

CENTRAL PINES REGIONAL COUNCIL

BOARD OF DELEGATES MEETING AGENDA

Wednesday, October 22, 2025 | 6:00 – 8:00 pm

Central Pines Conference Room & Virtual

Chair Byron McAllister Presiding

1. Call to Order 6:00 pm

- a. Call to Order
Byron McAllister, Chair
- b. Roll Call
Beth Seidel, Clerk to the Board
- c. Declaration of Quorum
Byron McAllister, Chair
- d. Get to Know CPRC
Byron McAllister, Chair

2. Review of Agenda 6:05 pm

- a. Review of Agenda
Byron McAllister, Chair
Potential Action: Chair McAllister will approve

3. Presentations & Recognition 6:10 pm

4. Public Hearing

5. CPRC Program/Service Spotlight 6:15 pm

- a. UNITE Street Medicine Program
Presenter: Jillian Hall, Community Health Program Coordinator
Potential Action: None – Information Only
- b. Safe Streets & Roads for All (SS4A) in the Central Pines Region
Presenter: Matt Day, Transportation Director
Potential Action: Place on Consent Agenda
- c. Trinity AME Zion Church Project in Southern Pines
Presenter: Lindsay Whitson, Community & Economic Development Director
Potential Action: Place on Consent Agenda

6. Business 7:00 pm

- a. Proposed 2026 Board of Delegates & Executive Committee Meeting Schedule
Presenter: Lee Worsley, Executive Director

Potential Action: Place on Consent Agenda

- | | |
|---|---------|
| 7. Consent Agenda | 7:20 pm |
| <ul style="list-style-type: none">a. Draft Minutes: August 27, 2025b. Resolution in Support of Transportation Safety Action Plans, Resolution #2025-10-01c. Approval of Trinity AME Zion Church Project in Southern Pines, Resolution #2025-10-02d. Approval of New CPRC Rates, Tariffs, & Legal Review Board, Resolution #2025-10-03e. Approval of Proposed 2026 Board of Delegates & Executive Committee Meeting Schedule | |
| 8. Items Removed from Consent Agenda | |
| 9. Around the Region | 7:25 pm |
| <ul style="list-style-type: none">a. Around the Region
<i>Presenter: Byron McAllister, Chair</i> | |
| 10. Chair's Report | 7:45 pm |
| <ul style="list-style-type: none">a. Chair's Report
<i>Presenter: Byron McAllister, Chair</i>
Potential Action: None – Information Only | |
| 11. Executive Director's Report | 7:50 pm |
| <ul style="list-style-type: none">a. Executive Director's Report
<i>Presenter: Lee Worsley, Executive Director</i>
Potential Action: None – Information Only | |
| 12. Other Business | |
| <ul style="list-style-type: none">a. Other Business
<i>Presenter: Byron McAllister, Chair</i> | |
| 13. Adjournment | 8:00 pm |

Meeting Date:

October 22, 2025

Agenda Location:

Presentations & Recognition

Item Title:

UNITE Street Medicine Program

Presenter(s):

Jillian Hall, Community Health Program Coordinator

Background:

CPRC is the subrecipient of ARPA (American Rescue Plan Act) Funding through Durham County. This funding was allocated to state and local governments by the U.S. Department of Treasury to support economic recovery efforts following the COVID-19 pandemic. This funding is being used to build UNITE, a Street Medicine Pilot designed to provide medical, mental health, and substance abuse services for people experiencing homelessness in Durham. UNITE aims to provide health interventions and easier access to healthcare services to reduce health inequities and stigma among the unsheltered population.

Recommendation:

None-Information Only

Focus Area:

Community & Economic Development

Will Documentation Be Included for Agenda Packet:

☐ Yes ☒ No

If yes, please include documentation in the appropriate meeting folder [HERE](#).

Is Any Additional Action/Communication Required:

- ☐ Public Hearing
- ☐ Newspaper Notice Required
- ☐ Website
- ☐ Press Release
- ☐ Social Media
- ☐ Other:

Meeting Date:

October 22, 2025

Agenda Location:

Presentations & Recognition

Item Title:

Safe Streets & Roads for All (SS4A) in the Central Pines Region

Presenter(s):

Matt Day, Transportation Director

Background:

CPRC was awarded a “Safe Streets and Roads for All” (SS4A) grant through the Federal Highway Administration to work with jurisdictions in our region on developing local Safety Action Plans for their communities and using those example plans to develop regional templates and datasets for other communities that may wish to follow suit. We have been working with the Town of Morrisville on an urban/suburban example Safety Action Plan and with the City of Sanford, Town of Broadway, and Lee County on a rural example Safety Action Plan. As we near the end of the project, we would like to present the work we have been doing, and seek endorsement of a resolution of support for the safety goals and crash reduction targets being pursued by our local partners.

Recommendation:

Place on Consent Agenda

Focus Area:

Mobility & Transportation

Will Documentation Be Included for Agenda Packet:

☒ Yes

☐ No

If yes, please include documentation in the appropriate meeting folder [HERE](#).

Is Any Additional Action/Communication Required:

☐ Public Hearing

☐ Other:

☐ Newspaper Notice Required

☐ Website

☐ Press Release

☐ Social Media

**RESOLUTION IN SUPPORT OF TRANSPORTATION SAFETY ACTION PLANS
IN THE CENTRAL PINES REGION**

WHEREAS, Central Pines Regional Council (CPRC) received funding from the Federal Highway Administration (FHWA) to assist in the development of an example urban/suburban Safety Action Plan for the Town of Morrisville; and

WHEREAS, CPRC also received FHWA funding to assist in the development of an example rural Safety Action Plan for the City of Sanford, Town of Broadway, and Lee County; and

WHEREAS, local officials in the above-listed communities have developed these Safety Action Plans, and in so-doing have developed goals, targets, and strategies for reducing fatal and serious injury traffic crashes in the next five to ten years; and

WHEREAS, CPRC has developed templates, resources, and data tools to assist other communities in the region who wish to develop similar Safety Action Plans based on these local examples; and

WHEREAS, in addition to the Safety Action Plans and materials developed through CRPC's project, several of our member jurisdictions and partner organizations in the region have gone through similar transportation safety planning exercises of their own, including the Capital Area Metropolitan Planning Organization (CAMPO), the Triangle West Transportation Planning Organization (TWTPO), the City of Raleigh, and the Towns of Apex, Benson, Chapel Hill, and Knightdale; and

WHEREAS, there is a benefit to the CPRC region and our members from a coordinated approach to roadway safety;

THEREFORE, BE IT RESOLVED by the Central Pines Regional Council Board of Delegates that CPRC supports the Safety Action Plans developed by its member jurisdictions and partner agencies, and is furthermore committed to maintaining the safety planning data and resources that have been developed by CPRC as part of this grant project and providing technical assistance to member jurisdictions wishing to use these resources in the coming years.

Adopted and approved on this 22nd day of October, 2025.

Attest:

Byron McAllister, Chair

Beth Seidel, Clerk to the Board

Meeting Date:

October 22, 2025

Agenda Location:

Presentations & Recognition

Item Title:

Overview and Selection of a Contractor for the Trinity AME Zion Church Project in Southern Pines

Presenter(s):

Lindsay Whitson, Community and Economic Development Director

Background:

Central Pines Regional Council is the recipient of an African American Civil Rights grant, serving as the fiscal agent for the Trinity AME Zion Church in Southern Pines. Funding is in the amount of \$748,303 and is awarded by the National Parks Service. Central Pines wrote the grant, is the recipient of funds, and is now administering the project on behalf of the resource, since staff and members of the congregation lack the experience needed to receive and compliantly oversee the usage of federal dollars.

Funds are for the design and rehabilitation of the resource, which is now nationally registered on the National Registry of Historic Resources. Repairs include structural repairs and weatherizing the building so that all parts of the structure can be stabilized and operable. In alignment with Central Pines' Purchasing Policy, when soliciting bids over \$500,000 for construction services, a public bid opening is required, and Board approval is required before executing a contract. The public bid opening is scheduled for October 16, 2025, so the completed bid tab will not be provided in advance of the Board of Delegates meetings.

Recommendation:

Place on Consent Agenda

Focus Area:

Community & Economic Development

Will Documentation Be Included for Agenda Packet:

☐ Yes ☒ No

If yes, please include documentation in the appropriate meeting folder [HERE](#).

Is Any Additional Action/Communication Required:

☐ Public Hearing ☐ Newspaper Notice Required

Meeting Date:

October 22, 2025

Agenda Location:

Business

Item Title:

Proposed 2026 Board of Delegates & Executive Committee Meeting Schedule

Presenter(s):

Lee Worsley, Executive Director

Background:

Attached is a proposed meeting schedule for the 2026 Board of Delegates & Executive Committee meetings. Staff requests that the Board review the proposed schedule and consider approval or provide feedback if there are any potential conflicts.

Recommendation:

Place on Consent Agenda

Focus Area:

Member Support & Strategy

Will Documentation Be Included for Agenda Packet:

☒ Yes ☐ No

If yes, please include documentation in the appropriate meeting folder [HERE](#).

Is Any Additional Action/Communication Required:

- ☐ Public Hearing
- ☐ Newspaper Notice Required
- ☐ Website
- ☐ Press Release
- ☐ Social Media
- ☐ Other:

2026 MEETING SCHEDULE-DRAFT

Central Pines Regional Council Board of Delegates & Executive Committee

January 28	Board of Delegates Meeting
February 25	Executive Committee Meeting
March 25	Executive Committee Meeting
April 22	Board of Delegates Meeting
May 27	Board of Delegates Meeting
June 24	Executive Committee Meeting
July*	No Meeting
August 26	Board of Delegates Meeting
September 23	Executive Committee Meeting
October 28	Board of Delegates Meeting
November 18*	Executive Committee Meeting
December 2*	Board of Delegates Meeting/End of Year Celebration

- All meetings will be held on the 4th Wednesday. (*unless otherwise noted)
- Board of Delegates Meetings:
 - All meetings will be in-person at the CPRC Office with a virtual option
 - Dinner will be served at 5:30 pm for those who choose to come to the meeting in-person
 - Business Meeting will begin at 6:00 pm
- Executive Committee Meetings will be held virtually and will begin at 6:00 pm
- Please contact Beth Seidel, Clerk to the Board, with any questions at 919-558-2712 or bseidel@centralpinesnc.gov

CENTRAL PINES REGIONAL COUNCIL

BOARD OF DELEGATES MEETING AGENDA

Wednesday, August 27, 2025 | 6:00 – 8:00 pm

Central Pines Conference Room & Virtual

Chair Byron McAllister Presiding

Delegates & Alternates Attending:

Wilma Laney, Aberdeen
Sheveil Harmon, Angier
Brett Gantt, Apex
Thomas Beal, Broadway
Randee Haven O'Donnell, Carrboro
Jennifer Robinson, Cary
Michael Parker, Chapel Hill
Amanda Robertson, Chatham County
DeDreana Freeman, Durham
Michelle Burton, Durham County
Kathleen Ferguson, Hillsborough
Tim Forrest, Holly Springs (A)
Kirk Smith, Lee County
Katy Garcia, Micro
Steve Rao, Morrisville
Jean Hamilton, Orange County
Sally Greene, Orange County (A)
Jerry Williams, Pinebluff
Jeff Morgan, Pinehurst
Pamela Baldwin, Pittsboro
Stacy Johnson, Princeton
Mitchell Silver, Raleigh
Ronnie Currin, Rolesville
Rebecca Salmon, Sanford
Byron McAllister, Selma
Andy Moore, Smithfield
Shirlyn Moody, Taylortown

Susan Evans, Wake County
Nick Sliwinski, Wake Forest
Rick Hutchinson, Whispering Pines
Fleta Boyd, Wilson's Mills
Shannon Baxter, Zebulon

CPRC Staff Attending:

Grace Berry, Lead for NC Fellow
Matt Day, Transportation Director
Jenny Halsey, Assistant Executive Director
Jenisha Henneghan, Area Agency on Aging Director
Alana Keegan, Local Government Services Director
Hannah Schuette, Management Analyst
Beth Seidel, Clerk to the Board
Lindsay Whitson, Community & Economic Development Director
Lee Worsley, Executive Director

Guests Attending:

David Gantt
Charise Gantt
Andy Willis, NC Children's Hospital
Emily Ziegler, NC Children's Hospital

1. Call to Order

6:00 pm

- a. Call to Order
Byron McAllister, Chair
- b. Roll Call
Beth Seidel, Clerk to the Board
- c. Declaration of Quorum
Byron McAllister, Chair

Chair Byron McAllister called the meeting to order at 6:06 pm and reviewed the process for hybrid meetings. Beth Seidel, Clerk to the Board, completed the Roll Call and it was determined there was a quorum present at the meeting.

- d. Get to Know CPRC
Byron McAllister, Chair

Chair McAllister shared in December 1983, then-Chairman Richard Whitted appointed a 30-person committee to study development around Research Triangle Park. Chaired by Durham County Commissioner and Triangle J Council of Governments (TJCOG) delegate Becky Heron, the committee was tasked with reviewing existing development regulations, evaluating past and anticipated growth, and recommending ways to ensure high-quality development in the park's environs. The study's objectives were to prevent haphazard development and to protect and enhance property values. A copy of the resulting report was passed around the room as an example of TJCOG's regional collaboration in land use planning.

2. Review of Agenda 6:05 pm

- a. Review of Agenda
Byron McAllister, Chair
Potential Action: Chair McAllister will approve

Chair McAllister reviewed the agenda and declared that the agenda was approved.

3. Presentations & Recognition 6:10 pm

- a. Recognition of Immediate Past Chair Brett Gantt
Presenters: Byron McAllister, Chair
Potential Action: None – Information Only

Chair McAllister recognized Past Chair Brett Gantt for his leadership and service to the Central Pines Regional Council Board of Delegates and to the region. Chair McAllister noted Delegate Gantt's enthusiasm for local government and serving the public. Delegate Gantt's parents, David and Charise Gantt were in attendance in support. David Gantt served as a Buncombe County Commissioner and Chair of Land of Sky Council of Governments in the past.

Delegate Gantt remarked that he's enjoyed getting to know the region better and thanked the Board for their service.

- b. Recognition of Past 1st Vice Chair Randee Haven O'Donnell
Presenters: Byron McAllister, Chair

Potential Action: None – Information Only

Chair McAllister recognized Randee Haven O'Donnell for her service to the CPRC Board of Delegates in her role as 1st Vice Chair. He noted her passion for local government and tenacity to not back down when it comes to important issues.

Delegate O'Donnell shared how she got involved in Central Pines (formerly TJCOG), and how important it is to work together for the betterment of the region.

- c. The North Carolina Children's Hospital – A new anchor for our region
Presenter: Andy Willis, Executive Chief Planning and Development Officer, North Carolina Children's Hospital
Potential Action: None – Information Only

Andy Willis discussed the North Carolina Children's Hospital project and why a free-standing children's hospital is needed, and why the hospital is something that will benefit and should be of interest to the entire region.

UNC Health and Duke Health are partnering to create and build a world-class children's health system, starting with the first freestanding children's hospital in the Carolinas.

North Carolina Children's will be built upon the combined 150 years of expertise, exceptional care, groundbreaking research and teaching excellence provided by both health systems and the Duke and UNC schools of medicine.

NC Children's flagship hospital will have approximately 500 acute care beds. The 100-acre campus will also be home to a comprehensive behavioral health center with dedicated child and adolescent psychiatric beds.

The NC Children's campus also will include an ambulatory center of excellence, research and teaching facilities and resources for families such as the Ronald McDonald House. Space is also planned for hotels, restaurants and businesses to support children and their families who are traveling for care.

UNC and Duke Health recently announced a location for the hospital in Apex, NC, near the intersection of NC 540 and US 1.

4. Public Hearing

5. CPRC Program/Service Spotlight

7:00 pm

a. Year in Review & Member Survey

Presenters: Alana Keegan, Local Government Services Director

Potential Action: None – Information Only

Alana Keegan reviewed several highlights from FY 2024-2025 including the launch of the Regional Data Center, Member & Technical Assistance data, and the launch of the CPRC Conference Center. The Board was provided with copies of the Year in Review document, which goes into more detail on accomplishments in FY24-25. This document can be found online as well.

Ms. Keegan also shared information about the Annual Member Survey and encouraged the Board to participate in the survey. They were also encouraged to share the survey with their staff. A weekly leaderboard is being shared to encourage friendly competition.

6. Business

7:10 pm

7. Consent Agenda

7:30 pm

- a. Draft Minutes: May 28, 2025
- b. Contract Approval for Exult Engineering

Action: Adoption of Consent Agenda

Motion: Delegate Kathleen Ferguson

Second: Delegate Tim Forrest

Vote: Approved unanimously by roll call

8. Items Removed from Consent Agenda

9. Around the Region

7:35 pm

- a. Around the Region

Presenter: Byron McAllister, Chair

Chair McAllister shared about an incident that happened at a high school in Smithfield where a student came to school with an air-soft gun but it was handled well by the SRO and the police. Delegate Andy Moore (Smithfield) confirmed the incident. Chair McAllister asked for thoughts from the group.

Delegate Nick Sliwinski (Wake Forest) shared that they recently started a Mental Wellness Fair targeted toward youth. Staff have been trained in crisis counseling.

Delegate Kathleen Ferguson (Hillsborough) shared that having a social worker on the police force has been a significant help. The Mental Health Legislative Breakfast is a wealth of information and resources. It's a chance to speak with legislators who are active in the mental

health space. Mental Health First Aid Training is an excellent program and there is a youth training as well.

Delegate Shannon Baster (Zebulon) shared that they had launched a pilot program where social work employees responded to calls involving youth. This was a successful effort.

Delegate Mitchell Silver (Raleigh) wanted to distinguish the difference between mental illness and mental health. Our young people are watching us. How we practice our daily lives, our children are watching how we solve problems.

Susan Evans (Wake County) – Opioid funds have been used for preventative measures. Awarded grants to several organizations to provide mental health training to teachers, parents, community members to know how to respond to a youth in crisis. They have added a nurse navigation unit to the EMS.

Delegate Kirk Smith (Lee County) – Shared that Mental Health First Aid training is available. Lee County has used opioid funding to help fund mental health issues and they have hired two social workers with an emphasis on mental health.

10. Chair's Report

7:50 pm

a. Chair's Report

Presenter: Byron McAllister, Chair

Potential Action: None – Information Only

The Chair thanked the Board for a wonderful first meeting. He also thanked Past Chair Gantt for his leadership and enthusiasm.

11. Executive Director's Report

7:55 pm

a. Executive Director's Report

Presenter: Lee Worsley, Executive Director

Potential Action: None – Information Only

Lee Worsley shared the Executive Director's report with the Board, including printed and digital versions. This report included a Major Metro Regional Council Highlight, the Local Government Member Request Dashboard, CPRC with Lee tour of member governments, National Association of Regional Council (NARC) updates, and CPRC staff core value highlights.

Mr. Worsley also introduced several new employees who were in the room including Grace Berry, Lead for NC Fellow and Hannah Schruette, Management Analyst.

12. Other Business

a. Other Business

Presenter: Brett Gantt, Chair

Delegate Kirk Smith shared that Lee County's Athletic Park Grand Opening will be September 13 at 2:00 pm. There will be a drone display that night instead of fireworks.

Chair McAllister urged everyone to take the Member Survey and encourage their staff to take the survey.

13. Adjournment

8:00 pm

With there being nothing further, Chair McAllister adjourned the meeting at 7:38 pm.

Duly adopted this 22nd day of October 2025 while in regular session.

Byron McAllister, Board Chair

ATTEST:

Beth Seidel, Clerk to the Board
Central Pines Regional Council

Meeting Date:

October 22, 2025

Agenda Location:

Consent

Item Title:

Approval of New CPRC Rates, Tariffs, and Legal Review Board Members

Presenter(s):

Lindsay Whitson, Community & Economic Development Director and Thomas McCallister, Housing & Community Development Coordinator

Background:

Staff recommends appointing three new members to the FTZ 93 Rates, Tariffs, and Legal Review Board to strengthen expertise and regional representation: Sherry Willborn, Person County Commissioner; Jeri Barutis, Senior Manager of International Trade at EDPNC; and Darryn Burich, Business Development Director for the Moore County Economic Development Partnership. Approval by the Executive Committee will ensure the Board continues to provide effective oversight of FTZ 93 operations.

Recommendation:

Place on Consent Agenda

Focus Area:

Community & Economic Development

Will Documentation Be Included for Agenda Packet:

☒ Yes ☐ No

If yes, please include documentation in the appropriate meeting folder [HERE](#).

Is Any Additional Action/Communication Required:

- ☐ Public Hearing
- ☐ Newspaper Notice Required
- ☐ Website
- ☐ Press Release
- ☐ Social Media
- ☐ Other:

DARRYN LAWRENCE BURICH

PO Box 3718
Pinehurst, NC 28374

Phone: 920-205-3506 (c)
Email: dburich@moorecountypedp.org

COMMUNITY & ECONOMIC DEVELOPMENT PROFESSIONAL

More than 25 years' experience working in the community and economic development field with an ongoing mission of making my community a better place to live. In Oshkosh spent a significant amount of time working on economic development related projects such as industrial and business park development, redevelopment of blighted areas, business improvement district management, tax incremental finance district administration, and federal and state grants management. In Pinehurst have spent a great deal of time planning for economic development by developing small areas plans for the Village Place and Pinehurst South neighborhoods that will become economic development generators for decades to come.

AREAS OF CAREER FOCUS

- | | | |
|--------------------------------|-------------------------------|--------------------------------|
| ▪ Tax Incremental Finance | ▪ Development Review | ▪ Development Negotiation |
| ▪ Redevelopment Planning | ▪ Intergovernmental Relations | ▪ Grant Writing/Administration |
| ▪ Business Retention/Expansion | ▪ Main Street Planning | ▪ Affordable Housing |

PROFESSIONAL EXPERIENCE

BUSINESS DEVELOPMENT DIRECTOR

MOORE COUNTY ECONOMIC DEVELOPMENT

2022-PRESENT

Primary responsibilities to executing initiatives and activities to facilitate business attraction, expansion, and retention in Moore County, NC. Manages Business Retention & Expansion (BRE) program, including monthly visits to existing industries and periodic industry specific gatherings. Facilitates development of industrial/commercial sites & buildings through coordination and collaboration with landowners, attorneys, brokers/realtors, utility & infrastructure providers, government officials, and grant agencies. Manages and administers economic development grants; evaluates projects that are grant-eligible; completes grant applications; ensures compliance with grant reporting requirements. Establishes, develops, and maintains effective working relationships with staff, local government employees, local business owners, and the public. Collaborates with local business owners and prepares periodic reports concerning businesses. Conducts research; gathers, analyzes, and prepares reports of economic data. Researches and evaluates economic development programs.

PLANNING AND INSPECTIONS DIRECTOR

VILLAGE OF PINEHURST, PINEHURST, NC

2019-2022

Responsible for management of the Village's Planning and Inspections including, comprehensive and current planning, subdivision review, development review, zoning enforcement, ordinance development, historic preservation, economic development, budget preparation, and consultant management.

PLANNING DIRECTOR

CITY OF OSHKOSH, OSHKOSH, WI

2004 - 2019

Responsible for management of the City's planning and development division including, plan preparation, development review, current and long-range planning, zoning enforcement, code development, redevelopment (11 districts), historic preservation, housing rehabilitation, neighborhood revitalization, tax incremental finance (27 districts, 18 open), economic development, sustainability, CDBG (approximately \$1 million annually) and other grant administration (e.g. EPA, DNR, Commerce), budget preparation, and consultant management.

Lecturer and Instructor

UNIVERSITY OF WISCONSIN-OSHKOSH, Oshkosh, WI

1999-2019

Frequent lecturer for urban planning courses at the university. Have also instructed three semester length courses in urban planning, public administration, and community power systems.

PRINCIPAL PLANNER**CITY OF OSHKOSH, OSHKOSH, WI****1997-2004**

Responsible for various aspects of community development including land use and site planning, redevelopment planning, tax increment district administration, policy and ordinance development, grant writing, administration of the Community Development Block Grant program, annexation, etc. Act as principle support staff to the Plan Commission and worked frequently with a number of citizen boards, committees, developers, contractors, and the general public.

Building Inspector**CITY OF OSHKOSH, OSHKOSH, WI****1995-1997**

Responsible for conducting building and zoning reviews, issuing permits, and inspecting new and existing buildings for compliance with state and municipal building, electrical, and HVAC codes.

Assistant Planner/Zoning Administrator**TOWN OF MOUNT PLEASANT, MOUNT PLEASANT, WI****1994-1995**

Assist the development director in community development and long range planning activities for the Town. Responsible for conducting zoning and site plan reviews for new and existing developments, zoning and code enforcement, building inspections. Prepare and review conditional use, rezoning, and variance requests. Support staff to Zoning Board of Appeals, Plan Commission, and Town Council for public hearings.

NOTABLE CAREER ACCOMPLISHMENTS

Economic Development

Developed 23 Tax Increment District Plans (16 redevelopment, 1 mixed-use, 6 industrial) and Amended 5 project plans. In 2019 City of Oshkosh TID's generated over \$287 million in tax increment. Significant redevelopment projects include:

- a. Mercy Medical Center Redevelopment. Rehabilitation of a 250,000 square foot former hospital (est. 1912) into a mixed-use development with residential, assisted living, office and retail space. Project was City's first significant use of "pay-as-you-go" financing.
- b. Worked with local economic development corporation to plan for and attract NBA Milwaukee Bucks developmental league team the Wisconsin Herd to the downtown. Herd located in a new \$20 million arena in redevelopment TIF district called the Sawdust District. 2017
- c. Helped to retain Fortune 500 company Oshkosh Corporation in the community and plan for building their new 160,000 square foot global headquarters on a public golf course.
- d. City Center Redevelopment. Former Park Plaza Mall (350,000 square feet) opened in 1970 in the downtown with major anchors and went out of business in 1980's with significant loss of value due to highway oriented commercial centers and malls. TIF used to help reposition mall as "City Center" now a major job center with over 1,800 which include corporate headquarters (Miles Kimball).
- e. Marion Road Redevelopment. Redevelopment of 40 acre central city industrial district between the University of Wisconsin-Oshkosh and downtown resulting in numerous new commercial and residential developments.
- f. Coordinated preparation and development of 5 industrial park plans.
- g. Business Improvement District administrator for main street.
- h. Pinehurst USGA Golf House Pinehurst headquarters.

Comprehensive Planning

- Pinehurst Small Area Plans for Village Place and Pinehurst South
- Pinehurst 2019 Comprehensive Plan
- Oshkosh 2005 Comprehensive Plan update under State's new Smart Growth Planning Law.
- Oshkosh Fox River Corridor Riverwalk Plan, which returns the riverfront to public use.

Neighborhood Planning	• Oshkosh Comprehensive update of City's 1997 Pedestrian and Bicycle Plan. • Oshkosh Center City Plan "Imagine Oshkosh" 2017
	• Oshkosh Development of City's first comprehensive neighborhood improvement plan for the Near East Neighborhood under the City's Great Neighborhoods Program.
Redevelopment	• Oshkosh helped to create a branding and marketing program for One Oshkosh initiative • Oshkosh developed four Neighborhood Plans under Healthy Neighborhood Initiative
Zoning	• Oshkosh created several redevelopment districts totaling over 100 acres and amended several other districts. • Oshkosh comprehensive update of 1997 Zoning Ordinance. • Oshkosh re-write of entire Parking and Loading Chapter to include flexible parking requirements. • Oshkosh developed an Adaptive Reuse code provision to accommodate non-residential structures in residential neighborhoods.
Sustainability	• Oshkosh complete re-write of Winnebago County's Airport Overlay Ordinance to modernize it. • Oshkosh preparation of the City's first Sustainability Plan. • Oshkosh first community-wide greenhouse gas inventory.
Grants	• Obtained and administered millions of dollars of competitive grants from Environmental Protection Agency, Wisconsin DNR, Wisconsin Commerce, and Wisconsin DOT. • Oshkosh coordinator of entitlement Community Development Block Grant Program.
Permitting	• Oshkosh streamlined and created a single point of contact for commercial/industrial permitting.
Intergovernmental	• Pinehurst worked as part of the Tri Cities (Pinehurst, Aberdeen, Southern Pines) planning group.
Agreements	• Oshkosh Town of Algoma Boundary Agreement and Cooperative Plan (2004) • Oshkosh Town of Nekimi Boundary Agreement (2007) • Oshkosh Town of Black Wolf Boundary Agreement (2008)
Legal	• Oshkosh have reviewed and prepared numerous developer agreements generally TIF related. • Testified and provided depositions for numerous land use and zoning related matters. • Oshkosh have annexed thousands of acres of property without a successful legal challenge. • Oshkosh have officially mapped numerous roads, parks, and stormwater areas.

EDUCATION

Master's of Urban Planning, University of Wisconsin-Oshkosh 1993
Bachelor of Science, Geography and Urban Studies, University of Wisconsin-Oshkosh 1999

MEMBERSHIPS/CERTIFICATIONS

Certified Economic Development Finance Professional from National Development Council
 American Planning Association and North Carolina Chapter
 Wisconsin Economic Development Association (former)
 Formerly licensed building, electrical, and HVAC inspector
 International Council of Shopping Centers (former)

PRESENTATIONS

2014 Legislative Council Study Committee on the Review of Tax Incremental Financing
<http://docs.legis.wisconsin.gov/misc/lc/study/2014/1192>
 Congressman Petri's Conference on Federal Grants pertaining to CDBG
 Department of Natural Resources on use of Brownfield's Grants
 Hundreds of Presentations before Boards and Commissions and Neighborhood Groups

JERINA BARUTIS, JD, LCB

Cary, NC

jeri.barutis@edpnc.com

[919.606.3597](tel:919.606.3597)

www.linkedin.com/in/jerina-barutis

GLOBAL BUSINESS AND TRADE COMPLIANCE PROFESSIONAL

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Performance Management | Diversity & Inclusion | Financial, Audit & Quality Management | Succession Planning
Stakeholder Reporting | Risk Management | Mentorship & Coaching | Training Program Creation
Client Relationship Management (CRM) | Public Speaking & Presentations | Research & Analysis

KEY CAREER HIGHLIGHTS

- Maximized performance via training and coaching 200+ staff on best practices and operational protocol.
- Owned annual budgets up to \$30M, focusing on sustaining zero profit erosion throughout tenure.
- Ensured headcount levels met operational demands by monitoring staffing initiatives, identifying, recruiting and interviewing top talent, terminating underperformers, and coordinating manpower to drive workflow.
- Managed with pragmatism through demanding client circumstances and limited resources.
- Aided executive team by sharing insights and statistics KPIs, ensuring continuous improvement.

PROFESSIONAL EXPERIENCE

ECONOMIC DEVELOPMENT PARTNERSHIP OF NORTH CAROLINA, Raleigh, NC

2023 - Present

Senior Manager, International Trade

Work with North Carolina companies to achieve the goal of increasing exports. Manage international trade promotion projects, creating strategic alliances with North Carolina industry organizations.

- Organize and recruit for international trade promotion events including trade missions and trade shows.
- Establish professional relationships with the business community for the sectors supported throughout the state.
- Counsel clients on export best practices, operations and trade finance.
- Assist NC companies in development of strategic export plans.
- Public speaking engagements to various stakeholder groups.

BIOCRUST PHARMACEUTICALS, INC, Durham, NC

2021 - 2022

Associate Director, Logistics

Led transportation, import, and export processing and brokerage activity to ensure timeliness in pharmaceutical supply chain and compliance with international trade laws.

- Implemented controls and processes for compliant and efficient cross-border trade, encompassing classification, valuation and penalty mitigation and monitoring global regulatory changes.
- Selected and evaluated logistics partners using key performance indicators (KPIs), business reviews and contract negotiation.
- Collaborated with cross-functional stakeholders, including executives, R&D, clinical trial supply chain, finance, sales, and IT, communicating insights for advancing shared organizational goals.

SEQIRUS-CSL BEHRING, Holly Springs, NC

2019 - 2020

Customs Compliance Manager

Served as first US-based trade compliance manager for the Americas.

- Achieved 80% customs fine mitigation rate, interfacing cross-functionally to optimize global cold chain logistics network and present research findings for continuous improvement / margin optimization.
- Earned Award for successful foreign importer / exporter status setup for UK entity and Northern Hemisphere campaign execution.
- Developed compliance metrics and reports, leveraging data to support stakeholders in decision making and strategy planning.

GLEN RAVEN INC, Burlington, NC

2016 - 2019

Customs Compliance Manager

Spearheaded trade compliance policy for maker of Sunbrella fabric, technical / construction materials, and accessories for furniture, awning, and marine industries.

- Analyzed Section 301 and Section 232 duties for global sourcing activities in furniture and marine industries.
- Conducted duty drawback analysis, partnering with outside counsel in determining legacy program liability, and authoring compliance re-start proposal for new drawback program yielding \$1M+ in ongoing duty refunds.
- Earned Distinguished Service Award for 2 years of exceptional service.
- Interfaced with IT department, implementing denied party screening procedures.
- Developed compliance program for business new segment (high tech), encompassing deemed exports, denied party screening, and ECCN classification.

LEGAL AID OF NORTH CAROLINA, Raleigh, NC

2012 - 2016

Contract Staff Attorney

Provided legal services for indigent population of North Carolina in areas of employment law, benefits law, housing law, and consumer law.

- Built community outreach by cultivating client relations and generating positive legal outcomes for improving client's respective livelihood.

AMERICAN RIVER INTERNATIONAL, Garner, NC

2011 - 2016

Senior Consultant

Audited large and small business for compliance with import / export regulations and provided practical solutions for customs compliance. Harmonized line review for Fortune 500 agricultural corporation. Conducted in-depth case law, fines, and penalty research. Managed admission of clients to CTPAT and ISA programs.

- Assisted with Customs Improvement Plan and implemented training tailored to job tasks, including targeted process-based and broader awareness education.

ADDITIONAL EXPERIENCE

NORTH CAROLINA COURT OF APPEALS, Raleigh, NC, Law Clerk

DUKE ENERGY, Charlotte, NC, Law Clerk

SHORTS BOMBARDIER, Durham, NC, US Representative for Manufacturer of Aircraft Engine Parts

INTERNATIONAL TRADE LOGISTICS, INC, Linden, NJ, Import Manager

EDUCATION

Juris Doctor (JD), University of North Carolina School of Law, Chapel Hill, NC

Bachelor of Science (BS), Biology, Emory University, Atlanta, GA

TECHNOLOGY SKILLS

MS 365 Office Suite | MS SharePoint | Amber Road | SAP | Oracle | Salesforce | IBM Sterling

LICENSURE & AFFILIATIONS

Licensed Customs Broker, Department of Homeland Security - Customs and Border Protection

Member, North Carolina Bar Association

Board Member, North Carolina World Trade Association

Certified Global Business Professional

SHERRY WILBORN, CEcd

Certified Economic Developer, Business Consultant, and Commercial Real Estate Broker

☎ 336.504.0652 ✉ sherrywilborncecd@gmail.com 🔗 <https://www.linkedin.com/in/sherry-wilborn-cecd-90a159127/>

📍 Timberlake, NC (Research Triangle Region)

SUMMARY

Economic development professional with more than a decade of experience in the world-renowned Research Triangle Region of North Carolina, consistently cited as a top state to do business. Results-oriented and growth-driven, both personally and professionally. Possess a zeal for life and for connecting people with the resources needed to be successful. Part of the “latch-key kid” generation with a mindset and work ethic to do whatever needs to be done for the job at hand.

KEY ACHIEVEMENTS



Supported development of the Person County Mega Park, recently acquired by Microsoft



Elected as the top vote-getter in my race for the Person County Board of Commissioners



Successfully brought over \$90M to Person County in grants and capital investment.



Serving as Bank Director for a Top 25 NC State-Chartered Bank

EXPERIENCE

Business Consultant and Commercial Real Estate Broker

Rural Advantage, LLC, and APG Advisors

📅 01/2023 – current 📍 Person County Area (Durham-Chapel Hill MSA)

- Practice Commercial Real Estate focused on rural areas through an affiliation with APG Advisors
- Provide consulting to local governments and private sector businesses related to grants as well as site selection and evaluation
- Travel nationally to meet with clients and attend conferences

Economic Development Director

Person County Government

📅 04/2019 – 09/2022 📍 Person County, NC

- Budget Development and Oversight
- Department visioning and strategic plan execution
- EDC Direction
- Grant writing and administration
- Site development
- Marketing and recruitment (including travel across the US to meet with site selectors)
- Website development and management
- Product development
- Board Service
- Workforce development
- Regional and state ED partner collaboration
- Political navigation
- Business Support Services

Interim Economic Development Director

Person County Government

11/2018 – 04/2019 Person County, NC

- Carry out the duties listed below for the Sr. Admin. Specialist and ED Specialist and serve on multiple boards at local and regional levels
 - Provide ED updates to local, regional, and state partners and stakeholders
 - Market Person County's assets to site selectors through in-person presentations
 - Travel across US for recruitment
 - Grant writing and administration
 - Budget planning
 - Visioning for departmental structure
 - Large project management
 - RFI Submission
 - Site Selection
 - Business Support
-

Economic Development Specialist

Person County Government

06/2018 – 11/2018 Person County, NC

- Represent ED office with affiliate partners at the local, regional, and state levels
 - Set agendas for board meetings and serve as staff liaison to boards
 - Support existing industry and recruit new jobs and investment
 - Industrial park management
 - Grant management
 - Social media management
-

Senior Administrative Support Specialist

Person County Government

08/2013 – 06/2018 Person County, NC

- Maintain accurate records for the ED office and two boards
 - Budget entry and day-to-day oversight
 - Website maintenance
 - Support Director
 - Create marketing collateral
 - Assist with project submission and tracking in various CRMs
 - Grant administration
 - Event planning
-

BOARDS, COMMITTEES, AND ASSOCIATIONS (ALL CURRENT)

Elected and Appointed Boards

- Person County Board of Commissioners
 - Kerr Tar Regional Council of Governments, Transportation Advisory Committee
 - Research Triangle Regional Partnership, Executive Board
 - Upper Neuse River Basin Association
 - Raleigh Regional Airport Commission
 - Person County Economic Development Commission
-

Private Boards

- Roxboro Savings Bank Board of Directors

Associational Memberships

- North Carolina Economic Development Association
- International Economic Development Council
- Roxboro-Person County Home Builders Association, Vice President for 2025

EDUCATION AND TRAINING

Associate in Applied Science – Information Systems

Piedmont Community College & Wake Technical College

📅 01/2000 – 01/2002 📍 Person County, NC

- Graduated top of my program with a cumulative program GPA of 3.96
- Achieved certification as Cisco CCNA and led courses in Networking as Adjunct Instructor for PCC

Certified Economic Developer Certification

International Economic Development Council

📅 01/2019 – 01/2020 📍 Person County, NC

- Business Retention and Expansion
- Real Estate Development and Reuse
- Economic Development Credit Analysis
- Technology-led Economic Development
- Entrepreneurship and Small Business Strategies

Basic Economic Development Course

UNC School of Government

📅 04/2019 📍 UNC-Chapel Hill

- Development Finance Toolbox
- Basic Economic Development

Economic Development Workshops

North Carolina Economic Development Association

📅 04/2019 – 09/2022 📍 Online and NCEDA Conferences

- Various Marketing and Product Development Workshops

NC Real Estate License

NC Real Estate Commission

📅 04/2021 📍 North Carolina

SKILLS

Project Management

Communication (Copywriting)

Social Media

Site Development

Connecting People

Software

Marketing and Promotion

Administration

Resilience and Agility

FIND ME ONLINE



<https://www.linkedin.com/in/sherry-wilborn-cecd-90a159127/>



A RESOLUTION IN SUPPORT OF APPROVAL OF NEW CPRC RATES, TARIFFS, & LEGAL REVIEW BOARD MEMBERS

WHEREAS, Central Pines Regional Council serves as the grantee administrator for Foreign Trade Zone #93 and;

WHEREAS, Central Pines Regional Council recognizes the importance of FTZ #93 as an economic tool and progressor of foreign domestic investment in our region and surrounding areas and;

WHEREAS, Central Pines Regional Council has delegated decision making authority for the administration of Foreign Trade Zone #93 to the Rates, Tariffs, & Legal Review Board and;

WHEREAS, Central Pines Regional Council Board of Delegates retain the responsibility of approving appointments to the Rates, Tariffs, & Legal Review Board and;

NOW, THEREFORE, BE IT RESOLVED THAT Central Pines Regional Council hereby authorizes the appointment of Jeri Berutis, Darryn Burich, and Sherry Wilborn, to the Rates, Tariffs, & Legal Review Board.

Passed this 22nd day of October 2025 by the Central Pines Regional Council Executive Committee.

Signed:

Attest:

By: _____
Byron McAllister, Chair
Central Pines Regional Council
Board of Delegates

By: _____
Beth Seidel
Central Pines Regional Council
Clerk to the Board

Executive Director's Report

I am pleased to present my Executive Director's report for October 2025. The purpose of the Executive Director's Report is to highlight CPRC activities and offer insights into how other regional councils in similar-sized regions across the United States operate.

I would ask that you share this report with your colleagues in your respective Boards for your jurisdiction. I will also send this to the region's local government managers and assistants.



CONTENTS

- Major Metro Regional Council Highlight
- Member Request Dashboard & Recent Tech Assistance Projects
- CPRC with Lee Tour Update
- NARC Updates
- Upcoming Events
 - Grant Assistance Training
 - Opportunity Zones Roundtable
 - Foreign Trade Zone #93 Summit
 - Connected Region Conversation: Water Regionalization

Major Metro Regional Council Highlight

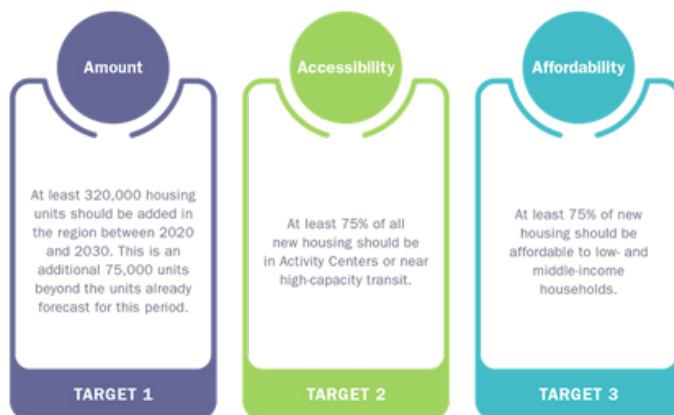
Each month, this segment of the Executive Director's Report will include some interesting items from other regional councils that I think are worth the Board's attention and review because they are applicable, innovative, or inspiring. Learning from our peer regional councils across the country is a great way for member governments to see other regional initiatives underway and worth attention.

Metro Washington (DC) Council of Governments

The Metro Washington (DC) Council of Governments does significant work in the area of housing and homelessness. In 2019, the Board of the Metro Washington DC COG endorsed a set of regional targets around housing for 2030. The targets were established as a result of work from the Metro Washington COG, initially sparked by the COG MPO's work on their 2045 Long Range Transportation Plan.

Here is a visual representation of the targets:

2030 Housing Targets



With respect to Central Pines, staff have recognized the need for a Regional Planning Framework like Washington COG. Additionally, Central Pines could do similar housing work as highlighted if asked by the MPOs in the region. Currently, the region is taking a more decentralized approach to planning for the housing needs. CPRC could add significant value in these areas but will need the support of our local government members and the necessary resources to do this type of work in a meaningful way.

Here is a link to the Washington DC COG's work on this topic.

[DC COG Housing Target Work](#)

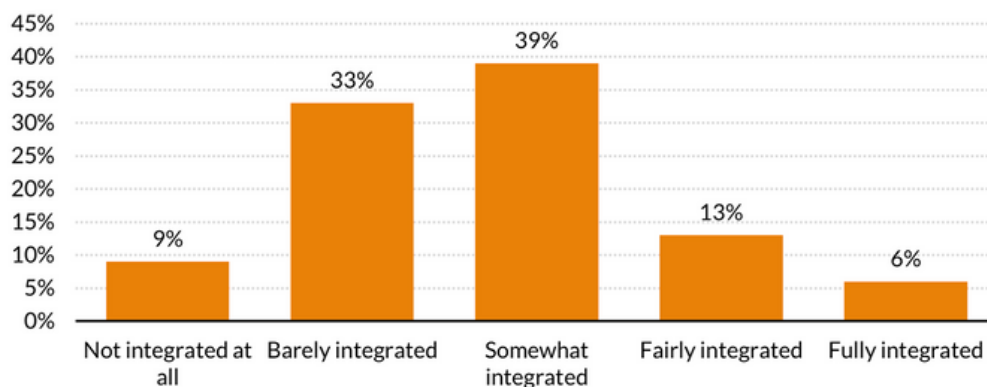
Speaking of Housing...

I would encourage you to take a look at the following two reports, published recently. The first is a report published by the Urban Institute, titled “Planning for Housing in a Regional Context.”

The report summarizes a national survey of regional planning organizations (COGs) and MPOs with respect to coordination of transportation and housing planning. Both of these areas have been identified as strategic focus areas for CPRC, and it has come up very clearly as a priority as we have been speaking with local government managers across the region. It again surfaced as a significant strategic issue during a discussion with our Executive Committee last month as we began to prepare for our CPRC Strategic Plan refresh.

The survey reveals that many regions are struggling with the same issues and have yet to find effective ways to coordinate transportation and housing planning. As Executive Director, I think this is an important topic to investigate further as we develop our strategy for 2026-28.

Less Than One Fifth of Metropolitan Governance and Planning Organizations Report Having At Least “Fairly Integrated” Housing and Transportation Planning



Source: Urban Institute author analysis of 2024 metropolitan governance and planning organization survey data.

[Full Report](#)

More on Housing

Additionally, NARC recently distributed information on an additional Urban Institute report around the housing shortage. It includes cases studies (including the Washington DC COG that I highlighted earlier). This may also be helpful as we continue to develop our strategic priorities for the next several years.

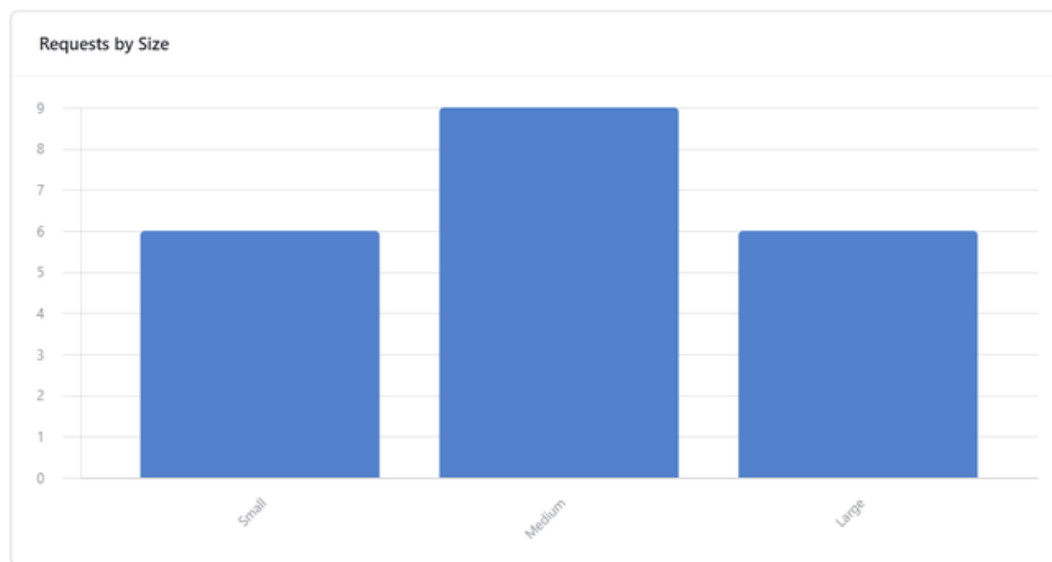
New Report: Targeting the Housing Shortage

The Urban Institute's recent report "Addressing Housing Supply Challenges through Target Setting" offers a new framework for how local and state governments can understand and adopt housing production targets. Drawing on case studies and interviews from Massachusetts, New Jersey, Oregon, and the Washington, DC region, researchers identified eight best practices and key considerations such as using data-driven methodologies, setting clear and measurable targets, and incorporating equity considerations. The researchers highlighted the necessity of house target-setting programs to ensure local planning development decisions are guided by broader regional and state goals, and to promote long-term housing affordability in communities.



Local Government Member Request Dashboard

Our Member Services team has developed a Member Request dashboard to receive and track incoming requests from our local governments, areas of need trends, and disengaged communities.



25-26 Requests

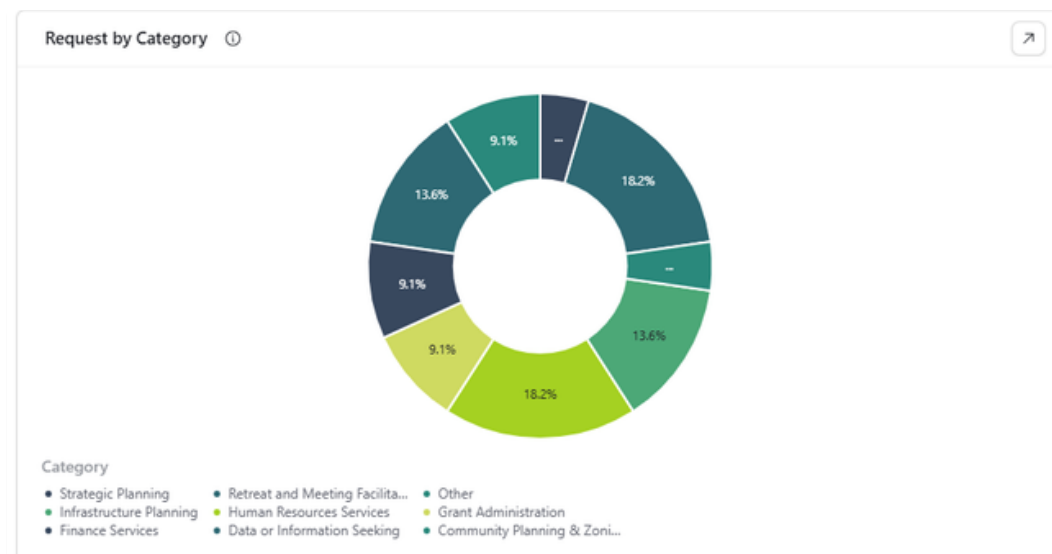
22

24-25 Requests

60

25-26 Space Reservations

41



[Request Assistance](#)



CPRC with Lee Tour

As many of you know, I have a goal to visit all fifty local governments this year. I am beginning my tour by scheduling visits with local governments with a manager or administrator, and then will be turning to our Mayor-Council local governments next. You can follow along with the hashtag #CPRCwithLee.

Up to this point, I have visited Morrisville, Selma, Pinehurst, Holly Springs, Kenly, Chapel Hill, Sanford, Broadway, Carthage, City of Durham, Siler City, Archer Lodge, Apex, Wake Forest, Garner, Chatham County, Wilson's Mills, Wendell, Clayton. I also have upcoming visits scheduled with Hillsborough, Wake County, Angier, Cary, Whispering Pines, Johnston County, Smithfield, Raleigh.



NARC Updates

The National Association of Regional Councils publishes a Transportation Thursdays and an eRegions Update each week. Here is a selection of items from those newsletters that may be of interest.

New Legislation Calls for Study on Data Centers' Rural Impact

A bipartisan bill introduced by Reps. Blake Moore (R-UT) and Jim Costa (D-CA) would require federal agencies to conduct a joint study of the long-term impacts of AI and data center growth on rural energy infrastructure. The proposed legislation, [Unleashing Low-Cost Rural AI Act](#) would mandate the Department of Agriculture, Interior, and Energy to evaluate upgrades to energy infrastructure, consumer costs, and reliability. While AI data center demand is rapidly accelerating, it disproportionately diverts energy from surrounding communities, leaving rural customers to absorb the financial burden and manage an increasing strain on aging power infrastructure. The bill reflects a growing push for accountability and transparency in national infrastructure decisions.



[> READ MORE](#)

The Ethical Risks of Artificial Intelligence in Urban Planning

While AI presents regional planners with a plethora of opportunities, it may undermine public trust on which the planning profession depends. [A new paper](#) explores the ethical concerns of using artificial intelligence in urban planning. The [authors argue](#) that responsible planning relies on public trust, yet this trust could be frayed by haphazardly adopting AI. To ensure public trust, planners must ensure that personal data remains anonymous and secure. Additionally, planners should work to prevent AI models from perpetuating biases and guarantee that planners themselves are accountable for their work products.

As AI continues to assist urban planners, humans must stay at the center of the profession and redouble their commitment to ethical planning standards.

The Speed to Power Initiative coincides with President Trump's Executive Orders, [Unleashing American Energy](#) and [Removing Barriers to American Leadership in Artificial Intelligence](#) with the goal of providing affordable, reliable and secure energy quickly. The DOE issued a [Request for Information](#) to gather input on project readiness, infrastructure complaints, and investment opportunities.

NARC Updates

US DOE Launches Speed to Power Initiative to Meet Rising Demands

The U.S. Department of Energy (DOE) launched the Speed to Power initiative, aimed to rapidly expand energy infrastructure projects and meet growing national energy and industrial demands. This initiative focuses on transmission and generation for large-scale grid infrastructure projects to ensure reliable power for AI data centers, supporting U.S. competitiveness in emerging technologies. According to a DOE [analysis](#), the current pace of project development is inadequate to keep up with demand, creating challenges for the nation's energy supply.

The Speed to Power Initiative coincides with President Trump's Executive Orders, [Unleashing American Energy](#) and [Removing Barriers to American Leadership in Artificial Intelligence](#) with the goal of providing affordable, reliable and secure energy quickly. The DOE issued a [Request for Information](#) to gather input on project readiness, infrastructure complaints, and investment opportunities.



Rethinking the Advantages of One-Way Streets

One-way streets, once seen as the state of the art for transportation design, are being [questioned](#) by cities across America. The one-way arterial through a city's central business district blossomed during the post-WWII period. Planners, seeing city residents flock to suburbs, wanted to ensure that commuters could move in and out of employment centers as quickly as possible. One-way streets reduce the number of turning movements, allowing vehicles to move at higher speeds. While these goals served the commuting habits of mid-century suburbanites, today, city residents are rethinking these goals. Planners [have shown](#) that one-way arterials could reduce safety and depress business values. As more people in cities prioritize pedestrian safety and inviting public spaces, one-way streets may be phased-out in the future.



NARC Updates

States Turn to Road Use Fees to Fund Transportation Improvements

States across America are embracing alternative funding mechanisms to pay for the growing cost of maintaining and enhancing their transportation infrastructure. As construction costs rise and fuel-efficient vehicles gain traction, states are having difficulty stretching their gas tax revenue to fund transportation projects. In response, states have tested an array of policy solutions, including raising gas taxes, tolling, and imposing new EV and hybrid vehicle fees to fill the funding gap.

Fuel-efficient vehicles, including hybrids and EVs, contribute less in gas taxes than traditional vehicles, even though they are often heavier and cause more wear on roads. This has prompted policymakers to look for ways to make funding more balanced. State efforts to reform transportation funding are being mirrored at the federal level, with House Transportation and Infrastructure Committee Chair Sam Graves (R-MO) proposing EV and hybrid registration fees to supplement the Highway Trust Fund.

Atlanta Regional Commission Considers Moving Amtrak Station Downtown



The Atlanta Regional Commission (ARC) is conducting a feasibility study to examine moving their historic Amtrak train station to the city's downtown core. The current station, located north of downtown and over a mile away from the nearest metro station, recorded a ridership of just 78,000 passengers last year. To attract more riders, ARC and the City of Atlanta are allocating \$650 thousand to study the feasibility of moving the Amtrak station near a metro station downtown. Amtrak has estimated that the total project would cost \$700 million.

NARC Updates

EPA Seeks Rescission of Select PFAS Rules in Court

The Environmental Protection Agency (EPA) filed in court last week, seeking to rescind portions of a prior Biden-era EPA rule on PFAS “forever” chemicals. The agency filed with the U.S. Court of Appeals for the District of Columbia Circuit to vacate a portion of the rule, citing procedural errors when it both proposed and finalized the rule at the same time. The filing notes that leaving the rule in place would restrict opportunities for meaningful public participation in the process. The EPA seeks to vacate the portions of the rule that pertain to PFNA, PFHxS, GenX, and PFBS but plans to defend the rule for PFAS and PFOA, which it says followed administrative procedure.

[> READ MORE](#)



How Synthetic Data is Reshaping Public Services



Governments are increasingly exploring synthetic data, which is data generated by algorithms to replicate the patterns and structure of real-world data without including any actual personal information. This allows agencies to analyze trends and train AI models while protecting individual privacy. It is already being used for tasks like traffic analysis and school performance modeling. Although interest is growing, many officials remain cautious. Experts emphasize the need for clearer definitions, ethical standards, and education to build trust. States like Utah are leading the way by formally recognizing synthetic data in privacy laws. As adoption expands, synthetic data could become a key tool for responsible innovation in public service.

[> READ MORE](#)

NARC Updates

Tech Tools Advance ADA Compliance in Cities

Local governments are increasingly turning to GIS and AI technologies to improve accessibility in the built environment, particularly in meeting Americans with Disabilities Act (ADA) requirements. Cities like Lawrence, Kansas, and Douglas County, Nebraska, are using tools like lidar, Esri's ArcGIS, and deep learning models to map and assess thousands of curb ramps. These efforts help prioritize infrastructure upgrades, support ADA Transition Plans, and enhance transparency in public investment decisions, all while improving pedestrian experiences for residents of all ages and abilities.

In Douglas County, for example, AI models trained on aerial imagery are helping inventory over 30,000 curb ramps, a task that would otherwise take thousands of hours. The model initially had challenges, identifying shadows and road paint markings incorrectly, but staff oversight proved to be indispensable in training the model to identify curb ramps correctly. While human oversight remains essential, these technologies are proving to be powerful allies in reducing staff time needed to analyze and determine necessary improvements, leading to faster implementation for more inclusive communities.



Eno Center Releases Paper on Rising Highway Construction Costs



The Eno Center for Transportation, a non-partisan think tank, [released a white paper](#) on the causes and effects of the post-pandemic rise in highway construction costs. [The paper](#) examines supply chain issues, labor market shortages, petroleum price increases, and increased demand for contractors, among other factors contributing to rising costs during the implementation of the Infrastructure Investment and Jobs Act (IIJA). Understanding the causes and effects of rising construction prices is essential for transportation policy leaders to accurately assess the power of federal infrastructure investment in the present day.

NARC Updates

New Data Shows US Transit Agencies Pay Too Much for Buses

A recent joint [publication](#) from Brookings and American Enterprise Institute reveals that U.S. transit agencies may be overpaying for new transit buses. The report concludes that higher transit prices compared to peer countries stem from a shortage of domestic suppliers, limited vendor competition, and “Buy America” policies. For example, Denver's RTD paid \$432,000 per bus, while Cincinnati's SORTA paid \$939,000 for nearly identical models because strict procurement specifications in Cincinnati limit vendor competition and drive-up prices. These costs place added strain on smaller agencies serving low-income or rural communities. The authors suggest creating a standardized federal procurement framework for transit buses to encourage economies of scale, which can reduce costs for transit agencies. Lower costs allow transit agencies to repurpose the savings and spend it on infrastructure improvements for transit.



[> READ MORE](#)

Chicago Moves to Eliminate Parking Minimums



This week, Chicago [voted to eliminate](#) parking requirements in buildings near transit stations across the city. The zoning ordinance, which passed the City Council unanimously, bans parking minimums in buildings within a half mile of rail and a quarter mile of bus lines. The ordinance is part of an effort to encourage construction and make housing more affordable for the city's residents. Rethinking parking minimums has become a popular policy area in recent years, with cities from Hartford, CT to Santa Monica, CA enacting comprehensive reforms.

NARC Updates

State of Homelessness 2025 Report

In their recently released State of Homelessness report, the National Alliance to End Homelessness reveals an 18% increase in homelessness across the United States, with over 771,000 individuals counted in 2024. This is the highest number recorded since data collection began. Contributing factors include a shortage of affordable housing, stagnant wages, and reduced access to social support systems. Populations such as children, older adults, individuals with disabilities, and communities of color are disproportionately represented. Service providers continue to operate with limited resources, and recent changes in federal policy may impact future efforts. The report notes that targeted investment in housing, healthcare, and income support has been effective in reducing homelessness.



[> READ MORE](#)

Regions Poised to Lead the Next Wave of Public Service

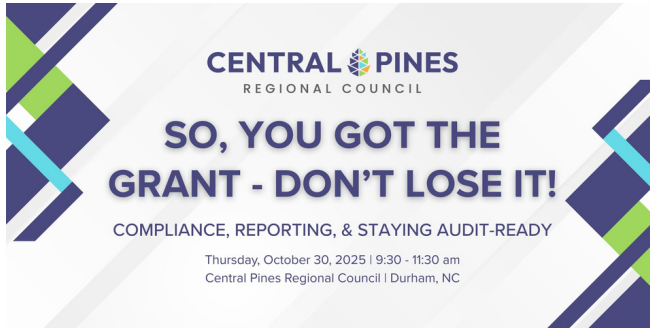


With federal support diminishing and resource demands growing, regional planning organizations are uniquely positioned to deliver public service and manage resources more efficiently. A recent commentary in Route Fifty highlights how these bodies are addressing cross-jurisdictional challenges with flexibility, scale, and local accountability. For example, at the National Association of Regional Council's Annual Conference this year, local and regional officials exchanged innovative solutions to regional issues. With traditional federal support waning, regionalism offers a promising path for innovation, collaboration, and civic renewal.

[> READ MORE](#)

Upcoming Events

We have several upcoming events at CPRC over the next few weeks and we encourage you to join us for these events and share them with your communities.



So, You Got the Grant - Don't Lose It!
Thursday, October 30
9:30 - 11:30 am @CPRC
Registration is \$25.00, or free for members of the Grant Assistance program.

REGISTER NOW



Opportunity Zones Roundtable
Wednesday, November 5
10:00 - 11:30 am @ CPRC

REGISTER NOW



Foreign Trade Zone #93 Summit
Wednesday, November 12
10:00 am - 2:30 pm @ CPRC
\$25 or Free for FTZ #93 Board & Current/Pending Operators

REGISTER NOW



A Connected Region Conversation: Water Regionalization
Thursday, November 13
9:00 - 11:00 am @ CPRC

REGISTER NOW



In Memory

Central Pines has learned of the passing of former Central Pines Delegate Lewis Weatherspoon. Mr. Weatherspoon formerly was Mayor of Angier and was the Delegate to the Central Pines Regional Council for Angier when Angier joined Central Pines. Our condolences go out to Mr. Weatherspoon's family.

