

MINUTES

PTRC Board of Delegates

February 19, 2014

Members present:

Mayor Joe Bennett, City of Thomasville
Councilman Frank Bruno, Town of Stokesdale
Commissioner Sharon Conaway, Town of Walnut Cove
Councilman Alvin Foster, Town of Yanceyville
Vice Chairman Darrell Frye, Randolph County
Commissioner Paul Johnson, Surry County
Commissioner Ernest Lankford, Stokes County
Council Member Molly Leight, City of Winston-Salem
Commissioner Peggy Leight, Town of Walkertown
Mayor Pro Tem Will Marklin, Town of Mocksville
Commissioner Walter Marshall, Forsyth County
Commissioner Linda Massey, Alamance County
Councilman John McDermon, Town of Rural Hall
Mayor Billy McHone, Village of Tobaccoville
Commissioner Wayne Moore, Town of Jonesville
Chairman Jackie Morris, Montgomery County
Alderman John Peterson, Town of Elon
Mayor Pro Tem Patty Philipps, City of Mebane
Mayor Dan Pugh, Town of Lewisville
Alderswoman Tracey Shifflette, Town of Kernersville
Mayor David Smith, City of Asheboro
Mayor Bert Lance Stone, City of Archdale
Commissioner Don Truell, Davidson County
Mayor Keith Volz, Town of Jamestown
Commissioner Chris Watkins, Town of Troy
Mayor Leonard Williams, Town of Gibsonville
Mayor Pro Tem Steve Yokeley, City of Mount Airy

Members absent:

Commissioner Wayne Atkins, Town of Dobson
Commissioner Kevin Austin, Yadkin County
Commissioner William Paul Baity, Town of Boonville

Commissioner Bill Bencini, Guilford County
Mayor James Blake, Town of Biscoe
Mayor Buddy Boggs, Town of Haw River
Commissioner Gene Branon, Town of Yadkinville
Councilman Dillard Burnette, City of King
Council Member Mary Cameron, Village of Clemmons
Commissioner Zane Cardwell, Rockingham County
Councilman Darryl Carter, City of Eden
Mayor Terry Caviness, Town of Liberty
Mayor Perry Conner, Town of Franklinville
Alderman Mike Dawkins, City of Randleman
Council Member Debra Frazier, City of Trinity
Councilwoman Carissa Graves, Town of Green Level
Commissioner Nathaniel Hall, Caswell County
Mayor Lestine Hutchens, Town of Elkin
Mayor Pro Tem Yvonne Johnson, City of Greensboro
Councilwoman Michelle Leonard, Town of Bethania
Councilman Dennis Paschal III, Town of Wentworth
Commissioner Terry Renegar, Davie County
Mayor Kenneth Rethmeier, Town of Bermuda Run
Mayor Pro Tem Naydine Sharpe, Village of Alamance
Mayor Danny Shaw, Town of Ramseur
Councilman Tobin Shepherd, City of Lexington
Mayor Earl Sheppard, Town of Pilot Mountain
Mayor Bernita Sims, City of High Point
Councilman Mike Stone, Town of Oak Ridge
Councilman Ron Surgeon, Town of Pleasant Garden
Commissioner Laurence Todd, Town of East Bend
Councilman Chip Turner II, City of Graham
Mayor Ronnie Wall, City of Burlington
Commissioner Branson Webb, Town of Mount Gilead
Mayor Janet Whitt, Town of Danbury

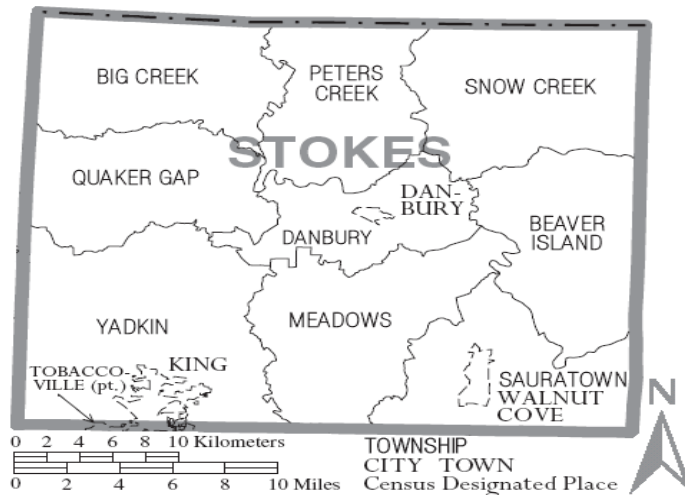
Chairman Molly Leight welcomed the PTRC Board of Delegates and called the meeting to order at 12:03 p.m. She requested a moment of silence and then led the Executive Committee in the Pledge of Allegiance.

1. Consent Agenda, Molly Leight, PTRC Chairman

- a. Request for approval of December 18, 2013 PTRC Board of Delegates minutes
- b. Request to apply for City of Winston-Salem & Community Business Development renewal sub-grant funds.
 - i. The Criminal Justice Department requests approval to apply for \$17,500 in FY 14-15 renewal sub-grant funds from the City of Winston-Salem’s Community and Business Development Department. Funds will be used for partial grant match in supporting the “Project Reentry” program.
 - ii. The Criminal Justice Department looks forward to continued partnership with the City of Winston-Salem in providing this important program.
- c. A motion was made by Mr. Wayne Moore.
- d. The motion was seconded by Ms. Patty Philipps.
- e. The consent agenda was approved.

Chairman Leight then announced the new delegates. This includes Council Member Debra Frazier from the City of Trinity, Councilman Tobin Shepherd from the City of Lexington, Alderwoman Tracey Shifflette from the Town of Kernersville, Councilman Mike Stone from the Town of Oak Ridge, and Councilman Ron Surgeon form the Town of Pleasant Garden. She reminded the Board that caucuses would be held after today’s meeting in order to select Executive Committee representatives. ****See page 8 for the caucus results.***

2. Focus on Members: Stokes County, Rick Morris, Stokes County Manager



- a. Mr. Morris began by thanking the Board for their time. He noted that he is proud to represent Stokes County.
- b. He continued by listing some demographics of Stokes County:
 - i. Formed in 1789

- ii. Named for John Stokes
 - iii. Current Population: 47,401
 - iv. Current Unemployment Rate: 6%
 - v. Labor Force: 23,480
 - vi. 456 Square Miles
 - vii. Board of five County Commissioners
 - viii. County Seat: Danbury (Population 188)
- c. He stated that Stokes County is more than just numbers, but a unique asset to the region. The City of King is the largest municipality in the County, with a population of 7,800 people. The Town of Walnut Cove comes next at 1,425.
 - d. With vibrant towns and communities, Hanging Rock State Park, and 7,000 acres of unspoiled beauty, the county attracts more than 600,000 visitors each year. In fact, Hanging Rock State Park holds the title of the 2012 North Carolina State Park of the year. Stokes County also is home to 58 miles of the Dan River and various types of wildlife, providing recreation for enthusiasts of all ages.
 - e. Stokes County also is home to modern manufacturing, a rich farming heritage, talented crafters and artists (with a very active Arts Council), and great music. The historic buildings and sites include the Rock House, Jessup Mill, Moratock Iron Furnace, and the Danbury Courthouse.
 - f. Their commitment to education is steadfast and growing. So far, Stokes County has built two new schools and has done renovations to others. There is also a community college in the works.
 - g. Lastly, Mr. Morris invited the Board to visit the county to experience it for themselves. Chairman Leight thanked him for giving the presentation.

3. Workforce Development System Presentation: Will Collins, Special Assistant for Workforce Development

- a. Mr. Collins began by giving a brief introduction. He stated that he was born and raised in Madison, North Carolina and went to high school with Althea Hairston's (Workforce Development Program Director) husband. During the last four years, he has been working in the private sector and is excited to now work with the government. For the entire duration of his career, he had been working in Human Resources.
- b. He explained that when he joined Secretary Decker's team, he was challenged with two things: Taking a look to see where improvements can be made with efficiency and improving customer service.
- c. He then began on some plans for the future. He explained that the Governor's North Carolina Job Plan rolled out about three weeks prior and is intended to address the skills gap in the workforce.
- d. NC Works (www.ncworks.gov) is an online system that has been active since August of 2013. This system assists people with searching for targeted information. He added that there have been over 112 million page hits since its opening. The goal of this

system is to improve efficiency with integrated service delivery and strengthen relationships with organizations around the state.

- e. He then addressed the strengths of the new Workforce organization. The first was that the new staff have many years of experience and are dedicated to their work and helping North Carolina.
- f. He then stated some areas for improving. Communication and knowing what to expect from each other was the first. He would like to see a change in the branding to assist with letting people know what is available in the workforce. Secondly, there is a need to look at cost controls. Ultimately, the goal is to do anything and everything in order to enhance resources for the State.
- g. There being no questions, Mr. Collins thanked the Board for their time and stated he was glad to be here and appreciated the opportunity.

4. Request for support for the delay of implementation of the procurement of Adult and DW Services, William “Trent” Cockerham, Northwest Piedmont Workforce Development Board Chairman

- a. Mr. Cockerham began by explaining the background of Senate Bill 73, which is an act to require that local Workforce Development Boards use a competitive selection process to award Adult and Dislocated Worker Services Provider contracts authorized in the Workforce Investment Act of 1998 and to transfer the apprenticeship program to the Department of Commerce.
- b. He explained that Board like Northwest Piedmont have been delivering these services successfully each year, and this bill would pose a threat to the level of consistency that they can offer services. He noted that the timing of this bill is critical to its success. The Board’s goals are to help job seekers gain employment, help underemployed people gain skills to further their career, and help businesses find qualified workers.
- c. He did mention that these changes are needed in order to create a far more responsive integrated delivery system. He believes, however, that this change has come at the wrong time. There is a fear of the loss of many staff members with years of experience and exemplary service. With these people and relationships, thousands will be left without the service to which they have been accustomed. He added that the Board would essentially be starting all over again, with the changes being catastrophic to the progress made over the last two years. This is why the Board is asking Secretary Decker to delay the implementation of the bill to 2015 in order to have two full years to work with the new process.
- d. He added that there is support for this delay across the state and that though some private entities would be qualified to bid on jobs, the Board wouldn’t know who the outside vendors are. The reason PTRC is looking at this from a state-wide standpoint is due to Secretary Decker’s position to not delay the implementation. Ultimately it will affect about 60 staff state-wide that could be displaced or lose work.

- e. Mr. Dolge added that the changes with the software and system have been happening for over a year, and that the delay is to get the system in place prior to making staffing changes.
- f. Ms. Leight thanked Mr. Cockerham for his remarks. He restated to the Board that he was asking for support in requesting the delay of implementation of Senate Bill 73.
- g. A motion was made by Mr. Walter Marshall.
- h. The motion was seconded by Mr. Nate Hall.
- i. Request for support for the delay of implementation of the procurement of Adult and DW Services was approved.
- j. Mr. Dolge added that PTRC has prepared from a staff perspective to deal with this. PTRC has held off with a release for the RFP but are prepared to deal with the new system.

5. Executive Director's Report: Financial Pressured for Fiscal Year 2013-2014, Matthew Dolge, PTRC Executive Director

- a. Mr. Dolge began by explaining that with the completion of PTRC's headquarters facility and commencement of loan repayment there are some unusual financial issues they face this budget year. These issues include:
 - i. The adjustment loan structure requires a loan payment this fiscal year which PTRC's initial projections called for next year.
 - ii. Sales tax reimbursement for landscaping and signage will not be realized until fiscal year 2014-2015.
 - iii. Operational costs are slightly higher than projected.
- b. Mr. Dolge has worked with PTRC's finance staff and management team to make some adjustments that will help PTRC mitigate the impact on the fund balance in this budget cycle. These adjustments include:
 - i. To the extent possible, each program is absorbing the "double" facility costs within their current revenue stream.
 - ii. Mr. Dolge has instituted several cost cutting measures to reduce other expenditures:
 - 1. Travel for required meetings only.
 - 2. Reduced reimbursement rates for travel.
 - 3. Restrictions on other costs in region.
 - 4. Reduced mobile phone reimbursements/cancelation of phone service.
 - 5. Reduced merit payments.
 - 6. Evaluation and filling of vacancies.
 - 7. Possible additional actions;
 - 8. Delay salary adjustments.
- c. He then explained some of the implications for moving forward:
 - i. Many of these issues are one time occurrences.
 - ii. Management will continue to look at cost reduction strategies.
 - iii. Finance staff is working on a structure for cost sharing which will spread costs in an equitable and sustainable way over the next five years.

6. New Business: Triad Tomorrow – Comprehensive Economic Development Strategy Request for Consideration of Adoption, Paul Kron, Regional Planning Director

- a. Mr. Kron explained that the PTRC Planning Department requests the Board of Delegates consider adoption of *Triad Tomorrow*, the Comprehensive Economic Development Strategy (CEDS) for our 12-county Piedmont Triad region.
- b. This plan has been developed by PTRC, as part of the larger, statewide *NC Tomorrow Initiative* aimed at creating a more uniform, coordinated approach to economic development planning across our state. Regional CEDS have been developed by each of the 16 regional councils across North Carolina, with the ultimate goal of combining them to create a statewide strategic plan. He added that PTRC's adoption of this CEDS will benefit communities in our region in three important ways:
 - i. Upon approval of our CEDS by the Economic Development Administration (EDA), organizations and communities in our region will be eligible to compete for assistance under several EDA funding programs;
 - ii. The CEDS highlights key priorities which communities across our region can work on together to share resources, build partnerships and achieve results in critical areas;
 - iii. The CEDS identifies cross-cutting regional interests which communities can use to demonstrate how the funding of local projects can help to support and advance broader regional interests.
- c. He mentioned that in mid-January 2014 a draft version of the CEDS was sent to a wide range of city, county and regional economic development stakeholders for their review and comment. On February 5, 2014 the PTRC Executive Committee received a presentation of the draft CEDS and voted unanimously to send a revised version of the *Triad Tomorrow* CEDS (see www.ptrc.org) to the full PTRC Board of Delegates for its consideration for adoption. ***See page 11 for CEDS attachment.**
- d. There being no questions, a motion was made by Ms. Philipps.
- e. The motion was seconded by Mr. Steve Yokeley.
- f. Request for consideration of adoption of the Comprehensive Economic Development Strategy (CEDS) was approved.

7. New Business: Regional Brownfields Program – Request to Enter into contract with environmental service consultants, Paul Kron, PTRC Regional Planning Director

- a. Mr. Kron stated that the Planning Department requests the Board of Delegates authorize PTRC to enter into contract with environmental service consultants to assist in its Regional Brownfields Program.
- b. He explained that PTRC received a 3-year, \$600,000 EPA Brownfield Assessment Coalition Grant on October 1, 2013. In partnership with its local government members, the NC Brownfields Program and the U.S. Environmental Protection Agency, PTRC is building a regional brownfields assessment and redevelopment program for the Piedmont Triad. This program will facilitate the assessment, clean-up and redevelopment of abandoned, idled or underused brownfields sites in communities throughout the Piedmont Triad and strive to bring them back to productive use.
- c. Program efforts will focus on areas posing the most risk to human and environmental health, yet with the most potential for redevelopment and reuse. Special emphasis will be placed on properties located in and around municipal core areas within coalition communities located along the B-85/I-85 corridor including Archdale, Greensboro,

Jamestown, Lexington, Thomasville and Trinity – and the 3 Counties in which they are located – Davidson, Guilford and Randolph. Over time, additional members may be added at the discretion of the coalition.

- d. PTRC has completed its RFQ, interview and selection process and requests authorization to enter into contract with two highly qualified environmental service consulting teams for the remainder of the 3-year grant period. These teams will assist PTRC staff and coalition partners in the identification, selection and assessment of top-priority brownfield redevelopment sites. ****See page 14 for Brownfields Program attachment.***
 - e. A motion was made by Mr. David Smith.
 - f. The motion was seconded by Mr. Joe Bennett.
 - g. Request to enter into contract with environmental service consultants for the Regional Brownfields Program was approved.
- 8. New Business: Request for authorization to accept rehabilitation funding from North Carolina Housing Finance Agency (NCFHA) for Guilford and Davidson Counties, Michael Blair, PTRC Housing Program Director**
- a. Mr. Blair began by explaining that in the past, PTRC (and before that the NWPCOG) acted as a contractor for counties to receive state (DCA or NCHFA) rehabilitation funding. This service was focused in Stokes, Surry, Yadkin and Davie counties. One benefit of the merger is the PTRC is well positioned to serve all twelve counties as the recipient agency when advantageous to both parties.
 - b. He added that the PTRC applied for and has been awarded the 2014 NCHFA Single Family Rehabilitation Loan Pool (SFRLP14) grants for both Guilford and Davidson counties. The individual county grants are for \$170,000 and if satisfactory progress is made within 18 months additional funds can be secured from a state-wide rehabilitation fund. Three to eight units will be rehabilitated in both counties.
 - c. There being no questions, a motion was made by Mr. Dan Pugh.
 - d. The motion was seconded by Mr. Bennett.
 - e. Request for authorization to accept rehabilitation funding from North Carolina Finance Agency (NCFHA) for Guilford and Davidson Counties was approved.

Lastly, Chairman Leight reminded the Board of the caucuses immediately following adjournment. The meeting was adjourned at 1:10 p.m. ****Please see attached for caucus outline and results.***

Caucus Outline & Results
February 19, 2014

According to Article III Section 2, regarding the composition of the Executive Committee, it is necessary for caucuses (for municipalities under fifty-thousand in population) to be held for the purpose of selecting a delegate to represent each county. In order to be on the Executive Committee, members need to be available to meet up to sixteen times per year, which will be six board meetings and ten executive committee luncheon meetings.

Delegates from the following municipalities were invited to attend:

Alamance County

Current Executive Committee representative: Patty Philipps, Mebane

Municipalities & delegates eligible:

John Peterson, Elon
Chip Turner, Graham
Carissa Graves, Green Level
Buddy Boggs, Haw River
Patty Philipps, Mebane
Naydine Sharpe, Village of Alamance

Result: Ms. Patty Philipps will remain the delegate for Alamance County.

Davidson County

Current Executive Committee representative: *Vacant

Municipalities & delegates eligible:

*Vacant, Denton
Tobin Shepherd, Lexington
*Vacant, Midway
Joe Bennett, Thomasville

Result: Mr. Joe Bennett will become the delegate for Davidson County.

Davie County

Current Executive Committee representative: Will Marklin, Mocksville

Municipalities & delegates eligible:

Kenneth Rethmeier, Bermuda Run
*Vacant, Cooleemee
Will Marklin, Mocksville

Result: Mr. Will Marklin will remain the delegate for Davie County.

Forsyth County

Current Executive Committee representative: Dan Pugh, Lewisville

Municipalities & delegates eligible:

Michelle Leonard, Bethania
Mary Cameron, Clemmons
Dan Pugh, Lewisville
Tracey Shifflette, Kernersville
John McDermon, Rural Hall
Billy McHone, Tobaccoville
Peggy Leight, Walkertown

Result: Mr. Dan Pugh will remain the delegate for Forsyth County.

Guilford County

Current Executive Committee representative: Keith Volz, Jamestown

Municipalities & delegates eligible:

Leonard Williams, Gibsonville
Keith Volz, Jamestown
Mike Stone, Oak Ridge
Ron Surgeon, Pleasant Garden
Frank Bruno, Stokesdale
*Vacant, Summerfield

Result: Mr. Keith Volz will remain the delegate for Guilford County.

Montgomery County

Current Executive Committee representative: Jimmy Blake, Biscoe

Municipalities & delegates eligible:

Jimmy Blake, Biscoe
Chris Watkins, Troy
Branson Webb, Mount Gilead

Result: Mr. Jimmy Blake will remain the delegate for Montgomery County.

Randolph County

Current Executive Committee representative: Bert Lance Stone, Archdale

Municipalities & delegates eligible:

Bert Lance Stone, Archdale
David Smith, Asheboro
Perry Conner, Franklinville
Terry Caviness, Liberty
Danny Shaw, Ramseur
Mike Dawkins, Randleman
*Vacant, Seagrove
Debra Frazier, Trinity

Result: Ms. Lance Stone will remain the delegate for Randolph County.

Rockingham County

Current Executive Committee representative: Darryl Carter, Eden

Municipalities & delegates eligible:

Darryl Carter, Eden
Arthur Gwaltney, Madison
*Vacant, Mayodan
*Vacant, Reidsville
*Vacant, Stoneville
Dennis Paschal III, Wentworth

Result: Darryl Carter will remain the delegate for Rockingham County.

Stokes County

Current Executive Committee representative: Dillard Burnette, King

Municipalities & delegates eligible:

Janet Whitt, Danbury
Dillard Burnette, King
Sharon Conaway, Walnut Cove

Result: Mr. Dillard Burnette will remain the delegate for Stokes County.

Surry County

Current Executive Committee representative: Steve Yokeley, Mount Airy

Municipalities & delegates eligible:

Wayne Atkins, Dobson
Lestine Hutchens, Elkin
Steve Yokeley, Mount Airy- attending
Earl Sheppard, Pilot Mountain

Result: Mr. Earl Sheppard will become the delegate for Surry County. Mr. Steve Yokeley will remain on the Executive Committee due to holding an officer position.

Yadkin County

Current Executive Committee representative: Wayne Moore, Jonesville

Municipalities & delegates eligible:

William Paul Baity, Boonville
Laurence Todd, East Bend
Wayne Moore, Jonesville
Gene Branon, Yadkinville

Result: Mr. Wayne Moore will remain the delegate for Yadkin County.

TRIAD TOMORROW - PIEDMONT TRIAD COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

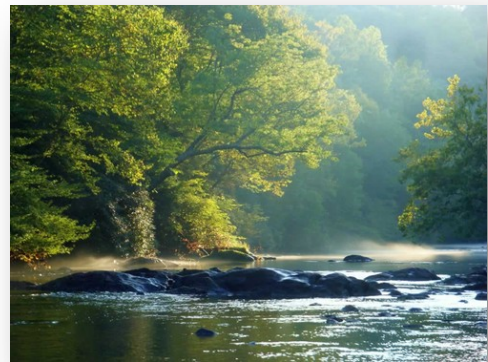
Triad Tomorrow, the Piedmont Triad Comprehensive Economic Development Strategy (CEDS), serves as the foundational economic development element of our region's sustainable communities planning effort, *Piedmont Together*. The CEDS is designed to help stakeholders form partnerships to leverage existing resources that will revitalize the communities of our region. Building on existing regional and local economic development plans, *Triad Tomorrow* strategies focus on supporting collaboration among local and regional stakeholders within the economic development community, private industry, educational institutions, local government, foundations and the private sector. The CEDS is a responsive and flexible five-year strategic economic development plan, designed to be easily adjusted to meet the changing needs of communities throughout the region.

The Piedmont Triad Regional Council undertook development of *Triad Tomorrow* as part of the state-wide *NC Tomorrow Initiative*, which aims to create a more uniform, coordinated approach to economic development planning across our state. In this initiative, led by the North Carolina Association of Regional Councils, regional CEDS are developed by each of the 16 regional councils across the state, with the ultimate goal of combining them to create a state-wide strategic plan. This CEDS will benefit communities in our region in three important ways:

1. Upon approval of our CEDS by the Economic Development Administration (EDA), organizations and communities in our region will be eligible to compete for assistance under several EDA funding programs;
2. The CEDS highlights key priorities which communities across our region can work on together to share resources, build partnerships and achieve results in critical areas;
3. The CEDS identifies cross-cutting regional interests which communities can use to demonstrate how the funding of local projects can help to support and advance broader regional interests.

The Triad Tomorrow CEDS includes four strategic economic development focus areas:

- Competitive Advantage & Leverage – Sectors of the Piedmont Triad's regional economy vital to our economic mix which are growing or emerging, and/or unique to the region. These include market clusters, entrepreneurship support systems and our quality of life. The primary goal related to competitive advantage and leverage is to build on and improve the economic sectors that are authentic to the Piedmont Triad region.
- Regional Infrastructure – Fixed assets of the region including transportation, utilities, support systems, broadband and the natural environment. The primary goal related to infrastructure is to build on and improve the fixed assets of the region.
- Vibrant Communities – The characteristics of communities with a high quality of life, including local leadership, housing stock, and community amenities. The primary goal related to vibrant communities is to



provide resources that support a high quality of life in the region.

- **Talent** – The human assets of the region, including our workforce, education and healthcare systems and access to capital. The primary goal related to talent is to invest in the region’s human assets and support systems.

Though the Piedmont Triad Regional Council has taken the lead role in developing the Piedmont Triad CEDS, it will take the concentrated energy, resources and knowledge of many strategic partners to accomplish the goals and complete the objectives and strategies outlined in the plan. The CEDS contemplates a five-year horizon (2014-2018), while recognizing that achieving the plan’s goals will, in most cases, be more long term. The plan will require update and renewal as its five-year term ends. This CEDS is a starting point, which takes the good work already being done in the region and moves it forward, bringing the public and private sectors together to continue to achieve great things. As the plan is implemented, it will be reworked, retooled and refined, to better reflect the economic development goals and aspirations of our region, now and in the future.

Piedmont Tomorrow identifies and values a wide range of economic assets, resources, and opportunities – urban and rural, large and small, wealthy and underserved. This CEDS underscores the importance of equity among our citizens, sustainable growth, and building more resiliency in our local economies and communities. It acknowledges and shows appreciation for our region’s past and exhorts all of us to aggressively pursue the new technologies and thinking of the future. It outlines our key challenges while advocating for the implementation of tangible solutions. And finally and foremost, this plan affirms our strong belief in the strength of collaboration and our willingness to work together for a better Piedmont Triad Tomorrow.

SUMMARY OF TRIAD TOMORROW GOALS & OBJECTIVES

COMPETITIVE ADVANTAGE & LEVERAGE

GOAL: Build on and improve sectors of the Piedmont Triad’s regional economy which are vital to our economic mix, are growing or emerging, or are unique to our region.

- Objective 1:** Assess and affirm the most promising urban and rural industrial clusters of the region.
- Objective 2:** Develop select low location-quotient areas of opportunity in the region.
- Objective 3:** Develop “Talent Clusters” through education, mentoring and internship programs.
- Objective 4:** Develop collaborative economic development processes.
- Objective 5:** Establish a strong focus on entrepreneurship & self-sustaining economic development efforts.

REGIONAL INFRASTRUCTURE

GOAL: Build on and improve the fixed assets of the region – transportation, utilities, connectivity, healthcare, support systems and the natural environment.

- Objective 1:** Expand the reach and increase the upload/download speeds of broadband internet service throughout the region.
- Objective 2:** Enhance transportation options.
- Objective 3:** Maximize the efficiency of public utilities and solid waste management efforts.
- Objective 4:** Encourage reduced energy use.
- Objective 5:** Prepare industrial land for development.
- Objective 6:** Encourage increased healthcare facility access.

VIBRANT COMMUNITIES

GOAL: Provide opportunities for a high quality of life in communities throughout the region.

- Objective 1:** Enhance the vitality of the region’s downtowns.
- Objective 2:** Promote greater connectivity among local farms and with the urban core.
- Objective 3:** Promote greater community connectivity.
- Objective 4:** Develop connections in and among communities for cultural & recreational facilities & programming.
- Objective 5:** Promote the efficient and sustainable use of land and resources.

TALENT STRATEGIES

GOAL: Invest in and develop the human capital of the region – the youth, workforce, disenfranchised, and those with underdeveloped capacity.

- Objective 1:** Promote excellent baseline education.
- Objective 2:** Provide accessible and affordable supplemental education for workplace engagement.
- Objective 3:** Develop greater levels of economic capacity through greater educational attainment, more knowledge, and networked relationships.
- Objective 4:** Promote increased civic engagement.
- Objective 5:** Encourage the Inclusion of Prosperity-Enhancing Components Beyond Wages in Economic Development Recruitment and Local ED Contracts



PIEDMONT TRIAD BROWNFIELDS PROGRAM

The Piedmont Triad Regional Council (PTRC) received a 3-year, \$600,000 EPA Brownfield Assessment Coalition Grant on October 1, 2013. In partnership with its local government members, the NC Brownfields Program and the U.S. Environmental Protection Agency, PTRC is building a regional brownfields assessment and redevelopment program for the Piedmont Triad.

Program Mission

PTRC will facilitate the assessment, clean-up and redevelopment of abandoned, idled or underused brownfields sites in communities throughout the Piedmont Triad and strive to bring them back to productive use while protecting public health and the environment.

Program Goals

The program will pursue strategic investments in catalyst areas to stimulate the redevelopment of brownfield sites and surrounding properties, to improve quality of life, increase tax base, create jobs, and provide greater housing and transportation choices in communities throughout the region.

Program Focus

Program assessment and clean-up efforts will focus on areas posing the most risk to human health and the environment, yet with the most potential for redevelopment and reuse. Special emphasis will be placed on properties located in and around municipal core areas.

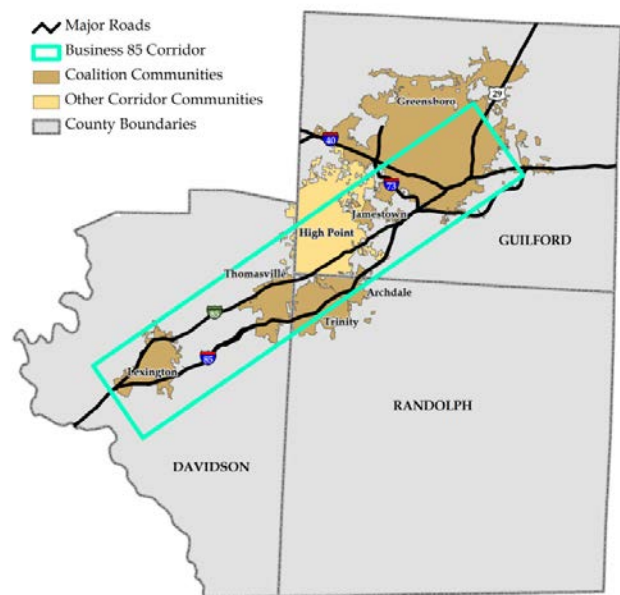
Inventory

Potential brownfield sites have been identified in communities throughout the region. Please share information on additional sites to add to our inventory of redevelopment opportunities.

First Steps

Initial program efforts will begin in coalition communities located along the B-85/I-85 Corridor. Numerous sites have been identified in this corridor to date, including abandoned mills, gas stations, vehicle repair facilities, dry cleaners, and a wide range of unknown uses. A more detailed inventory and site prioritization process will be underway soon. Founding coalition members include Archdale, Greensboro,

Regional Brownfield Coalition Members



Jamestown, Lexington, Thomasville and Trinity - and the 3 Counties in which they are located - Davidson, Guilford and Randolph. Over time, additional members may be added at the discretion of the coalition.

Contact Information

For more information about this exciting regional initiative contact Paul M. Kron, PTRC Regional Planning Director - pkron@ptrc.org - 336.904.0300 - www.ptrc.org/brownfields

Land Recycling with the Brownfields Program

The NC Dept. of Environment and Natural Resources, Division of Waste Management



The Problem

We have all seen abandoned, idled, or underused properties. Why aren't they being reused? In some cases it is because past users have left the property with chemical contamination from their past operations. Uncertainty in the cost of site cleanup keep prospective developers of these properties away. The result are properties that remain both contaminated and abandoned.

It is past time that we find a way to safely reuse these properties. For every brownfields property redeveloped a greenspace property is preserved.

If you are a prospective developer of potentially contaminated properties, you know that environmental liability can cause big headaches. Uncertain site cleanup costs (that often can exceed the property value) can erect barriers to financing that make redevelopment of these properties nonstarters.

Developers of these sites have asked, why make me as liable as the polluter for cleanup of these sites?

The Solution

Now there is a program in North Carolina that you should know about that can help you break the environmental liability barrier. It creates a win-win-win scenario for the public, the environment, and prospective developers...

The North Carolina Brownfields Program Can:

- Treat you, the prospective developer, not as the site polluter but as an ally in the safe redevelopment of these properties
- Provide you a brownfields agreement that defines up front those actions necessary to make the site safe for the reuse proposed, eliminating cleanup uncertainty and breaking the barrier to financing. Usually, these "safemaking" actions are less costly than a site cleanup that would be imposed on a polluter.
- Provide significant property tax relief for the first five years after redevelopment of the site.
- Ensure that the redevelopment is done in a manner that is safe for the public while helping the local community to establish jobs, increase the tax base, and improve the quality of life in the surrounding neighborhood.

Success For Redevelopers

Already the program has produced 38 Brownfields agreements that have allowed over \$500 million worth of private investment at sites such as:

- A Food Lion Grocery Store that is vital for the quality of life in an urban neighborhood in Winston-Salem
- Redevelopment of a crumbling turn-of-the-century textile mill on the National Register of Historic Places into commercial offices in Raleigh
- Redevelopment of abandoned historic manufacturing buildings into the Design Center of the Carolinas in Charlotte

Can it work for you?

If you have interest in redeveloping an abandoned, idled, or underused property and did not cause or contribute to its contamination, you might just be eligible.

Visit us at www.ncbrownfields.org to find out more or call us at (919) 508-8400.