BURKE DEVELOPMENT INC

**BOARD OF DIRECTORS**
**April 23rd, 2026**
**BDI Office**
**MORGANTON, NORTH CAROLINA**

| Members Present | | Members Absent |
|---|---|---|
| Jeff Brittain | Logan Shook | Jessica Bargsley |
| Lamar Smitherman | Mike Watts | Bryan Beam |
| Sally Sandy | Todd Herms | Ronnie Thompson |
| Brian Epley | Dr. Mike Swan | Gary Paxson |
| Bill Carroll | Keith Huffman | Dr. Joel Welch |

**Members Present**
Members of the board were present along with staff, Brandon, Alan, Hope, and Caleb.

**Call to Order**
The Burke Development, Inc. Board of Directors met for its regular meeting. The meeting was called to order at 8:01 a.m., and the Board proceeded with the agenda.

**Approval of Minutes**
The Board reviewed the previous meeting minutes from March 20th. There being no questions or corrections, Jeff Brittain made a motion to approve the minutes. Todd Herms seconded the motion. The motion passed unanimously.

**Financial Report and Approval**
The March financial report was presented. The report included updates on the checking summary, operational account, Burke Business Park account, Great Meadows Property Development account, Great Meadows Infrastructure account, and Spec Building account. Activity included grant revenues, an insurance refund, interest earnings, project-related payments, transfers between accounts, and standard monthly expenditures. There being no further questions, Jeff Brittain made a motion to approve the financial report. Bill Carroll seconded the motion. The motion passed unanimously.

**Board Roundtable**
The Board held a roundtable discussion to allow members and local partners to provide updates. Discussion included local government budget challenges, Hurricane Helene recovery impacts, public safety needs, housing development activity, school system updates, utility infrastructure, and ongoing efforts to grow the local tax base. Several members emphasized that economic development, housing, and education remain critical priorities for Burke County

and its municipalities. The Board also discussed the importance of continued collaboration among local governments, schools, private-sector partners, and BDI to strengthen the county as a whole. Updates were shared on residential development activity, the Remarco Road Small Business Park, industrial property interest, restaurant and hotel-related development, and continued investor interest in Burke County. Burke County Public Schools also provided an update on enrollment, budget planning, facility changes, and upcoming leadership transitions.

**Strategic Planning**
The Board discussed the need for a more robust strategic planning process. A half-day strategic planning session had been tentatively scheduled for May 28, with additional details to be provided. The session is expected to help guide BDI's priorities, including discussion of data centers and other potential target sectors. Two proposals for strategic planning services had been received. The Board agreed to form a small steering committee to review the proposals and recommend a firm.

**Staff Updates**
Staff provided an update on the Burke Business Park and Spec Building project. Road construction is substantially complete, with only minor cleanup remaining. Grading work is continuing, though unsuitable soils on the building pad may require some adjustment to the pad elevation and additional material removal. Staff reported that the stormwater permit has been approved and that the project is not currently expected to experience a delay to the overall schedule. Work will continue on grading, pad preparation, footer excavation, and building construction, with completion still anticipated in the October or early November timeframe.

Staff discussed the need to move from a product-development phase into a stronger marketing phase, particularly as BDI prepares to promote major sites and available building inventory. Marketing will be a major priority over the next several years, especially for the Spec Building. The Board was informed that Hope has been named Vice President. Staff also discussed the possibility of shifting some internal responsibilities and potentially working with a full-service marketing firm to support BDI's marketing efforts.

**Closed Session**
Bill Carroll made a motion to enter closed session. Sally Sandy seconded the motion. The motion passed unanimously. Following closed session, the Board returned to open session.

**Adjournment**
There being no further business, Jeff Brittain made a motion to adjourn. Bill Carroll seconded the motion. The motion passed unanimously. The meeting adjourned at 9:07 a.m.

Respectfully submitted,
Caleb Gardner