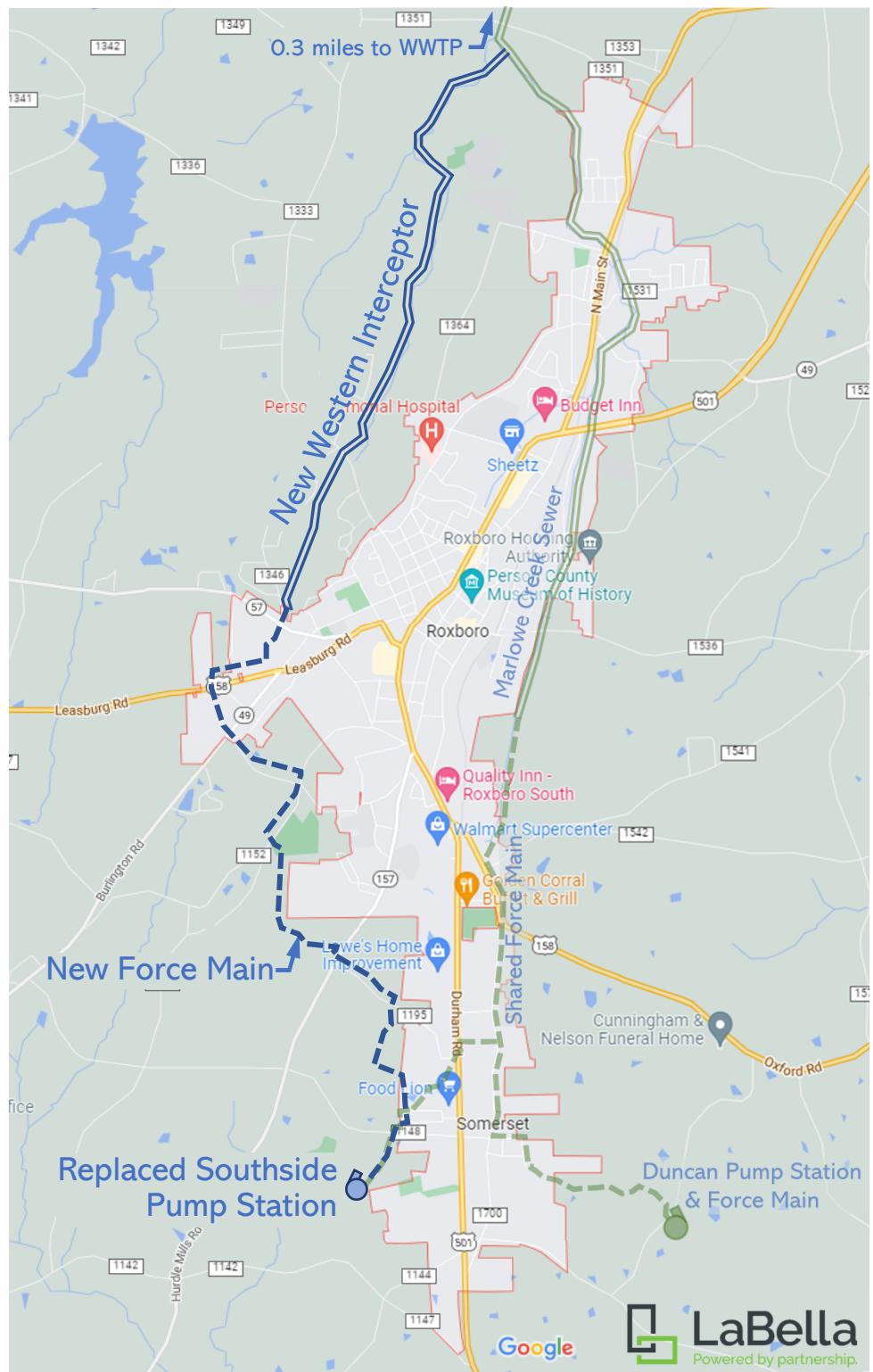
- Airport Website
- Golden Leaf-North Park
- Advertising-Direction Requested
- Meetings Schedules in 2023
- Public Water Line Construction Agreement
- CDBG-Closeout
- Survey of the PCMP
- Planning and Zoning after the completion of the Survey
- Director Search information will be provided by the New County Manager later in the meeting
- Salesforce is up and running-trying to push completion date out

# THANK YOU!!





# City of Roxboro Western Sewer Project



**Problem:** The Southside and Duncan pump stations share 3,700 feet of force main, which causes interference between the two stations, limiting each station's capacity. Furthermore, the combined flows of the two stations exacerbate capacity problems on the downstream Marlowe Creek Sewer.

**Solution:** The force mains need to be separated, and one or the other needs to be taken out of the Marlowe Creek Sewer basin.

**The Plan:** The Western Sewer Project will construct a new dedicated force main for the Southside Pump Station that discharges at the top of the basin of the western branch of Marlowe Creek. From this high point, gravity sewer (the Western Interceptor) will extend to a tie-in point just south of the City's Wastewater Treatment Plant. A replaced Southside Pump Station will allow the new station to pump the longer distance to the top of the Western Interceptor basin.

**Benefits:** Both the Southside and Duncan stations will gain capacity by separating their force mains. The currently overloaded Marlowe Creek Sewer will reclaim some excess capacity when Southside flows are directed elsewhere. And the Southside Pump Station will replace the old and poorly configured existing station.

## Project Particulars

- 23,115 feet of 20-inch force main
- 20,242 feet of 18-inch thru 24-inch gravity sewer
- 2.0 million-gallon-per-day wastewater pump station
- \$18.3 million total construction cost (Mar '21 estimate inflation-adjusted to Sept '22)