

FRANKLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION

Thursday, September 11, 2008 at 8:00 a.m.

Training Room – Wake EMC, Youngsville

AGENDA

- I. Welcome – Chairman Shane Mitchell
- II. Review/Approval of Minutes from August 14, 2008 Meeting – Chairman Shane Mitchell
- III. Triangle Tomorrow “Reality Check” – Pam Wall, Executive Director
- IV. Legislative Update – Senator Doug Berger/Representative Lucy Allen
- V. Update on 401 Steering Committee – Gary Cunard
- VI. Update on Commercial Brokers Reception – Mark McArn
- VII. Industrial Golf Tournament – Chairman Shane Mitchell
October 8, 2008 – Olde Liberty
- VIII. Other Business – Chairman Shane Mitchell
- IX. Adjourn – Chairman Shane Mitchell

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Minutes

The Franklin County Economic Development Commission was called to order at 8:00 a.m. by Chairman Shane Mitchell on September 11, 2008 in the training room at Wake EMC in Youngsville.

In attendance were Chairman Shane Mitchell, Commissioners: Lyn Buffaloe (County Commissioner), Don Lancaster (County Commissioner), Leelan Woodlief, Scott Hammerbacher (Interim Director-Planning & Inspections), Bobbie Jo May, Mark McArn, Angela Harris (County Manager), Lucy Allen (NC Representative), and Brenda Robbins (Administrator, Town of Youngsville). Also, in attendance were Ronnie Goswick (Economic Development Director), Richie Duncan (Existing Industry Coordinator), Lori Duke (Admin. Support Specialist), Mike Brown (Employment Security Commission), Keith Shearon (Candidate-NC Senate), and Julie Paul (Project Manager-Research Triangle Region Reality Check). Absent from the meeting were Commissioners: Bryce Mendenhall (Public Utilities Director), Mike Leonard, John Barnes (Franklin County Chamber, Chairman), Mayor Karl Pernel (Mayor of Louisburg), Joyce Cooke, Elic Senter (Mayor of Franklinton), Marsha Strawbridge (Mayor of Bunn), Doug Berger (NC Senator), and Margaret Nelms (Mayor of Centerville).

Chairman Mitchell asked everyone to pause in a moment of silence in remembrance of 9/11.

The second item on the agenda was the review and approval of the minutes from the August 14, 2008 meeting. Commissioner Woodlief made the motion to approve the minutes, with Commissioner Buffaloe seconding. The motion passed unanimously.

The third item on the agenda was a presentation given by Julie Paul, who is Project Manager for "Research Triangle Regional Reality Check". Ms. Paul said that this is a major region that's growing rapidly. The Triangle region's population is approximately 2.03 million today, and by 2030, it is expected to grow to 3.2 million people – that's 1.17 million more people in 22 years. What is "Reality Check"? "Reality Check" is a joint initiative of the Triangle District Council of the Urban Land Institute and Triangle Tomorrow, a program of the Research Triangle Regional Partnership, to address the reality of growth projected for our region. Addressing growth challenges and opportunities will benefit our economic well-being and quality of life. It encompasses the 15 Triangle region counties: Alamance, Chatham, Durham, Franklin, Granville, Harnett, Johnston, Lee, Moore, Orange, Person, Vance, Wake,

Warren and Wilson, and is sponsored by business and community organizations such as The Research Triangle Park, AT&T, PSNC Energy, Progress Energy, Wake Med, SAS, Wachovia, and many more. The reason for having a “Reality Check” is to address critical questions that face the Triangle region such as: Where will these new residents live, work and play? How do we best accommodate this increase? What will be the effect on our transportation network, housing costs, taxes, air quality and watersheds? A proactive approach to accommodating our growth will help us maintain our exceptional quality of life and successful economy. Some of the places where “Reality Check” has been completed are: Los Angeles, North Texas Region, Washington, DC, Tampa Bay, Phoenix, Seattle and the states of Maryland and Utah. The Triangle “Reality Check” is scheduled for February 24, 2009 at the Raleigh Convention Center, and will be a half-day visioning exercise for a diverse group of 300 political, business, environmental and civic leaders. The “Reality Check Summit” is scheduled for February 27, 2009 where 1,000 stakeholders will be presented with the results from the visioning exercise and to ask attendees to help prioritize growth scenarios. Ms. Paul said that there are several ways to be involved:

- Nominate yourself or another person
- Become a volunteer for the event
- Become a sponsor or supporting organization
- Post-exercise, get involved in implementation

Representative Lucy Allen said this is a great thing, and if you don’t make choices for land use then the choices will be made for you. Ronnie Goswick asked if diversity will be based on population or area of potential growth. Ms. Paul said if you go by population, some of the smaller counties won’t receive the representation they should, and we want to make sure our smaller and outlying counties are represented as well.

The fourth item on the agenda was the Legislative update given by Representative Lucy Allen. Representative Allen said that although we are not in session right now, the Legislature is not laying off during the interim. We have discussed finances for N.C. and whether we can continue with the financial structure we have or not, and what affect our various choices have on our citizens. We have people who are dropping out of school or are underserved, and then there are people who are left behind. The Legislature will be working on this, and I think we can certainly help in Franklin County and in the Triangle region. This is a crucial need because we do not want to lose jobs, and we know it will take a while for the economy to bounce back.

The fifth item on the agenda was an update on the 401 Steering Committee by Gary Cunard. Chairman Mitchell said that Mr. Cunard could not be here, but Commissioner Lancaster had a concern about the committee that he’d like to talk about. Commissioner Lancaster said he had envisioned this committee as something more than what we previously had, and thought the name of the committee should be changed to reflect this. Representative Allen said that the

committee Mr. Cunard is forming will be a tremendous asset for us, but she thinks we should have a different name to avoid confusion. Commissioner Lancaster said he will discuss this with Mr. Cunard.

The sixth item on the agenda was an update on the commercial broker's reception given by Commissioner Mark McArn. Commissioner McArn said that he, Richie Duncan and Ronnie Goswick met to discuss how we can expose more of what Franklin County has to offer to commercial brokers. One idea was to have some type of reception or event, and the other approach was how could we relay more information to brokers. Richie Duncan said that she has spoken with a broker from York Properties, who is the broker for the Sirchie facility in Youngsville, to ascertain his thoughts on possibly having a reception at Sirchie. What they have said is they think it's very important to determine who you are going to invite and narrow that down. He said instead of looking at a large venue, we should center on 10-15 brokers, and call them instead of sending out an invitation to tell them we want you to come out to see this property (Sirchie) and the Triangle North Franklin site. Ms. Duncan said that York isn't excited about having other Franklin County properties promoted at this event, but they are willing to promote Triangle North Franklin. Their request is that we talk to them again around the first of November to see where things stand with the Sirchie property, and then discuss having the event sometime during the first quarter of 2009. Commissioner McArn said that about 2/3 of the buildings on N.C. Site Search are already represented by a broker, and how half of the greenfield sites are already represented by a broker. Commissioner McArn said that as for getting our information to the brokers, our approach is to talk to land owners who don't have a broker for their site and/or building, and ask them if they would agree to a non-exclusive agreement for permission to post their property on up to five (5) databases. This would give the owners exposure and it wouldn't cost them anything. Commissioner McArn said he will give an update at our next meeting on how many building and land owners are willing to participate.

The seventh item on the agenda was discussion of the Industrial Appreciation Golf Tournament. Chairman Mitchell said that the golf tournament is scheduled for October 8th at Olde Liberty in Youngsville.

In other business:

- The next meeting will be held on October 9, 2008 at 8:00 a.m. at Novozymes in the business administration building. Novozymes will be providing breakfast also.
- Ms. Duncan said that we have a new tenant in the former Ryerson Tull space in the Franklin Park Industrial Center in Youngsville. VFC provides lightning protection and specialty grounding systems to the electrical, industrial, commercial, telecommunications, and data industries. Their headquarters is located in North Salt Lake City, Utah, and

they have other locations in Texas, Arizona and Colorado. The Vice President, Regional Sales Manager, and Regional Project Manager will be at the Youngsville location, and they are interviewing for administrative and warehouse help also.

With there being no further business, the meeting was adjourned.