

**Warren County Economic Development Commission**  
**501 Hwy 158-Business East**  
**Warrenton, NC 27589**

Minutes of the Board of Directors Meeting February 20, 2023 - 4:00 P.M.  
Meeting held at Warren County Armory Civic Center

**Members Present:** Jane Ball-Groom, Claude O’Hagan, John Earl Alston, Stanley Jones, Victor Hunt, Brady Martin, and Jim Whitley

**Ex-Officio Members Present:** Walter Gardner, Mayor of Warrenton; Keith Sutton, Superintendent of Warren County Schools

**Members Absent:** Brock Pepper

**Ex-Officio Members Absent:** Leanne Patrick, Lake Gaston Chamber of Commerce; Diane Cox, Kerr-Tar Chamber of Government; Rachel Desmarais, Vance Granville Community College President; Wayne Aycock, Mayor of Norlina; Carol Harris, Mayor of Macon

**Also Present:** Vincent Jones, County Manager; Charla Duncan, Community and Economic Development Director; Rose Ponton, Community and Economic Developer; Ken Wilson, Vance Granville Community College

The February 20, 2023 meeting of the Warren County EDC Board of Directors was called to order by Chairman Brady Martin on at 4:06 PM.

Chairman Brady Martin requested all to join him in a moment of silence. Chairman Martin read the conflict-of-interest disclaimer. No conflicts were identified. A quorum was verified.

Chairman Martin asked members to review the February 2023 meeting agenda.

After review, a motion was made by John Alston to set the meeting agenda, seconded by Stanley Jones, and duly carried by a unanimous vote; the February 20, 2023 meeting agenda was set.

Chairman Martin invited board members to review the January 2023 meeting minutes. After review, a motion was made by Claude O’Hagan to approve the January 2023 meeting minutes, seconded by Stanley Jones, and duly carried by a unanimous vote; the January 23, 2023 minutes were approved.

New ex-officio member Walter Gardner, Mayor of Warrenton, took a moment during the citizen comment period to thank the board for adding the ex-officio roles, as they will be valuable for all parties involved.

Two potential site map renderings of the Triangle North Warren tract, including a mockup of the potential future VGCC Transportation Hub Facility were presented. Charla Duncan made the comment that this site plan, while not binding, is a valuable tool to present to potential investors and further stated that the current site plan’s lots are sized to attract smaller scale firms to the parcel. After discussion around site map design parameters, stormwater runoff options, wetlands assessment criteria, and the potential benefits and drawbacks of various lot sizes, Ken Wilson (VGCC Grants Administrator) made a presentation to the board regarding the current scope of

the VGCC transportation and heavy equipment operations education program and the expected benefits of the projected transportation hub requesting location on the Triangle North Warren tract. Mr. Wilson stated that this hub would not only unify a currently geographically disparate program, but also allow for expanded class offerings and larger class sizes. After some discussion of the future trajectory of transportation and heavy equipment technology, as well as land ownership and compensation structure, John Alston made a motion that the Warren County Economic Development Commission support the future, potential Vance Granville Community College Transportation Hub be located at Triangle North Warren. With a second by Brady Martin, the motion was duly carried by a unanimous vote.

An update was provided regarding Frontier Warren in the form of a letter from the Town of Warrenton to the board. After consideration, John Alston made a motion to table the discussion, with a second by Jim Whitley. The motion was carried by a unanimous vote.

Charla Duncan made a recommendation to the board that Warren County request an extension from the state for the building reuse grant for Glen Raven. Glen Raven has requested an extension for their OneNC grant due to slower than expected phased employment rollout. Jim Whitley made a motion to follow the director's recommendation with a second by Claude O'Hagan. The motion was duly carried by a unanimous vote.

The board reviewed the terms of members expiring in June 2023. Victor Hunt made a motion to reappoint Claude O'Hagan, Stanley Jones, and Brady Martin in June 2023. John Alston seconded this motion and it was duly carried by unanimous vote.

John Alston moved to appoint Angelena Kearney Dunlap to the board's currently vacant seat after presentation and consideration of both current and new statements of interest. Seconded by Claude O'Hagan, the motion was passed by a unanimous show of hands.

Charla Duncan provided a Directors Report highlighting the upcoming regional economic development summit, the upcoming ECU Honors Economic Development Seminar, the momentum of the ongoing Brownfields grant project, and an upcoming GoldenLEAF SITE meeting.

To close, Chairman Martin re-extended a warm welcome to the ex-officio members present and made a reminder to the board that the new bylaws are currently in effect. With no further business to discuss Stanley Jones made a motion to adjourn the meeting. The motion was seconded by Victor Hunt. Duly carried by a unanimous vote, the meeting was adjourned.

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Secretary