

*Chatham County Economic Development Corporation
July 11, 2006 Board Meeting Minutes*

Board Members Present: Bunkey Morgan, Patrick Barnes, Hal Milholen, Randy Voller, Tim Cunnup, Carolyn Underwood, Paul McCoy, Jennifer Andrews, and John Grimes

Non-Voting Members Present: Tony Tucker and Matt Garrett

Staff Present: Jennifer J Nelson

Guest Present: Jerrod Hilliard – Hobbs, Upchurch, and Associates, and Paul Messick – Gunn and Messick

Meeting Called to Order

The minutes and financial statement were sent out by email for approval. The following board members voted to approve the June 13, 2006 Board Meeting Minutes and the June Financial Report: Hal Milholen, Carolyn Underwood, Jerry Harris, John Grimes, Jamie Nunnally, and Jennifer Andrews.

Chairman Hal Milholen asked for Public Input.

Sam Adams – Siler City Commissioner of 505 Elk Lane, Siler City, NC 27344– Thanked the board their support during his term on the EDC board. The board members applauded Sam for his years of service. Sam informed the board of a project that the Siler City Board will be working on and asked for support for the board. The possible project is UNC Hospital Pitt space at Siler City Airport for the hospitals air fleet. The board stated that they would help in any way.

Election of Officers for 2006-2007 – A Motion made by board member Bunkey Morgan and seconded by board member Paul McCoy to adopt the recommendations of the nominating committee and elect the following officers for the 2006/2007 Fiscal Year: Jerry Harris – Chairman, Jennifer Andrews – Vice President, Hal Milholen – Secretary, and Jamie Nunnally – Treasurer. The board of directors unanimously approved the election officers for 2006-2007.

-Tony Tucker updated the board on the following:

1. New Members of the Board
 - a. John Grimes – Town of Siler City
 - b. Tim Cunnup – Town of Goldston
2. Central Carolina Business Park update
 - a. Jerrod Hilliard – Hobbs, Upchurch, and Associates update the board on the progress of the park. He stated that Sanford Contractors have cleared trees where the sewer pump station will be, and will begin work on it next. Sanford Contractors will start grating on the roads next week. A construction schedule will be ready this week. The bridge work over Loves Creek will begin around October 1. Saving \$88,000 on a change order on rock removal. Overall the project is moving along. Tony told the board that we have a bid from Butch Hudson to remove the trailer for \$3000. Randy Voller asked questions about the rock removal. Tony told the board we hope to have a ribbon cutting on the 64 side around October 1.
 - b. Covenants – Paul Messick – Gunn and Messick update the board on the covenants for the park. After several meetings with the hospital, they have requested a 200 ft buffer around their parcel, in which they would have to approve any business that went in. This would last for 10 years. The hospital also has a long list of items that they do not want in the entire park. This list would last forever. The list is under the current draft of the covenants in section 3.08. Mr. Messick explained that the hospital is trying to protect itself from a competitor moving in the park and jeopardizing the hospitals services. The board discussed the proposed covenants and what the hospital was requesting. Randy Voller made a motion that the last 7 lines of section 3.08 of the covenants be removed, no second. It was the consensus of the board that the covenants not include the following: 200 ft buffer around the hospital parcel, the long list of items that the hospital does not want in the entire park, and the last 7 lines for section 3.08 of the current draft covenants. Mr. Messick stated that he will take these suggestions

back to Chatham County Board of Commissioners meeting on Monday with alternatives for the covenants.

3. Industry Expansions
 - a. Brookwood Farms
 - b. Chaudhry Halal Meats
 - c. International Vaults
4. Coastal Supplies – Joe Colick – mulch manufacturer– have a large business with Lowes and Home Depot – looked at a parcel in Goldston, looking in Montgomery County as well.
5. ISP update – Town Board unanimously approved the project after much research and due diligence.
6. Goldston Building update – contact from 2 people looking to buy the building and can use in the current conditions.
7. New Business – Goldston – Tim Cunnup purchase old Townsend Hatchery building and moved recently bought Precision Tooling into the building – 11,000 sq ft – 9 people
8. Existing industry representative – NCDOC – making visits to Chatham County
9. Small Business Loan
 - a. Big Dog Grill – Lake Jordan – David Robinson may apply for a loan.
10. Legal Volunteer – Sherwin Rodin offered his legal services.
11. Meeting Places – next week will meet at CCCC in the multipurpose room.

Paul McCoy stated that they spoke to Congress Etheridge Office about the trees on Jordan Lake and DOT is still working on it; hope to get them down soon.

Matt Garrett stated that CCCC has budgeted \$225,000 for ISP Job Training.

John Grimes stated that a \$365,000 grant has been given to the NC Arts Incubator.

Randy Voller complimented Jennifer on the minutes.

Randy Voller made a motion to adjourn; the motion was seconded by Jennifer Andrews and approved.