

TOWN OF STOKESDALE
Special Council Meeting
EXECUTIVE SESSION
8325 Angel Pardue Road
Stokesdale, NC 27357

Council met in an executive session during the special meeting of the Stokesdale Town Council that was held on Thursday, October 13, 2011 at the Town Hall at 8325 Angel Pardue Road.

The following members of Council were present: Mayor Randle L. Jones, Mickie Halbrook, Cheryl Steele, and Bobby Richardson. James Attaway was absent.

Others present included: William B. Trevorrow, Town Attorney; Carolyn Joyner, Town Clerk /Finance Officer; Goodwill Industries President & CEO Richard Gorham; Celeste MacMurdo, Vice President – Retail Operations; and John Black.

Mayor Jones opened the executive session by thanking the Goodwill Representatives for meeting with Town Council. He said that the purpose of the executive session was to discuss the location/expansion of business and industry in Stokesdale. Mayor Jones said that Council wanted to meet with them and to explore possibilities and the opportunities of locating here in Stokesdale and to see if there is any interest in locating here and how the Town might accommodate them. He said that Trevor Nuttall is the Town Planner with the Guilford County Planning Department. He could be contacted about possible sites that may be appropriately zoned. Mayor Jones noted that some of the candidates and members of the Stokesdale Business Association are a good resource also for locations. He said that there may be existing buildings that may be of interest. Mayor Jones said most people he had heard from since the article came out in the newspaper have been favorable for Goodwill to locate in Stokesdale.

Mr. Gorham introduced Mr. John Black who is not employed by Goodwill but is an individual who has been assisting them with land acquisition. Mr. Gorham explained that T. Cooper James, a developer who had built their last project, put together the meeting in Oak Ridge. He handed out a packet of information including their annual report and a rendering of the type of career center that they are proposing. It would include classrooms and training facilities that would be open and free of charge to the public. It would be open to individuals whether or not you are gainfully employed or have a master's degree and volunteers would be welcomed. These services are always free. They align themselves with community colleges such as Rockingham Community College. Goodwill provides programs, services and training that help get people employed. He said they have been exploring this area for the last three years. Currently they are planning to build a center at Elon College. They have identified a site for a small career center in the northwest piedmont that will be located in Mayodan. They are exploring their options for more expansion. He said that he was not familiar with Stokesdale's zoning.

Mayor Jones said that we have done long range planning in recent years and there are maps available showing the areas for business and commercial development. There are areas along the NC 68 Corridor. The Kings Crossing Center is a part of the corridor. He mentioned several areas in Town that have been rezoned. T. Cooper James has projects here in Stokesdale that he has completed. Mr. Gorham said that generally the footprint of their buildings would require a two acre parcel. Mayor Jones pointed out that the Town has a water system and the Town does not levy a property tax. The Town does have its own Planning Board which can approve some site plans with some decisions coming to the Council.

Ms. Steele said that she was a realtor and the site at Kings Crossing and one at NC 65 and NC 68 were appropriately zoned and would need to have site plans submitted. Ms. Halbrook said that she felt that they would be welcomed in Stokesdale should they decide to locate here.

Mr. Gorham said that their employees go through criminal background checks and drug checks just like other employers. He had checked and found that their last projects were 1.3 acres to 2.3 acres. He said that they have not done any studies to determine what the needs of the Town would be. He asked who should be contacted to do a

needs assessment of the area. Mayor Jones said that there is the Good Samaritan Ministries and the faith community. There is a Stokesdale Business Association. David Wrenn is president and Frank Bruno is vice president. Trevor Nuttall would be a good contact and the Town Clerk may be contacted.

Mr. Gorham said that they are a transparent organization and they would have no problems with a statement to those who are gathered for the open session.


Ms. MacMurdo said that the portfolio has been open for some time and they have meet with some property owners like Mark Richardson who has an existing building and Robbie Perkins who was representing Kevin Combs and the property at Kings Crossing. She said that they look at the best retail and the service side that must be considered. You try to match both in the perfect location.

Mr. Gorham asked how the group as a whole felt about the comments that were made about the Oak Ridge meeting. Mayor Jones responded that it was embarrassing and that he did not think that what had been written represented the opinions of everyone in Oak Ridge. Mayor Jones said that he felt that the Good Samaritan Ministries is an organization that works with different denominations, churches, races and this type of structure would complement the work that Goodwill is trying to do.

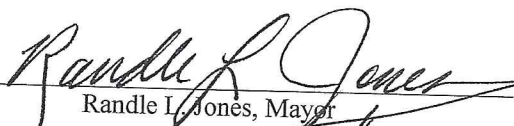
Mr. Black said that he worked for and with Goodwill in the five county area to find a site for them. The Goodwill retail store needs visibility and that is a very important criteria that they are looking for.

Mr. Gorham said that the retail component funds the other programs they have. He said that he appreciated Council taking the time to meet with them and share information.

Council returned to open session at 2:28 pm.


Carolyn Joyner, Town Clerk

Approved:


Randle L. Jones, Mayor