



Central Pines Regional Council Executive Committee

Meeting Minutes

Wednesday, September 25, 2024

6:00 – 8:00 pm | Virtual

Chair Brett Gantt, Presiding

Delegates & Alternates Attending:

Wilma Laney, Town of Aberdeen
Brett Gantt, Town of Apex
Heidi Carter, Durham County
Bill Carver, Lee County
Jean Hamilton, Orange County
Pamela Baldwin, Town of Pittsboro
Susan Evans, Wake County

Lindsay Whitson, Community &
Economic Development Director
Lee Worsley, Executive Director
Hope Tally, Chief Finance Officer

Guests:

Bob Nevruz, VP Engineering, Facilities, &
Maintenance, Alcami
David Vogt, Alcami, Garner Director

CPRC Staff Attending:

Beth Davis, Member Engagement
Coordinator
Jenny Halsey, Assistant Executive
Director

1. Call to Order

- a. Call to Order and Welcome
Official: Brett Gantt, Chair

- b. Roll Call

- c. Declaration of Quorum
Official: Brett Gantt, Chair

Chair Brett Gantt called the meeting to order at 6:01 pm and went over housekeeping information. He reminded everyone about the virtual meeting guidelines. Beth Davis, Clerk to the Board, called roll and a quorum was met.

- d. Get to Know CPRC

Chair Gantt shared information about CPRC's first set of board officers when the organization was the Research Triangle Regional Planning Commission.

- e. Introduction of New Executive Committee Members and brief overview of Executive Committee

Chair Gantt welcomed two new members to the Executive Committee; both became Board Officers on July 1. Randee Haven O'Donnell is a Council Member for the Town of Carrboro and serves as CPRC's Second Vice Chair. Byron McAllister is Selma's Mayor and serves as CPRC's Secretary/Treasurer.

Following introductions, Executive Director Lee Worsley briefly overviewed the Executive Committee and its responsibilities vs. the Board of Delegates.

2. Review of Agenda

- a. Review of Agenda
Official: Brett Gantt

Chair Gantt approved the agenda.

3. Presentations and Recognitions

- a. FTZ 93 Presentation – Alcami
Presenter: Lindsay Whitson, Community & Economic Development Director and Bob Nevruz, VP, Engineering, Facilities, and Maintenance at Alcami
Potential Action: Place on Consent Agenda

Central Pines is the Foreign Trade Zone (FTZ) #93 grantee. Lindsay Whitson will provide a brief overview of what an FTZ is and the role CPRC plays as its administrator. Staff is also requesting approval from the Board of Delegates that allows for the amendment of all operator agreements. Currently, the agreement requires all operating zones to carry comprehensive commercial liability and property insurance in the minimum amounts of \$2,000,000 for injury to one person; \$2,000,000 for all injuries in one incident; and a \$5,000,000 property damage umbrella policy. A new operator seeking designation has asked if the property damage umbrella policy could be lessened to \$3,000,000, since that is the largest policy amount they are eligible for at this time. This change in insurance coverage would be in effect for all current and future operators.

Central Pines staff has been in contact with the US FTZ Agency and they are comfortable with a change in the insurance requirement.

Additionally, Alcami is a biotech manufacturing company that has requested sponsorship of its application to the U.S. Foreign Trade Zone Board. The FTZ #93 Board has approved their request. The Central Pines Regional Council Board of Delegates or Executive Committee is required to provide the final recommendation prior to the applicant completing their application.

4. Public Hearings

- a. Public Hearing for Central Pines Regional Council's HUD Pathways to Removing Obstacles to Housing (HUD PRO)
Presenter: Lindsay Whitson, Community & Economic Development Director

Lindsay Whitson gave an overview of the HUD PRO grant application. Central Pines Regional Council (CPRC) is submitting a Pathways to Removing Obstacles to Housing (PRO) grant application from the U.S. Housing and Urban Development. Conducting a public hearing is a requirement of the grant proposal, encouraging public and stakeholder input regarding Central Pine's application.

The HUD PRO program is focused on removing barriers to affordable housing and seeking to increase housing production and lower housing costs over the long term. Central Pine's PRO application is taking a multi-prong approach to address affordable housing challenges in the region – including planning, implementation, and expansion of current projects in place. More information on Central Pines intended application will be given during the presentation ahead of the Public Hearing.

Chair Gantt opened the floor for public comment.

No comments were submitted. Chair Gantt closed the public hearing.

5. Business

- a. Connected Region 2050 Draft Scope of Work and Funding Strategy
Presenter: Lee Worsley, Executive Director

During the August 2024 Board of Delegates meeting, the Board heard presentations from the Wasatch Front Regional Council and the Mid-Ohio Regional Planning Commission on their regional visioning efforts.

As discussed, a comprehensive regional vision for our region has not been completed and implemented since 1969. Central Pines staff has been working for close to two years, laying the groundwork for beginning a regional visioning process.

As we approach the next steps in the process, it is time to begin finalizing the project's scope of work and focusing on a funding plan. The attached scope of work has been developed over the last six months and has already received considerable input from several of our partner organizations.

Funding for this project is not available within the current Central Pines budget. Central Pines staff will aggressively look for funding sources, including grant opportunities. However, many partners have asked about

the local government's contributions to the project. A draft funding strategy was presented, including funding already committed and some small funding asks from local government members with populations over 20,000.

There was discussion from Executive Committee members with several asking clarifying questions. Chair Gantt suggested that the Executive Committee should table this item and asked Mr. Worsley to share the rest of the presentation at the next Executive Committee meeting in November due to the time.

b. Personnel Policy Update

Presenter: Jenny Halsey, Assistant Executive Director

Each year, the Strategic Leadership Team reviews the Personnel Policy. There are two proposed changes that Ms. Halsey reviewed with the Executive Committee. Those included:

- Removing the 240-hour limit of sick leave transfer from other members of the North Carolina Local Governmental Employee's Retirement System (Article VII, Section 11, page 34)
- Adding Volunteer Policy (Article VII, Section 24, page 46)

This item was placed on the consent agenda.

c. Update on Subcommittees

Presenter: Lee Worsley, Executive Director

Subcommittees are being established to allow Board members the opportunity to get more engaged in a specific strategic focus area of the Regional Council. Additionally, the subcommittees will allow CPRC to better engage with regional stakeholders and enable a subcommittee to have enhanced input on the current and potential work of the Council.

Executive Director Lee Worsley gave an update on the formation of the subcommittees. The document enclosed in the agenda packet listed the Chair of each subcommittee and the CPRC staff lead. Additionally, the attachment listed CPRC delegates and alternates who have already volunteered to serve on a subcommittee. If Executive Committee members know of anyone on their Boards who might be a good fit for any of these subcommittees, Mr. Worsley asked that they encourage them to serve.

6. Consent

Items on the Consent Agenda are considered routine and will be enacted by a single motion unless a member of the Executive Committee requests an item be removed. Any item that is removed from the Consent Agenda will be considered individually after the Consent Agenda.

a. DRAFT Minutes: June 26, 2024

- b. FTZ Approval for Alcami
- c. Personnel Policy Update, Resolution #2024-09-01
- d. Budget Amendment 1, Resolution #2024-09-02

Action: Adoption of Consent Agenda as presented
Motion: Delegate Jean Hamilton
Second: Delegate Wilma Laney
Vote: Approved unanimously by roll call

7. Items Removed from Consent Agenda

8. Public Hearings

9. Executive Director's Report

- a. Executive Director's Report
Presenter: Lee Worsley
Potential Action: None – Receive as Information
 - Lee thanked Chair Brett Gantt and Delegate Wilma Laney for visiting Pinebluff about joining CPRC as a part of the 100% membership drive. They had a great meeting with their Mayor. As a reminder, this is part of the effort to meet 100% membership in the region.
 - Alana Keegan, our Local Government Services Director, gave birth to her baby boy, Casey on September 18. We are excited for her and her husband. She will be coming back from maternity leave in January.
 - Lee just got back from the ICMA conference in Pittsburgh and had a nice time networking with other professionals.

10. Chair's Report

- a. Chair's Report
Presenter: Chair
Potential Action: None - Receive as Information

Chair Gantt shared that he was happy to be a part of the meeting with Pinebluff and looks forward to meeting with the remaining member governments about joining CPRC. He also thought it was a great complement to talk about the Connected Region effort.

11. Around the Region

- a. Around the Region Reports/Updates

Lee County – Bill Carver shared that one of the ongoing dialogues they are having is about growth but also keeping the charm of small towns. How do

you preserve the farmland preservation and balancing growth and development? Sanford Area Growth Alliance helps to bridge that gap.

Aberdeen – Delegate Laney shared that Aberdeen has the second smallest library in the state. A group was formed about 10 years ago to try and raise money to build another library. A new building is now being renovated for this new library and they were able to secure \$500,000 to help fund this project.

Durham County – Delegate Heidi Carter mentioned a program that they are doing with CPRC, called Energy Burdened and Emissions Reduction Program. This includes Orange County and Granville County as well. This program will help lower income communities reduce their energy burden.

Apex – Chair Gantt mentioned that there has been a lot of discussion lately about affordable housing and mobile home parks. They are looking for best practices on this particular issues.

12. Closed Session

13. Other Business

- a. Other Business
Presenter: Brett Gantt

14. Adjournment

- a. Adjourn the Meeting

Action: Move to adjourn
Motion: Delegate Heidi Carter
Second: Delegate Jean Hamilton

The meeting adjourned at 7:39 pm.

Duly adopted this 20th day of November 2024 while in regular session.



Brett Gantt
Board Chair

ATTEST:

Beth Davis

Beth Davis
Clerk to the Board
Central Pines Regional Council