



## Board of Commissioners

### Work Session

**July 15, 2025**

**6:30 PM**

### MINUTES

**PRESENT:** Mayor Ronnie Currin  
Mayor Pro Tem April Sneed  
Commissioner Dan Alston  
Commissioner Lenwood Long  
Commissioner Michael Paul  
Commissioner Paul Vilga  
Economic Development Director Mical McFarland

Town Manager Eric Marsh  
Assist. Town Manager Steven Pearson,  
Town Attorney Dave Neill  
Town Clerk Christina Ynclan  
Captain Richard Haynes

#### 1. Call to Order

**Mayor Ronnie Currin called to order the Rolesville Board of Commissioners work session on July 15, 2025. He thanked everyone in attendance and welcomed those watching online.**

#### 2. Consideration of Agenda

**Mayor Currin asked for any discussion on the agenda. Since there was none, he entertained a motion to approve.**

**Commissioner Vilga moved to approve the agenda. Commissioner Paul seconded the motion. The motion passed unanimously.**

#### 3. Affordable Housing Conversation

- Town Manager Eric Marsh introduced the affordable housing conversation, explaining that the town owns property behind town hall and had put out an RFP for proposals on affordable housing solutions. He noted that an affordable housing plan was in draft form and that conversations about affordable housing had been ongoing for over two years. Marsh mentioned that Habitat for Humanity had recently made a presentation after rising to the

top in a steering committee's evaluation. He opened the floor for board members to share their thoughts and perspectives on the project's direction.

- Commissioner Michael Paul chimed in, recapping that there were seven applicants for the RFP, which was narrowed down to three. He suggested bringing in the other two candidates to speak as well, to help the board decide on who would build the property behind town hall.
- Commissioner Dan Alston agreed with hearing from the other developers and emphasized the importance of reflecting on the guidance they had for seniors, veterans, those with disabilities, and the workforce. He appreciated the committee's work in narrowing down the choices, but wanted to hear from the other two candidates.
- Mayor Pro Tem April Sneed expressed reservations about the foundation (referring to True Homes), citing concerns about their timeliness in submitting additional information and their lack of experience in what the town was looking for. She felt uncomfortable with an organization that didn't seem to prioritize the town's project and lacked relevant expertise.
- Commissioner Paul clarified that True Homes was a seasoned developer with experience all over North Carolina, including recent projects like the ABC store in Youngsville. He argued it was worth hearing from them as they were the only ones offering senior affordable housing.
- Mayor Currin asked for thoughts from Commissioners Paul Vilga and Lenwood Long. Commissioner Paul stated that more information is better for making immediate decisions. Commissioner Long expressed concern about spinning wheels and emphasized the need for progress. He noted that both top choices (Habitat for Humanity and True Homes) were about ownership, which aligned with the goal of affordable housing. He suggested making a decision that night on how to proceed.

**Commissioner Paul made a motion to invite the other two candidates to present at the August 19, 2025, board meeting, to decide after hearing all presentations, and move forward on that basis.**

**Commissioner Vilga seconded the motion.**

**Ayes- Commissioner Paul, Commissioner Vilga, Commissioner Alston**

**Nayes- Mayor Pro Tem Sneed, Commissioner Long**

**Motion passed with a vote of 3-2.**

- Town Attorney Dave Neill stated that he would get back with the board with an official answer to how constrained the Town of Rolesville is regarding the

affordable housing programs and the use of the Town's assets to ensure that it was addressed.

#### **4. Chamber Memorandum of Understanding MOU Conversation**

- Town Manager Eric Marsh introduced the Chamber Memorandum of Understanding (MOU) conversation, explaining that they had provided a draft of the MOU and had a presentation from the chamber about their desires for funding and support over the next year. He opened the floor for board members to express what information they needed to move forward with the MOU.
- Commissioner Paul Vilga stated that nonprofit status was his biggest concern, considering it a "nonstarter" if it wasn't fixed or in place. Commissioner Michael Paul agreed, noting that this had been an ongoing issue for at least 18 months.
- Commissioner Dan Alston asked how the town could ensure accountability and transparency regarding the in-kind amount given to the chamber. Mayor Pro Tem April Sneed agreed with both Vilga and Alston's concerns.
- There was discussion about the chamber's nonprofit status, with some confusion about whether they had lost their tax-exempt status or their entire nonprofit status. Economic Development Director Mical McFarland mentioned that the latest he had heard was that they were applying to remedy the situation, but hadn't heard back from the IRS.
- Town Attorney Dave Neill provided clarification on the different types of nonprofit statuses and their implications for the town's partnership with the chamber.
- Mayor Currin invited Assistant Town Manager Steven Pearson to speak regarding the Rolesville Chamber and was provided with an update on the BBQ and Bands event. Assistant Town Manager Pearson mentioned that this year's event was expected to have over 5,000 participants. He noted that the budgeted amount would not be enough to host an event of that size so that they would be soliciting partnerships and sponsorships.
- After further discussion, the board agreed to have the MOU on the consent agenda for the August meeting or as an item for consideration. Town Manager

Marsh is committed to providing the board with a written response addressing their questions before the next meeting.

- Mayor Currin suggested putting the MOU as an agenda item for consideration rather than on the consent agenda, allowing for discussion before voting. The board agreed with this approach.
- Mayor Currin inquired about an update on the status of the Community Group Funding Program to Town Clerk Christina Ynclan.
- Town Clerk Christina Ynclan provided an update on the Community Group Funding Program. She reported that all applications have been successfully submitted and are now ready for review by the board. The final selection of recipients will be made at the upcoming meeting on August 5, 2025.

#### **5. Closed Session Pursuant to NCGS 143-318.11(a)(6) Personnel**

**Mayor Pro Tem April Sneed moved that the board go into closed session to discuss a confidential personnel matter pursuant to Chapter 143, Section 318.11 (a) (3) of the North Carolina General Statutes. Commissioner Lenwood Long seconded the motion.**

**The motion passed unanimously, and the board entered closed session.**

#### **6. Adjourn**

**Mayor Currin adjourned the meeting without opposing it once it returned to open session.**

ATTEST:

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Ronnie I. Currin, Mayor

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Christy Ynclan, Town Clerk