



Centralina Economic Development District

Board Members Present	Representing	Organization
Leigh Altman Miles Atkins Melinda Bales Mark Brady Cliff Brumfield Antony Burton Donny Hicks Leslie Johnson Alan Kathman Candice Lowder Bill Thunberg Melanie Underwood	Mecklenburg BOC Mooresville Centralina – At Large Rep First Reliance Bank Lincoln County Centralina At Large Rep Gaston County Mecklenburg County Mecklenburg County- Private Stanly County Mooresville -Lake Norman Centralina At-Large Rep	Mecklenburg County BOC Town of Mooresville - Mayor Town of Huntersville First Reliance Bank Lincoln Economic Development Asso. Charlotte Regional Business Alliance Mecklenburg County-Managers Office FLIR Systems Stanly County Economic Development Lake Norman Transportation Commission NC Economic Development Partnership

Call to Order

Chairman Miles Atkins Called the meeting to order.

Roll Call

Narissa Claiborne, Board Administrator, called the roll and noted that a quorum was present.

Amendments to the Agenda

There were no amendments to the agenda.

Alan Kathman made a motion to approve the agenda. Leigh Altman seconded the motion, and it was carried unanimously.

Consent Agenda

- 1. Approval of the November 17, 2022, Centralina Economic Development District Meeting Minutes**

Board member, Melanie Underwood made a motion to approve the minutes. Commissioner Bill Thunberg seconded the motion, and it was carried unanimously.

2. Special Regional Updates from the Centralina Economic Development District

Chairman Miles Atkins asked Board members to share a new or forecasted project of regional significance, including potential projects suitable for EDA funding and/or opportunities in implementing the Centralina Economic Development Strategy. Chairman Atkins instructed Members to share by County alphabetically, starting with Anson County.

Anson County- No Updates.

Cabarrus County- No Updates

Gaston County- Donny Hicks, Gaston County Economic Development Commission, shared an update on that the Commission has been working with Fortune 500 Company Newell Brands sharing that Newell invested 130 million dollars in the project. Also, the Commission has large infrastructure projects, one being a water line that is being routed through the center part of the County to Lincoln County. Other projects are also underway including a company from Finland that makes specialty plastics.

Lincoln County- Cliff Brumfield, Lincoln County Economic Development Association, also highlighted the waterline/sewer project that runs through Gaston and Lincoln Counties. Mr. Brumfield also shared with the Board a project that will include 200,000 square feet of industrial coming to Lincoln Commerce Center. 534,000 square feet pad just about ready for concrete. Mr. Brumfield also shared with the Board that because of that, a water line needed to be looped under Highway 16 which cost around 3 million dollars. Mr. Brumfield thanked Centralina Regional Council for the research that helped secure Carl Holdings for the investment in that project.

Iredell County- Mark Brady, First Reliance Bank- no updates

Mecklenburg County- No updates.

Rowan County- No Updates.

Stanly County- Candice Lowder, Stanly County Economic Development District Commission, shared with the Board that phase one of the large infrastructure improvements is under construction now at the Albemarle Business Center. Ms. Lowder also notified the Board members that the City of Stanly is recruiting now for their Economic Development Director. Lastly, Ms. Lowder shared that Chris Chug with EDPNC will be the keynote speaker at the Stanly County Chamber of Commerce Annual Meeting on February 2nd. Ms. Lowder invited anyone who would like to be a part to let her know.

Union County- No Updates.

Chairman Atkins called for region-wide updates.

Melanie Underwood, NC Economic Development Partnership shared that North Carolina had a record-breaking year with a full capacity of projects. She shared that the pipeline continues to be robust.

Antony Burton- Shared that the Economic Development team that was put together last year has experienced a lot of activity with a heavy emphasis on industrial projects. Mr. Burton stated while there are some office projects, the number has not reached pre-Covid 19 numbers,

3. CEDS Update and Implementation Approach

Mayor Atkins introduced Centralina Economic Development Director, Christina Danis and Anna Lu Wilson, Centralina Economic Development Coordinator to share information and the next steps on the CEDS implementation process. Anna Lu Wilson shared with the Board a refresher on the CEDS goals. Ms. Danis led a conversation on Monitoring and Evaluation touching on the SCOPE of the work and how the Board will work together to implement the process. Ms. Danis polled the Board members to get a pulse check on whether or not they felt that the implementation of a CEDS Committee was a good idea and something staff should move forward with.

Mayor Atkins called for a motion to approve the implementation of a CEDS committee. Bill Thunberg made a motion to approve the Implementation of the CEDS Committee. Cliff Brumfield Seconded that motion.

Alan Kathman- Asked who will report back on the progress of the work being done. Ms. Wilson shared that she will be responsible for reporting back.

Board Member, Antony Burton Charlotte Regional Business Alliance, asked if other CCOGs have done this (CEDS Implementation) and how successful it has been for them. Geraldine Gardner, Centralina's Executive Director responded, sharing that the idea came from Hillary when Centralina asked what the expectation are and how we meet the spirit of what the EDA would like to see happen. She shared that Hillary would like to see working groups carry on as the stewards of a broader regional conversation. Ms. Gardner shared that Centralina will report back to the Board with steps moving forward and encouraged the Board members to work with Centralina on implementation.

4. CEDD Board Appointments and Director Roles

Geraldine shared with the Board that now is a time to work on a few administrative issues that were not at the forefront for the last few years due to the Board focusing on other larger initiatives. Ms. Gardner introduced the new Centralina Board Administrator, Narissa Claiborne, sharing that Narissa will be the staff moving forward.

Geraldine switched gears to discuss that as per the Centralina Economic Development Board By-Laws, Directors are alternated in 3-year terms. However, due to the CEDs implementation and goals of keeping the Board engaged, Board members were left in their current seats for the planning process. She also shared that there are 8 (eight) vacant seats on the Board. Geraldine shared that per the by-laws the Centralina Executive Board is to approve all Board appointments- with their meeting coming up in March, the proposal is to get in touch with everyone who is out of cycle, fill the 8 vacancies and bring forward reappointment or new appointments to the Centralina Executive Board by March 8. Geraldine shared that the April meeting could include potentially 8 new Board members.

Geraldine also shared with the Board the CEDD Board of Director Roles. Lastly, Ms. Gardner opened for questions regarding Board roles and or appointments as the new terms open.

5. By-Laws Amendment Introduction

Geraldine Gardner, Executive Director, of Centralina Regional Council shared that the Centralina Economic Development District by-laws haven't been updated since 2011. She also shared the process of introducing amendments to the Bylaws. She shared with the Board that at this meeting the introduction of the idea of by-laws amendments. Ms. Geraldine Gardner shared that any changes have to be read at two consecutive meetings prior to the date a vote can be taken which could be at the July 20, 2023, meeting. Geraldine highlighted a few administrative and substantive potential amendments. She asked that the Board chime in with ideas and/or suggestions.

Q- Board member Bill Thunberg asked if there was any attempt made to align with the Federal Fiscal Year and if there was any need or requirement to align with the Federal Fiscal Year.

A- Ms. Gardner answered by saying that there was none and that Centralina preferred to align with the local Fiscal Year.

Geraldine highlighted Section 4.02 proposing eliminating automatic reappointment and unlimited terms of Board members. Ms. Gardner also recommended adjusting the July meeting to June and designating June as the Annual meeting.

Cliff Brumfield noted that the NCDEA is in June and recommended trying to avoid those dates.

Leslie Johnson, Mecklenburg County Manager asked, when specially, in June will the Annual meeting take place.

Ms. Gardner answered that the meetings are typically held on the 3rd Thursday and Centralina would keep that date.

Geraldine continued with recommendations, highlighting Sections 4.04 and 5.08. Ms. Gardner shared that Denise Strosser, Centralina Finance Director has joined the meeting due to The Board and the Centralina Regional Council having an operating agreement that states Centralina will manage the administration and the finances for The Board. She continued stating that the document hasn't been updated since 2005 which may be in direct conflict with the CEDD by-laws. Geraldine shared a few more examples of sections that would be amended if approved. Including Sections 7.02 and 7.06. Geraldine paused for feedback from the Board.

Bill Thunberg asked if there was a need to add that the President has the authorization to sign checks or submit contracts. Denise Strosser, Centralina Finance Director shared that Centralina By-laws suggest that only contracts with Board Approval go before the Board.

Ms. Gardner added that the language will need to be updated and that staff will seek input from the Centralina counsel on by-laws. Lastly, Ms. Gardner shared that the first official reading will take place during April 20, 2023, meeting.

Mayor Bales asked that Section 5.08 be highlighted for review. Ms. Gardner responded assuring Mayor Bales that the next markup company will have more official language of items being proposed.

6. Nominating Committee Formation

Mayor Atkins highlighted the formation of a nominating committee. He highlighted that his role as Chairman will end and asked Geraldine Gardner to speak more on the topic of Officer roles.

Geraldine detailed the 3 officer roles, including Chair, Vice-chair, and Secretary/Treasurer, and their duties including the scope of work.

Mayor Atkins called for a motion to form a Nominating Committee that will consist of 3 people. Bill Thunberg made the motion. Alan Kathman seconded the motion. The motion was approved.

Mayor Atkins also volunteered to serve on the nominating committee, along with Bill Thunberg.

7. e-Impact Contract

Chairman Atkins introduced Christina Danis to share the E-Impact Contract. Ms. Danis shared information on the E- Impact organization and the services it can provide. Ms. Danis also shared information regarding the RFP process and proposed to the Board the approval of an annual contract with e-Impact for \$27,400 and up to an additional \$4,800 for on-call Technical Support Services. Ms. Danis opened for questions from the Board.

Antony Burton asked if the information from the e-Impact would be accessible and downloadable to members.

Christina answered confirming that each Board member would have their own means to access the information.

Geraldine Gardner added that the on-call technical assistance provided through e-Impact would also be available to Board members.

Anna Lu Wilson added that Members also have access to a dashboard with information that is available specific to their county.

Mayor Miles Atkins called for a motion to approve an annual contract with eImpact for \$27,400 and up to an additional \$4,800 for on-call Technical Support Services.

Mayor Bales made the motion.

Board member, Melanie Underwood, NC Economic Development Partnership seconded the motion.

The motion was approved.

Comments from the Board of Delegates and Centralina Staff

None

Comments from the Executive Director

Executive Director Geraldine Gardner shared that Centralina had a great kick-off with Hillary Sherman, US Department of Commerce Economic Development Administration Representative for NC. She added that regular public works did get an additional top-off this year and mentioned that if the Board had an EDA project coming up, to please let Anna Lu know.

Two counties in our region, Rowan and Iredell did receive supplemental funding under disaster recovery related to Tropical Storm Eda, and will be in touch with those Counties on what they are eligible for.

Hillary highlighted the Coal transition funding, particularly in Gaston County. If your county is losing companies or companies are downsizing. There could be opportunities for those that qualify as 15 million dollars are available and up to \$300,00.00 for non-construction strategy development projects.

Tech Hub funding will be available, which includes 700 million dollars for national competition. 3 tech clubs will be awarded per office including 8 states.

Lastly, Ms. Gardner shared that April 20, 2023, is our Annual meeting, which will be held in person.

Comments from the Chair

Mayor Miles Atkins shared that the next meeting is the Annual Meeting and will be held in person at the Centralina Regional Council office, on April 20, 2023, at 4:00 p.m.

Adjournment

With no further business to be discussed, Chairman Miles Atkins adjourned the meeting at 5:09 p.m.