

OPEN SESSION

**DUPLIN COUNTY
ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING**

**OPEN SESSION
AGENDA**

Duplin County EDC

**Friday, April 14, 2023
7:00 am**

I. CALL TO ORDER & WELCOME GUESTS

II. CONSENT AGENDA

- **Approval of past board minutes from March 3, 2023**
- **Review of Bank Statement**

III. OLD BUSINESS

- **Airpark Project & Development Updates**
 - NCSE Product Development
 - MAI Water/Sewer Engineering & Design
 - Golden LEAF Grant 1 (\$17,500)
 - Golden LEAF Grant 2 (\$423,500)
 - Legislative Allocations
 - Leveraged SCIF Funds-IDF Application
 - NC Forest Service Region 1 Headquarters Update
- **Duplin Economic Development Commission Resolution of Creation**

IV. NEW BUSINESS

- **NCSE Regional Partnership Update**
- **NexGen Block Letter of Support Request**
- **American Dream Homes of Carolina, LLC (Non-Profit Organization) Letter of Support Request**
- **Cottage Community Road Revision**
- **Board Member Comments**

V. REQUEST TO MOVE INTO CLOSED SESSION

VI. ADJOURN

**DUPLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING
Friday, April 14, 2023
7:00am**

OPEN SESSION MINUTES

Present: Charley Farris, Glenn Cavanaugh, Kevin Smith, Dr. Jay Carraway, Ken Smith, Dean Lee, Al Searles, Carrie Sheilds, Roger Davis, Scotty Summerlin and Teresa Chambers

Absent: Don Tabor

Guests: Lynn Moore and Phil Prescott, NC Works

I. CALL TO ORDER

- Meeting began at 7:06am and was called into order by Charley Farris

II. CONSENT AGENDA

- **Approval of past board minutes from March 3, 2023**
- **Review of bank statement**
- **The motion to approve the consent agenda was made by Roger Davis, seconded by Dean Lee and passed unanimously.**

III. OLD BUSINESS

- **Airpark Project & Development Updates**
 - NCSE Product Development
 - Grant (\$262,000): Survey, Appraisal, Design Main Access Road; P&P Design Work negotiated to \$204,394.96; \$57,605.04 remains.; work continues; see invoice insert.
 - MAI Water/Sewer Engineering & Design
 - Contract completed and approved with County Attorney at \$130,800.
 - Golden LEAF Grant 1 (\$17,500)
 - Additional survey field work completed; deliverables and invoices forthcoming; meeting held with GLF to clear up some minor questions and budget revisions.
 - Golden LEAF Grant 2 (\$423,500)
 - Proceed with clearing and grubbing; Quiet Title Process underway
 - Legislative Allocations

- Leveraged SCIF Funds-IDF Application
 - (\$2,750,500) – Coordinating with Parrish & Partners and MAI (engineers) to finish/start design work on roads, water and sewer. MAI willing to proceed with design with verbal authorization from County. Formal award letter received. See insert.
- NC Forest Service Region 1 Headquarters Update
 - Design work continues. Discussions continue on solutions to address inadequate pressure and gpm's at Airpark. May affect lease term negotiations. NCFS has requested more funding from state to address their needs and the need for permanent solution for fire protection.
- **Duplin Economic Development Commission Resolution of Creation**
 - Tabled until next meeting given delay in completion by attorney

IV. NEW BUSINESS

- **NCSE Regional Partnership Update**
 - Working on \$30 mil State Allocation for Regional Revolving Loan/Product Development.
 - Large Sites Inventory Assessment underway; ID'ing single sites of 200+ acres for future growth.
 - Orientation meeting held at airport on 4/4 and toured former Stevecoknit building. Currently have 150,000 sq ft of space available and continues renovations. Lease only option available.
- **NexGen Block Letter of Support Request (see insert)**
 - Consult county planner on location selected to verify building codes. Motion was made by Carrie to support the venture of NexGen Block specifically stating to be located at 125 Warren Rd., Warsaw. The motion was seconded by Ken Smith and passed unanimously.
- **American Dream Homes of Carolina, LLC (Non-Profit Organization) Letter of Support Request (see insert)**
 - Motion was made by Al Searles to support the concept of homes and the intention of American Dream Homes of Carolina, LLC. The motion was seconded by Roger Davis and passed unanimously.
- **Cottage Community Road Revision**
 - Motion was made to approve new plan for moving the roads map (see insert) by Roger Davis and seconded by Dean Lee. The motion passed unanimously.
- **Board Member Comments**
 - Members requested Villari payment suspension agreement be reviewed concerning past due payments.

V. REQUEST TO MOVE INTO CLOSED SESSION

- The motion to move into closed session was made by Ken Smith, seconded by Glenn Cavanaugh and passed unanimously.

VI. ADJOURN

- The motion to adjourn the open session was made by Ken Smith and seconded by Al Searles and passed unanimously.