

**DUPLIN COUNTY
ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING**

**OPEN SESSION AGENDA
Airport Conference Room**

**Friday, January 3, 2025
7:00 am**

- ♦ **CALL TO ORDER & WELCOME**
- ♦ **CONSENT AGENDA**
 - **Approve Previous Minutes**
- ♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**
 - **Clearing & Grubbing Contract/Golden LEAF Grant**
 - **Roadway Construction, Water & Sewer Improvement Construction**
 - **NC Commerce IDF Grant**
 - **SCIF Allocation**
 - **NCFS Region 1 HQ Update**
- ♦ **ECONOMIC DEVELOPMENT READY BUILDINGS CONSTRUCTION COMMITTEE REPORT**
 - **ACTION ITEM:**
 - *Recommendation of approval by EDC Board to accept proposal from Daniels & Daniels Design & Pre-Construction Services in the amount of \$377,508.00 to construct two (2) 50,000 sq. ft. shell buildings to be located within AirPark and SouthPark Industrial Parks. (Exhibit A)*
- ♦ **WESTPARK BUSINESS & INDUSTRIAL PARK UPDATE**
 - **Well Project Update**
 - **Agriculture Land Lease**
 - **WestPark Site Readiness Program Recertification (Duke Energy Program)**
- ♦ **NCSE ISEP PROJECT – NEW AIRPARK ENTRANCEWAY IMPROVEMENTS**
- ♦ **LEGISLATIVE REQUEST VISION COMMITTEE SCHEDULE**
- ♦ **REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES**
- ♦ **NAMED PROJECTS UPDATE**
 - **Project Pear**
 - **Project Freeze**

- Project ACC
- Project Heel
- Project Panda
- ♦ DIRECTOR'S NOTES AND ANNOUNCEMENTS
- ♦ BOARD MEMBER COMMENTS
- ♦ OTHER NOTES/ANNOUNCEMENTS
- ♦ ADJOURN

**DUPLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING**

Friday, January 3, 2025

7:00am

OPEN SESSION MINUTES

Present: Charlie Farrior, Kevin Smith, Roger Davis, Kenneth Smith, Dean Lee, Carrie Shields, Al Searles, Dr. Jay Caraway, Glenn Cavanaugh, Scotty Summerlin and Teresa Chambers

Guests: Jeff Kirby, Parrish & Partners, LLC, Joe McKemey, McDavid Associates, Lynn Moore, NC Works

♦ **CALL TO ORDER**

- Meeting was called into order by Charlie Farrior

♦ **CONSENT AGENDA**

- Approve Previous Minutes
- The motion to approve the consent agenda was made by Dean Lee, seconded by Glenn Cavanaugh and passed unanimously.

♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**

- **Clearing & Grubbing Contract/Golden LEAF Grant**
 - Final pay request submitted with requested Certificate of Completion by Parrish & Partners
 - Awaiting final reimbursement and confirmation of closeout
- **Roadway Construction, Water & Sewer Improvement Construction**
 - Progress meeting held on December 17th
 - Reviewing contractor's request to be given 2 weeks due to lost time concerning design issues. Change not substantial and inclined to approve
 - Utilities coordination still unresolved, however resolution forthcoming. NCDOT comments being addressed.
 - Weather and holidays have slowed progress for last couple of weeks.
 - Jeff Kirby informed the board that the current layout for entranceway will not work due to median with sign. Suggestion made to move sign to side and eliminate center median. This would work if adjacent property owner would sell property to County. Property owner has requested County to make him an offer to consider, however has request for possible lifetime rights to property.
- **ACTION ITEM:**
 - *Recommendation made to eliminate median and sign in center of entranceway for now*
 - *Approval requested to allow Scotty to approach landowner on W. Best Rd. beside the new entranceway with an offer to purchase property at not to exceed cost of \$75,000 with exclusion of lifetime rights.*
 - *Should landowner agree, then carry to Board of County Commissioners for approval.*

- **Agricultural Land Lease**
 - Awaiting payment from Lessee
- ♦ **WESTPARK SITE READINESS PROGRAM RECERTIFICATION**
 - "Next-steps" meeting with Anthony Tate has been postponed. New date forthcoming.
- ♦ **NCSE ISEP PROJECT – NEW AIRPARK ENTRANCEWAY IMPROVEMENTS**
 - Discussion covered in Roadway Construction bullet point above
- ♦ **LEGISLATIVE REQUEST VISION COMMITTEE SCHEDULE**
 - Meeting scheduled for January 7th at 9am
- ♦ **REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES**
 - Postponed
- ♦ **NAMED PROJECTS UPDATE**
 - **Project Pear** – Work progressing. No additional update
 - **Project Freeze** – Office space, freezer space, racks completed. Awaiting job creation info. Deadline approaching
 - **Project ACC** – Building Reuse Program closeout pending.
 - **Project Heel** – no update
 - **Project Panda** – BRF: \$125,000/\$41,666.67; OneNC: \$200,000/\$10,000; TOTAL: \$376,666.67
- ♦ **DIRECTOR'S NOTES AND ANNOUNCEMENTS**
 - WestPark and SouthPark Master Development Plans – meeting with Timothy Downs of Thomas and Hutton on January 9th to begin serious discussions.
 - First Industrial of Beulaville (former National Spinning) vacant and available. Meeting broker on January 13th to tour building. Strong desire to lease. Sale price listed as negotiable, as owner not interested in selling.
- ♦ **BOARD MEMBER COMMENTS**
 - Prior Beulaville Garment Factory will be available for leasing soon.
- ♦ **ADJOURNMENT**
 - The motion to adjourn the open session was made by Glenn Cavanaugh and seconded by Roger Davis and passed unanimously.

Minutes Approved by EDC Board Chairman:


Chairman

2/7/2025
Date