

**CITY OF MONROE  
CITIZENS APPOINTMENT COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBERS  
300 W. CROWELL STREET  
MONROE, NORTH CAROLINA 28112  
AUGUST 28, 2026 – 10:00 A.M.  
AGENDA**

1. Minutes of Citizens Appointment Committee Meetings of March 2, 2026 and June 1, 2026
2. Consideration of Appointments.
  - A. Board of Adjustment
    - 1) John Kenneth Powell, Jr.
  - B. Economic Development Advisory Board
    - 1) Joshua Cooke
    - 2) Maureen Trull Little
  - C. Planning Board
    - 1) Thomas Loria

**CITY OF MONROE**  
**CITIZENS APPOINTMENT COMMITTEE REGULAR MEETING**  
**MARCH 2, 2026**  
**4:00 P.M.**

The Citizens Appointment Committee of the City of Monroe, North Carolina, met in Regular Session in the City Hall Council Chambers located at 300 West Crowell Street in Monroe, North Carolina at 4:00 p.m. on March 2, 2026 with Mayor Pro Tem Surluta Anthony presiding.

Present: Mayor Pro Tem/Chair Surluta Anthony, Council Member Gary Anderson and Council Member David Dotson

Absent: None.

Visitors: Mark Watson, Richard Long, and Terry Sholar.

Mayor Pro Tem/Chair Anthony called the Citizens Appointment Committee Regular Meeting of March 2, 2026 to order at 4:00 p.m. A quorum was present

The Citizens Appointment Committee reviewed applications. Following review and discussion, the following recommendations were made to be presented to City Council on March 10, 2026 for consideration of formal appointments:

**Item No. 1. Consideration of Appointments.**

Mayor Pro Tem Anthony advised that the Union County Board of Commissioners had reappointed Pamela Duda to a full term as an ETJ Member on the Planning Board with an effective date of January 1, 2026 and term expiration date of December 31, 2029.

**A. Animal Welfare Committee.** Council Member Anderson advised that he liked the fact that Ms. Champ was involved with the Human Society of Union County.

**1) Kasey Champ.** Council Member Anderson moved to recommend appointment of Kasey Champ to a full term on the Animal Welfare Committee with an effective date of January 1, 2026 and term expiration date of December 31, 2028. Council Member Dotson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson

NAYS: None

**B. Board of Adjustment.**

**1) Kevin Secrest.** Council Member Dotson moved to recommend appointment of Kevin Secrest to a full term as a Regular Member on the Board of Adjustment with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**C. Historic District Commission.**

**1) William Heidtmann.** Council Member Dotson moved to recommend appointment of William Heidtmann to a partial term on the Historic District Commission with an effective date of January 1, 2026 and term expiration date of December 31, 2026. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**2) Natasha Higgins.** Council Member Dotson moved to recommend appointment of Natasha Higgins to a partial term on the Historic District Commission with an effective date of January 1, 2026 and term expiration date of December 31, 2026. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

There being no further business, Council Member Anderson moved to adjourn the Citizens Appointment Committee Special Meeting of January 13, 2025 at 4:15 p.m. Council Member Dotson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Members Anderson and Council Member Dotson  
NAYS: None

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Mayor Pro Tem/Chair Surluta Anthony

Attest:

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Sherry K. Hicks, Deputy City Clerk

**CITY OF MONROE**  
**CITIZENS APPOINTMENT COMMITTEE REGULAR MEETING**  
**JUNE 1, 2026**  
**4:00 P.M.**

The Citizens Appointment Committee of the City of Monroe, North Carolina, met in Regular Session in the City Hall Council Chambers located at 300 West Crowell Street in Monroe, North Carolina at 4:00 p.m. on June 1, 2026 with Mayor Pro Tem Surluta Anthony presiding.

Present: Mayor Pro Tem/Chair Surluta Anthony, Council Member Gary Anderson and Council Member David Dotson

Absent: None.

Visitors: Teresa Campo, Lisa Hollowell, Scott Hunt, Richard Long, and Terry Sholar

Mayor Pro Tem/Chair Anthony called the Citizens Appointment Committee Regular Meeting of June 1, 2026 to order at 4:00 p.m. A quorum was present

The Citizens Appointment Committee reviewed applications. Following review and discussion, the following recommendations were made to be presented to City Council on June 9, 2026 for consideration of formal appointments:

**Item No. 1. Minutes of Citizens Appointment Committee Meetings of January 13, 2025, August 25, 2025 and December 1, 2025.** Council Member Dotson moved to approve the Minutes of the Citizens Appointment Committee Meetings of January 13, 2025, August 25, 2025 and December 1, 2025. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson

NAYS: None

**Item No. 2. Consideration of Appointments.**

**A. Airport Advisory Commission.** Mayor Pro Tem/Chair Anthony advised that there were two vacancies and two applicants: Libby Helms and Drew Lawrence.

**1) Libby Helms.** Council Member Anderson moved to recommend appointment of Libby Helms to a partial term on the Airport Advisory Commission with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Dotson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**2) Drew Lawrence.** Council Member Anderson moved to recommend appointment of Drew Lawrence to a partial term on the Airport Advisory Commission with an effective date of January 1, 2026 and term expiration date of December 31, 2028. Council Member Dotson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

## **B. Economic Development Advisory Board.**

**1) Will Duke.** Council Member Dotson moved to recommend appointment of Will Duke to a full term on the Economic Development Advisory Board with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**2) Greggie Mull.** Council Member Dotson moved to recommend appointment of Greggie Mull to a full term on the Economic Development Advisory Board with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**3) Christie Panto.** Council Member Dotson moved to recommend appointment of Christie Panto to a full term on the Economic Development Advisory Board with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**C. Historic District Commission.**

**1) Ric Helton.** Council Member Dotson moved to recommend appointment of Ric Helton to a full term on the Historic District Commission with an effective date of January 1, 2026 and term expiration date of December 31, 2029. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

**D. Monroe Housing Authority.**

**1) James Mungo.** Council Member Dotson moved to recommend reappointment of James Mungo to a full term on the Monroe Housing Authority with an effective date of January 1, 2026 and term expiration date of December 31, 2030. Council Member Anderson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Member Anderson and Council Member Dotson  
NAYS: None

There being no further business, Council Member Anderson moved to adjourn the Citizens Appointment Committee Meeting of June 1, 2026 at 4:10 p.m. Council Member Dotson seconded the motion, which passed unanimously with the following votes:

AYES: Mayor Pro Tem/Chair Anthony, Council Members Anderson and Council Member Dotson  
NAYS: None

Attest:

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David Dotson Mayor Pro Tem/Chair

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Sherry K. Hicks, Deputy City Clerk



## STAFF REPORT

**TO:** Citizens Appointment Committee

**VIA:** Mark Watson, City Manager

**DATE:** September 8, 2026

**FROM:** Bridgette H. Robinson, City Clerk

**PREPARED BY:** Sherry K. Hicks, Deputy City Clerk

**SUBJECT:** Citizens Appointment Committee Recommendations to Boards and Commissions

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### SUMMARY STATEMENT

Consideration of Appointments to Boards.

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### REVIEW

The Citizens Appointment Committee will meet on August 28, 2026 to consider the following applications:

| Name of Board                       | Vacancies                      | Applicant                                                                          | Met Meeting Requirement and Provided Resume |
|-------------------------------------|--------------------------------|------------------------------------------------------------------------------------|---------------------------------------------|
| Board of Adjustment                 | Three Regular<br>One Alternate | John Kenneth Powell, Jr. – eligible for appointment                                | Yes                                         |
| Economic Development Advisory Board | One                            | Josh Cooke – eligible for appointment<br>Maureen Little – eligible for appointment | Yes<br>Yes                                  |
| Planning Board                      | One Regular<br>(Partial Term)  | Thomas Loria – eligible for appointment                                            | Yes                                         |

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### RECOMMENDATION

Discussion and recommendation of appointments to City Council.

## Sherry Hicks

**From:** noreply@civicplus.com  
**Sent:** Friday, August 21, 2026 2:09 PM  
**To:** Sherry Hicks; Bridgette Robinson  
**Subject:** Online Form Submittal: Committee Application

### This Message Is From an External Sender

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## Committee Application

## Committee Application

Fill out this form to apply for consideration to be on one of Monroe's committees or boards.

Please attend a meeting of the Committee or Board of interest before completing and submitting your application. This application will be kept in active status for one year from date of application.

[Contact Sherry Hicks for more information.](#)

|                                     |                     |
|-------------------------------------|---------------------|
| Committee/Board Seeking Appointment | Board of Adjustment |
|-------------------------------------|---------------------|

|                  |                          |
|------------------|--------------------------|
| Applicant's Name | John Kenneth Powell, Jr. |
|------------------|--------------------------|

|                |                      |
|----------------|----------------------|
| Street Address | 2209 Carmel Oak Lane |
|----------------|----------------------|

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|------|--------|
| City | Monroe |
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|       |                |
|-------|----------------|
| State | North Carolina |
|-------|----------------|

|                  |       |
|------------------|-------|
| Postal / ZipCode | 28112 |
|------------------|-------|

|                   |                      |
|-------------------|----------------------|
| Applicant's Email | jkp.monroe@gmail.com |
|-------------------|----------------------|

|                   |            |
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| Applicant's Phone | 7045790755 |
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| Residency Information | City |
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| Are you a US citizen? | Yes |
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|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Have you attended any meetings of the Committee/Board of interest?                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| List dates of meeting(s) attended of the Committee/Board of interest.                          | I plan to attend on August 27, 2026, since I last attended the Monroe Board of Adjustment meeting in February 2025. I attended the last City Council meeting on August 11, 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Education: List schools, dates attended, degrees obtained.                                     | Appalachian State University - 1977 - 1982 BSBA Marketing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Occupation: List past 3 and current employers and positions held.                              | Owner - Powell Real Estate Services; Residential Real Estate Broker, Consultant (NC, SC) - Keller Williams Ballantyne; Residential Appraisal Analyst III - Citizens Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Please list civic and fraternal organizations in which you participate in Monroe/Union County. | I attend many Monroe City Council and Union County Commission Board Meetings, Union County GOP meetings, and have enjoyed experiencing the City of Monroe Citizens Academy. I have helped or led multiple local, state, and federal campaigns, GOP 8th Congressional Executive Committee meetings, and NC House of Representatives Sessions (in Raleigh). I am joining the Lions Club this month.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Business and civic experience/skills relevant to the Committee/Board seeking appointment:      | <p>Before moving to Monroe in March 2022, I was a lifelong resident of Charlotte. I served during two terms on the Charlotte-Mecklenburg Zoning Board of Adjustment, now known as the Unified Development Ordinance (UDO) Board of Adjustment. I submitted an online application on January 31, 2025, to serve on the Monroe Board of Adjustment, but withdrew it when I announced my campaign to represent Monroe, Union County, and Anson County as NC House District 55.</p> <p>North Carolina Real Estate Broker #136195 BIC<br/> South Carolina Real Estate Broker #74017.BIC<br/> Retired NC State Certified General Real Estate Appraiser #A6714<br/> Retired SC State Certified General Real Estate Appraiser #AB.4952.CG<br/> Certified and Background Screened Mobile Notary Signing Agent (NSA/NNA)</p> |
| Areas of expertise/special skills relevant to the Committee/Board seeking appointment:         | I served during two terms on the Charlotte-Mecklenburg Zoning Board of Adjustment, now known as the Unified Development Ordinance (UDO) Board of Adjustment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Please explain your interest in serving on the above named Committee/Board. | I feel qualified to work with the Board of Adjustment, as it reviews special use permits, variances, temporary use permits, and appeals. I also feel I am qualified to serve on the Planning Board, which reviews and approves planning and development matters. I understand that both boards operate under the City's Zoning Code and are part of Monroe's formal planning and development review process. |
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| Are you currently serving on any other appointed bodies? | No |
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| Do you currently hold an elected office? | No |
|------------------------------------------|----|

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| Could any of your business or personal interests create a conflict (either real or perceived) if appointed? | No |
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|                                                                                                       |    |
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| Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction? | No |
|-------------------------------------------------------------------------------------------------------|----|

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|--------------------------------------------------|-----|
| Have you completed the City's Citizen's Academy? | Yes |
|--------------------------------------------------|-----|

|                                            |                                                                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| If yes, when did you complete the academy? | I completed Monroe Citizens Academy in October 2026.<br><br>I also completed the Charlotte CMPD Citizens Academy in the Fall of 2016 |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|

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| Have you ever been convicted of a crime other than minor traffic offenses? | No |
|----------------------------------------------------------------------------|----|

## Submit Resume

|                                                       |                                                     |
|-------------------------------------------------------|-----------------------------------------------------|
| Please attach a copy of your resume/curriculum vitae. | <u>2026 0821 Resume John Kenneth Powell, Jr.pdf</u> |
|-------------------------------------------------------|-----------------------------------------------------|

Please contact Sherry Hicks for more information.

I understand that this application will be kept in active status for one year from date of application.

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Monroe from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I hereby acknowledge that this application and information provided herein may constitute a public record, pursuant to North Carolina's Public Records Law, NC.G.S. 132-1, et. seq., and as such, may be released in accordance with all applicable public record laws.

|                                                                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| By signing and submitting this document, you agree that all signatures where required may be Electronically Signed by either party, pursuant to NCGS 66-315(b). | I understand             |
| Signature                                                                                                                                                       | John Kenneth Powell, Jr. |
| Date                                                                                                                                                            | 8/21/2026                |

Email not displaying correctly? [View it in your browser.](#)



**John Kenneth Powell, Jr.**  
2209 Carmel Oak Lane, Monroe, NC 28112



North Carolina Real Estate Broker #136195 BIC  
South Carolina Real Estate Broker #74017.BIC  
Retired NC State Certified General Real Estate Appraiser #A6714  
Retired SC State Certified General Real Estate Appraiser #AB.4952.CG  
Certified and Background Screened Mobile Notary Signing Agent  
Political Consultant  
Candidate – NC House of Representatives (2025), Charlotte City Council At Large (2015 & 2017)

**Direct Experience Serving on the Board of Adjustment**

Before moving to Monroe in March 2022, I was a lifelong resident of Charlotte. I served during two terms on the Charlotte-Mecklenburg Zoning Board of Adjustment, now known as the Unified Development Ordinance (UDO) Board of Adjustment. I submitted an online application on January 31, 2025, to serve on the Monroe Board of Adjustment, but withdrew it when I announced my campaign to represent Monroe, Union County, and Anson County as NC House District 55.

**Work Experience Summary**

I am primarily retired, but still consult clients, and refer to all real estate transactions to Brokers, Realtors®, and firms in the Union / Mecklenburg / Anson County areas. As a Broker In Charge (BIC), full-service brokerage consultant is do discuss opportunities when individual and first-time buyers, sellers and rental clients reach out to me.

I am a Notary, Certified, and Background Screened Notary Signing Agent (NSA/NNA) for remote closings, licensed in North Carolina (NSA/NNA) to facilitate loan closings for the mortgage finance industry, title companies, and private individual needs.

**Previous Work Experience:**

Private real estate consulting for corporations and individuals interested in determining the reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the true market value for possible investment opportunities.

Experienced analyst of real estate property types in North and South Carolina. Worked in a remote capacity from my home office as a Residential Appraisal Analyst III. I made decisions on collateral as a function of the Bank's due diligence, as it pertains to reviewing and discerning risk exposure on residential real estate utilizing my analytical experience as a State Certified General Real Estate Appraiser for over 20 years and an FHA approved appraiser. Appraised complex commercial, residential subdivisions and small residential income properties. Determining value of real estate based on Highest and Best Use and zoning conformity, working with all city and county zoning ordinances – determining the reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the true market value.

## Work Experience

**Job Title: Owner / Broker / Consultant**  
**Company: Powell Real Estate Services**

**From 7/2008 To Present**  
**Licensed in NC and SC**

### Role Description

Formerly a full-service brokerage firm packages opportunities for buyers, sellers, rental, and investor clients, licensed in North Carolina and South Carolina. Currently I consult clients, and refer to all real estate transactions to Brokers, Realtors®, and firms in the Union / Mecklenburg / Anson County areas.

Notary, Certified, and Background Screened Notary Signing Agent (NSA/NNA) for remote closings, licensed in North Carolina (NSA/NNA) to facilitate loan closings for the mortgage finance industry, title companies, and private individual needs.

I was a manager-member of NBP&F, LLC, from 2008 to 2012. I negotiated and received the largest private grant in Charlotte's history (at the time), the Façade Improvement Grant, in November 2013, for \$225,600.

**Residential Real Estate Broker, Consultant NC, SC**  
**Company: Keller Williams Ballantyne**

**Location: Monroe / Charlotte NC**  
**From 11/2022 To 11/2023**

### Role Description

I accepted the position as a Broker to update my skills and qualifications within the Keller Williams Real Estate Company.

**Residential Appraisal Analyst III**  
**Company: Citizens Bank**

**Location: Monroe / Charlotte NC**  
**From 4/2020 To 11/2022**

### Role Description

Worked in a remote capacity from my home office. I made decisions on collateral as a function of the Bank's due diligence, as it pertains to reviewing and discerning risk exposure on residential real estate utilizing my analytical experience as a State Certified General Real Estate Appraiser for over 20 years and an FHA approved appraiser. Due to volatility in the Residential side of the business with my current employer, our Senior Vice President of Risk Management was laid off three months prior before I was laid off (10/18/2022 and paid until 11/18/2022), with an additional severance. ). I am classified as in good standing and classified as being rehirable if circumstances were to change with Citizens Bank. Proficient in CMS, CU (Collateral Underwriter), Ask Poli, and other valuation tools.

**Senior Appraiser – Licensed NC, SC, GA**  
**Company: Valbridge Property Advisors**

**Location: Charlotte NC**  
**From 3/2017 To 7/2019**

### Role Description

Experienced analyst of real estate property types in North and South Carolina. Appraising complex commercial, residential subdivisions, and small residential income properties. Determining the value of real estate based on Highest and Best Use and zoning conformity, working with all city and county zoning ordinances – determining the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the true market value.

**Manager Member Private Real Estate Acquisition**  
**Company: NBP&F, LLC**

**Location: Charlotte NC**  
**From: 7/2012 To 9/2017**

**Role Description**

Coordinating all phases of a privately-owned, multi-year renovation project with the following partners: City of Charlotte | Neighborhood Services and Vendors

**Staff Appraiser – Licensed NC, SC**  
**Company: Fred H. Beck & Associates, LLC**  
and

**Location: Charlotte NC**  
**From: 9/2005 To 7/2012**

**Staff Appraiser – Licensed NC, SC**  
**Company: Efird Corporation of NC**

**Location: Charlotte NC**  
**From: 1/2004 To 9/2005**

**Role Description**

Experienced analyst of real estate property types in North and South Carolina. Appraising complex commercial, residential subdivisions, and small residential income properties. Determining the value of real estate based on Highest and Best Use and zoning conformity, working with all city and county zoning ordinances – determining the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the true market value.

**Political Activities**

I currently attend the Monroe City Council meetings, enjoyed experiencing City of Monroe Citizens Academy. I have helped with multiple local, state and federal campaigns.

**Summary:**

Former Candidate, NC House of Representatives, District 55  
Past Vice-Chair, Union County Republican Party  
Past 8th Congressional District Executive Committee Member, Union County  
Past 9th Congressional District Executive Committee Member, Mecklenburg County  
Past Vice-President, Founding Director, Hornet's Nest Republican Men's Club  
Former Candidate, Charlotte City Council At Large (2015 and 2017)  
Former Consultant -Local, State and Federal Candidates

**Sherry Hicks**

**From:** noreply@civicplus.com  
**Sent:** Wednesday, June 3, 2026 1:38 PM  
**To:** Sherry Hicks; Bridgette Robinson  
**Subject:** Online Form Submittal: Committee Application

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## Committee Application

### Committee Application

Fill out this form to apply for consideration to be on one of Monroe's committees or boards.

Please attend a meeting of the Committee or Board of interest before completing and submitting your application. This application will be kept in active status for one year from date of application.

Contact Sherry Hicks for more information.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Committee/Board Seeking Appointment | Economic Development Advisory Board |
|-------------------------------------|-------------------------------------|

|                  |              |
|------------------|--------------|
| Applicant's Name | Joshua Cooke |
|------------------|--------------|

|                |                       |
|----------------|-----------------------|
| Street Address | 2121 W Roosevelt Blvd |
|----------------|-----------------------|

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|------|--------|
| City | Monroe |
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|-------|----|
| State | NC |
|-------|----|

|                  |       |
|------------------|-------|
| Postal / ZipCode | 28110 |
|------------------|-------|

|                   |                           |
|-------------------|---------------------------|
| Applicant's Email | josh.cooke@huntington.com |
|-------------------|---------------------------|

|                   |            |
|-------------------|------------|
| Applicant's Phone | 7042014258 |
|-------------------|------------|

|                       |      |
|-----------------------|------|
| Residency Information | City |
|-----------------------|------|

|                       |     |
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| Are you a US citizen? | Yes |
|-----------------------|-----|

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|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Have you attended any meetings of the Committee/Board of interest?                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| List dates of meeting(s) attended of the Committee/Board of interest.                          | June 2, 2026   Economic Development Advisory Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Education: List schools, dates attended, degrees obtained.                                     | UNC Pembroke   Bachelor' Degree in Business Administration with Finance concentration. Graduate of BB&T Banking School at Wake Forest. Currently pursuing my MBA from UNC Pembroke                                                                                                                                                                                                                                                                                                                                      |
| Occupation: List past 3 and current employers and positions held.                              | Commercial Banker. Current Employer Huntington Bank for 2 years. Previous Employer: BB&T/Truist 17 years, Branch Manager and Commercial Banker                                                                                                                                                                                                                                                                                                                                                                          |
| Please list civic and fraternal organizations in which you participate in Monroe/Union County. | Vice-Chair Turning Point Inc.   President Elect Kiwanis Club of Monroe   Treasurer Alliance for Children. Member Waxhaw Business Association                                                                                                                                                                                                                                                                                                                                                                            |
| Business and civic experience/skills relevant to the Committee/Board seeking appointment:      | Serve on Executive Board of Advisors for Turning Point, Kiwanis Club of Monroe, and Alliance for Children. Graduated Leadership Union. Support Local organizations including Council on Aging, Red Cross, Union County Community Arts                                                                                                                                                                                                                                                                                   |
| Areas of expertise/special skills relevant to the Committee/Board seeking appointment:         | Commercial/Business Relationship Management, Commercial Finance, Business Banking                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Please explain your interest in serving on the above named Committee/Board.                    | I am interested in serving on the Monroe Economic Development Advisory Board because I care deeply about supporting responsible growth and strengthening opportunities for local business and residents. With my background in Business Banking, I believe I can provide practical insight into economic trends, community needs and strategies that encourage long-term development. I would value the opportunity to collaborate with other community leaders to help promote a strong sustainable future for Monroe. |
| Are you currently serving on any other appointed bodies?                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Do you currently hold an elected office?                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



Could any of your business or personal interests create a conflict (either real or perceived) if appointed?

No

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Have you completed the City's Citizen's Academy?

No

Have you ever been convicted of a crime other than minor traffic offenses?

No

## Submit Resume

Please attach a copy of your resume/curriculum vitae. Joshua Cooke Resume-Monroe EDC.docx

Please contact Sherry Hicks for more information.

I understand that this application will be kept in active status for one year from date of application.

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Monroe from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I hereby acknowledge that this application and information provided herein may constitute a public record, pursuant to North Carolina's Public Records Law, NC.G.S. 132-1, et. seq., and as such, may be released in accordance with all applicable public record laws.

By signing and submitting this document, you agree that all signatures where

I understand

required may be  
Electronically Signed by  
either party, pursuant to  
NCGS 66-315(b).

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Signature Joshua Cooke

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Date 6/3/2026

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**Joshua L Cooke**  
**Huntington Bank**  
**2121 W Roosevelt Blvd**  
**Monroe, NC 28110**

**email:** [josh.cooke@huntington.com](mailto:josh.cooke@huntington.com)  
**Phone:** 704-201-4258

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**Objective:** To achieve an advisory board member position for the Monroe Office of Economic Development.

**Currently Held Civic Positions:**

- Vice-Chair | Turning Point Inc – Monroe, NC
- President Elect | Kiwanis Club of Monroe
- Treasurer | Alliance for Children – Monroe, NC

**Professional Experience:**

**Huntington Bank**                      **2024 – Present**                      **VP | Commercial Banker**

Duties Include: Portfolio Management of existing book of Commercial Clients, providing advice and insights to strengthen relationships. Acquire new Commercial relationships through prospecting and cultivating COI relationships. Represent the bank in the community by serving on boards and attending community events. Deepen relationships outside and inside of the bank

**BB&T, now Truist**                      **2021 – Present**                      **Commercial Banker**

Duties Include: Portfolio Management of existing book of Commercial Clients, providing advice and insights to strengthen relationships. Acquire new Commercial relationships through prospecting and cultivating COI relationships. Represent the bank in the community by serving on boards and attending community events. Deepen relationships outside and inside of the bank.

**Key Accomplishments:**

- Completed 2023 ranked #2 at Truist for all Commercial Banker I's
- Completed 2023 ranked in the top 15% at Truist for all Commercial Bankers
- Achieved 125% of Revenue Goal for 2023
- 2x Sterling Performance Club | TPA Winner
- Promoted to SVP (Feb 2024)

**BB&T, now Truist**                      **2007 – 2020**                      **VP | Cluster Market Leader IV**

Duties Include: Responsible for Sales Management/Revenue Generation within the branch. Responsible for providing leadership and coaching to all members of the branch team to maximize performance. Responsible for staffing branch team including: Hiring, performance reviews, salary reviews, terminations and training. Participated heavily in outside retail and small business development and prospecting to develop new household relationships and expand the balance sheet. Coordinated with Are Operations Officer to ensure internal controls and minimize operational risks.

**Key Accomplishments:**

- Top Decathlon Performer – Multiple Years
- Max Scorecard points on Incentive Matrix

- Completed Commercial Credit Academy w/ OMEGA training
- Grew current Branch Deposits over \$20MM in the last 3 years
- Assisted with PPP loan process including multiple escalation group

**1<sup>st</sup> Choice Mortgage**

**2006 – 2007**

**Mortgage Banker**

Duties include: Providing Residential Mortgages to clients looking to purchase or refinance homes. Also included building relationships with Realtors/Builders and cross-sell of banking products (loan/deposit)

**First Horizon Home Loans**

**2004 – 2005**

**Mortgage Specialist**

Duties include: Providing Residential Mortgages to clients looking to purchase or refinance homes. Also included building relationships with Realtors/Builders and cross-sell of banking products (loan/deposit)

**Bank of America**

**1999 – 2004**

**AVP | Banking Center Manager**

Duties include: Sale of bank products (loan/Deposit) and services geared towards bottom line growth, servicing of existing bank customers (both internal and external) with an emphasis on deepening relationships, working with new personal bankers and management associates in order to properly train them for their banking center, and focusing on increasing customer satisfaction scores.

**Education:**

University of North Carolina - Pembroke  
Bachelor of Science Degree

Pembroke, NC

BB&T Banking School at Wake Forrest  
Graduated July 2019

Winston Salem, NC

**Sherry Hicks**

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, June 10, 2026 11:49 AM  
**To:** Sherry Hicks; Bridgette Robinson  
**Subject:** Online Form Submittal: Committee Application

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## Committee Application

# Committee Application

Fill out this form to apply for consideration to be on one of Monroe's committees or boards.

Please attend a meeting of the Committee or Board of interest before completing and submitting your application. This application will be kept in active status for one year from date of application.

[Contact Sherry Hicks for more information.](#)

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|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Committee/Board Seeking Appointment | Economic Development Advisory Board |
|-------------------------------------|-------------------------------------|

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|                  |                      |
|------------------|----------------------|
| Applicant's Name | Maureen Trull Little |
|------------------|----------------------|

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|                |                      |
|----------------|----------------------|
| Street Address | 1128 Village Lake Dr |
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|------|--------|
| City | Monroe |
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| State | NC |
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|                  |            |
|------------------|------------|
| Postal / ZipCode | 28110-9664 |
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|                   |                           |
|-------------------|---------------------------|
| Applicant's Email | maureenlittle1@icloud.com |
|-------------------|---------------------------|

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|                   |            |
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| Applicant's Phone | 7042196642 |
|-------------------|------------|

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| Residency Information | City |
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| Are you a US citizen? | Yes |
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|                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Have you attended any meetings of the Committee/Board of interest?                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| List dates of meeting(s) attended of the Committee/Board of interest.                          | June 2, 2026 and plan to attend the July 7, 2026 meeting                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Education: List schools, dates attended, degrees obtained.                                     | University of North Carolina at Charlotte - 1977-1981. BA in Business Administration                                                                                                                                                                                                                                                                                                                                                                                                            |
| Occupation: List past 3 and current employers and positions held.                              | Currently Retired<br>South Piedmont Community College (Part-time), Executive Director of the Foundation<br>NC Community College System, Vice President of Economic Development                                                                                                                                                                                                                                                                                                                  |
| Please list civic and fraternal organizations in which you participate in Monroe/Union County. | I am currently not participating in any civic organizations.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Business and civic experience/skills relevant to the Committee/Board seeking appointment:      | I spent 34 years working with Business and Industry in Union County, the Charlotte Region, and the State of North Carolina. Locally, I worked with existing businesses to understand their workforce needs. While working at regional and state levels, I worked with the NC Department of Commerce and the Economic Development Partnership of NC to recruit new industry to North Carolina.                                                                                                   |
| Areas of expertise/special skills relevant to the Committee/Board seeking appointment:         | As VP of Economic Development, I did the following:<br>Managed a budget exceeding \$32 million<br>Maintained staffing for the Economic Development Division which included 38 full-time employees<br>Researched grant opportunities<br>Promoted the availability of a skilled workforce to existing, expanding and new industries<br>Partnered with State, Regional and Local Economic Development organizations<br>Presented to the General Assembly and other governmental agencies as needed |
| Please explain your interest in serving on the above named Committee/Board.                    | I believe that individuals in Monroe/Union County deserve opportunities that will provide them and their families economic mobility. I know that a skilled workforce is imperative for Monroe to continue to attract "good jobs". I also wish to see Downtown Monroe become a beacon for residents and visitors.                                                                                                                                                                                |

Are you currently serving on any other appointed bodies? No

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Do you currently hold an elected office? No

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Could any of your business or personal interests create a conflict (either real or perceived) if appointed? No

---

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction? No

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Have you completed the City's Citizen's Academy? No

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Have you ever been convicted of a crime other than minor traffic offenses? No

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## Submit Resume

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Please attach a copy of your resume/curriculum vitae. Maureen Little Resume.docx

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Please contact Sherry Hicks for more information.

I understand that this application will be kept in active status for one year from date of application.

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Monroe from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I hereby acknowledge that this application and information provided herein may constitute a public record, pursuant to North

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Carolina's Public Records Law, NC.G.S. 132-1, et. seq., and as such, may be released in accordance with all applicable public record laws.

---

By signing and submitting this document, you agree that all signatures where required may be Electronically Signed by either party, pursuant to NCGS 66-315(b).

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Signature                      Maureen T. Little

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Date                              6/10/2026

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## **MAUREEN T. LITTLE**

1128 Village Lake Dr.

Monroe NC 28110

[maureenlittle1@icloud.com](mailto:maureenlittle1@icloud.com)

704.219.6642

### **PROFESSIONAL EXPERIENCE**

South Piedmont Community College

2022-Present

Executive Director of the Foundation

#### Responsibilities

- Serve as the Chief Development Officer for all philanthropic activity at South Piedmont Community College
- Develop and implement a comprehensive development program designed to meet fundraising goals and revenue growth of South Piedmont Community College and facilitating the identification, cultivation, and solicitation of private financial support from individuals, corporations, agencies, and foundations to enable the College to accomplish its goals and meet its mission.
- Manage all aspects of the Foundation and ensures that effective infrastructure systems are in place, including oversight of the Foundation's investment portfolio and coordination of fund disbursement.
- Work directly with the Foundation Board of Directors to provide solvency, growth, accountability, and ongoing support for the College's mission, vision, and goals and dedicated stewardship that will increase contributions over time and positively promote the college to all stakeholders.
- Participate in the Senior Leadership Team and provide counsel to the President as needed.

North Carolina Community College System, Raleigh NC

Vice-President, Economic Development Division

2016- 2021

#### Responsibilities

- Maintain staffing for all units within the Economic Development Division, which includes 13 direct reports and a total staff of 38 full-time employees
- Develop and oversee a State Appropriated Budget exceeding \$32 million
- Research grant funding opportunities to include US Department of Labor, Partnership to Advance Youth Apprenticeship, GEAR UP, NC Manufacturing Extension Partnership
- Promote the availability of a skilled workforce for existing, expanding and new industries
- Partner with State, Regional and Local Economic Development organizations
- Present to the General Assembly as requested

### Accomplishments

- Delivered an 80% increase in Registered Apprenticeship since the program was transferred in July 2017
- Delivered an 87% increase in Youth Apprenticeship since the program was transferred in July 2017
- Approved as a Standards Recognition Entity for the Industry Recognized Apprenticeship Program – only 18 entities approved by USDOL
- Experienced a 22% increase in the number of community colleges served through BioNetwork; a 6% increase in the number of companies served; and a 40% increase in the number of individuals trained from 2016 to present.
- Demonstrated an average annual Economic Impact exceeding \$480 million through the NCMEP surveys
- Increased the value add of local community college provided instruction for all Customized Training Program projects
- Facilitated an additional \$3 million in CARES Act Funds through the Small Business Center Network for counseling support

Associate Vice-President, Customized Training Program

2008- 2016

The Customized Training Program provides education, training and support services for new, expanding and existing business and industry in North Carolina through a network of 58 community colleges. This program is focused on those companies experiencing job growth, investing in technology and enhancing the productivity of the incumbent workforce. Through a partnership with other workforce development partners, the NCWorks Customized Training Program is able to demonstrate the ability to recruit, screen, assess and train the right candidates for the right jobs.

### Responsibilities

- Research, Develop, Implement, Evaluate comprehensive training solutions for Business and Industry across North Carolina
- Collaborate with other workforce development agencies to promote a seamless delivery of training and services to existing business and industry
- Provide support for 58 community colleges with all economic development projects
- Manage an annual budget exceeding \$24 million
- Supervise a full-time staff of 16 individuals across the state
- Partner with the Economic Development Partnership of NC to ensure economic growth
- Promote and market the Customized Training Program
- Present to North Carolina's General Assembly
- Serve on Align4NCWorks internal team
- Manage a \$1.25 million grant with the North Carolina Manufacturing Extension Partnership
- Organize annual Economic Development Conferences

### Accomplishments

- Developed an integrated team of Business Services professionals to serve the eight Prosperity Zones
- Recruited a cadre of instructional resources
- Assisted in the recruitment of new industry to North Carolina
- Increased the number of industries served by 26% during an eight-year period
- Decreased the direct reimbursement for company provided training from 44% to 2% during a ten-year period
- Demonstrated a consistent rating of 98% by companies for overall effectiveness of services and training
- Developed an Orientation Program for all new Community College Customized Training Directors
- Developed an Annual Economic Development Conference 2008 – Present
- Served on the Duke Energy Community College Grant Team, administering \$30 million to North Carolina's Community Colleges
- Led a Business Engagement Team to identify protocols

|                                                         |             |
|---------------------------------------------------------|-------------|
| Senior Regional Customized Training Director            | 2005 - 2008 |
| Regional Customized Training Director, Charlotte Region | 1998 - 2005 |
| South Piedmont Community College                        | 1987 - 1998 |
| Director of Business and Industry Services              |             |

### **PERSONAL PROFILE**

- Collaborative and inclusive leadership style
- Direct experience in strategic planning and operational planning to prioritize resources
- Proven ability to improve organizational effectiveness and efficiency
- Excellent communicator with all individuals within an organization
- Ability to build trust among all partners
- Ability to achieve results among diverse groups
- Focused on customer service – internally and externally
- Consistent and fair in all subjective decisions
- Focused on accountability
- Extensive knowledge of North Carolina's Workforce System
- Personal commitment to advancing the lives of all North Carolinians

### **PROFESSIONAL AFFILIATIONS**

Leadership North Carolina, Stanley Frank Award  
National Association of Industry Specific Training Directors, Past President  
North Carolina Economic Developers Association, Past Board Member  
NCWorks Commission, Past Board Member

## Sherry Hicks

**From:** noreply@civicplus.com  
**Sent:** Tuesday, August 11, 2026 3:50 PM  
**To:** Sherry Hicks; Bridgette Robinson  
**Subject:** Online Form Submittal: Committee Application

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## Committee Application

## Committee Application

Fill out this form to apply for consideration to be on one of Monroe's committees or boards.

Please attend a meeting of the Committee or Board of interest before completing and submitting your application. This application will be kept in active status for one year from date of application.

[Contact Sherry Hicks for more information.](#)

|                                     |                |
|-------------------------------------|----------------|
| Committee/Board Seeking Appointment | Planning Board |
|-------------------------------------|----------------|

|                  |                 |
|------------------|-----------------|
| Applicant's Name | Thomas M. Ioria |
|------------------|-----------------|

|                |                |
|----------------|----------------|
| Street Address | 305 Maurice st |
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| City | Monroe |
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| State | NC |
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|------------------|-------|
| Postal / ZipCode | 28112 |
|------------------|-------|

|                   |                          |
|-------------------|--------------------------|
| Applicant's Email | thomas.ioria@outlook.com |
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| Applicant's Phone | 7045643444 |
|-------------------|------------|

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| Residency Information | City |
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| Are you a US citizen? | Yes |
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|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Have you attended any meetings of the Committee/Board of interest?    | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| List dates of meeting(s) attended of the Committee/Board of interest. | 11/5/2025<br>01/07/2026<br>02/04/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Education: List schools, dates attended, degrees obtained.            | Associate's Degree — Full Sail University (2000–2002)<br>General Studies — Central Piedmont Community College (1999–2000)<br>Diploma — East Mecklenburg High School                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Occupation: List past 3 and current employers and positions held.     | <p>Partner / Owner · Creative Consulting, Monroe, NC Jan 2026 – Present</p> <p>Residential general contracting — whole-home remodels and renovations</p> <ul style="list-style-type: none"> <li>• Own and operate the business: sales and client development, estimating, and project delivery.</li> <li>• Manage projects end to end — scope, permitting, crew scheduling, inspections, and client handoff.</li> <li>• Work with municipal inspectors and permitting staff in jurisdictions across North Carolina.</li> <li>• Build and manage labor crews, supplier relationships, and project budgets.</li> </ul> <p>Lead Flooring Specialist · Discount Floor Covering Outlet, Indian Trail, NC 2019 – May 2026</p> <ul style="list-style-type: none"> <li>• Managed flooring projects from quote through completion against timeline and budget.</li> <li>• Coordinated suppliers and contractors; trained and mentored new team members.</li> </ul> <p>Web &amp; Brand Design (Freelance) · Violet Cow Creative, Charlotte, NC 2017 – Present</p> <ul style="list-style-type: none"> <li>• Design websites and branding for small business clients.</li> </ul> <p>Sales, Marketing &amp; Finance Roles · Griffin Motor Co., Planet Mitsubishi, Atlas Financial, Ads-Plus 2002 – 2019</p> <ul style="list-style-type: none"> <li>• Directed teams and sales territories across the Carolinas; managed advertising accounts for clients including Wachovia Bank.</li> </ul> |
| Please list civic and fraternal organizations in                      | none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

which you participate in  
Monroe/Union County.

Business and civic  
experience/skills relevant to  
the Committee/Board  
seeking appointment:

I have more than 20 years of experience owning and operating businesses in the flooring, remodeling, construction, and home improvement industries. My business experience includes managing employees and subcontractors, overseeing projects and budgets, working with vendors and customers, negotiating contracts, marketing, sales, and making day-to-day business decisions.

My civic experience includes active involvement in the Monroe community and a strong interest in local government and community development. I have participated in local community activities, completed both the Monroe City Citizen's Academy, Citizen's Police Academy (Monroe), & have been accepted into Union County Sheriff's Office Citizen's Academy, and have developed relationships with local homeowners, business owners, contractors, realtors, and community members.

Through my professional and civic experiences, I have developed strong leadership, communication, problem-solving, budgeting, and decision-making skills. I understand the importance of listening to residents, considering different viewpoints, and making practical decisions that benefit the community as a whole.

Areas of expertise/special  
skills relevant to the  
Committee/Board seeking  
appointment:

I bring more than 20 years of experience in business operations, construction, flooring, remodeling, project management, customer service, sales, marketing, and working with local homeowners, contractors, realtors, and business owners. I have extensive experience managing projects, budgets, vendors, timelines, and customer relationships, as well as evaluating properties and understanding construction and renovation needs.

I also have experience working with local businesses and community members throughout Monroe and Union County. My strengths include problem-solving, communication, negotiation, budgeting, organization, leadership, and finding practical solutions to complex issues. I believe these skills would allow me to contribute a practical, business-minded and community-focused perspective to the Planning Board

Please explain your interest  
in serving on the above  
named Committee/Board.

I am interested in serving on this Planning board because I care about the future of Monroe and want to contribute my time, experience, and perspective to the community I call home. After more than 20 years of working with homeowners, businesses, contractors, and community members in the area,

I have developed a strong understanding of the challenges and opportunities facing our community.

I believe good local government and community leadership require listening to residents, considering different perspectives, and making practical, responsible decisions. I would welcome the opportunity to use my business and professional experience to help the Planning board evaluate issues, identify solutions, and make recommendations that are in the best interest of Monroe and its residents.

Most importantly, I want to be involved, serve my community, and help make Monroe an even better place to live, work, and raise a family.

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Are you currently serving on any other appointed bodies? Yes

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If yes, please list. Board of Adjustment

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Do you currently hold an elected office? No

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Could any of your business or personal interests create a conflict (either real or perceived) if appointed? No

---

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction? No

---

Have you completed the City's Citizen's Academy? Yes

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If yes, when did you complete the academy? 04/20/2026

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Have you ever been convicted of a crime other than minor traffic offenses? No

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## Submit Resume

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Please attach a copy of your resume/curriculum vitae. [Thomas-Loria-Resume.pdf](#)

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Please contact Sherry Hicks for more information.

I understand that this application will be kept in active status for one year from date of application.

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Monroe from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I hereby acknowledge that this application and information provided herein may constitute a public record, pursuant to North Carolina's Public Records Law, NC.G.S. 132-1, et. seq., and as such, may be released in accordance with all applicable public record laws.

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By signing and submitting this document, you agree that all signatures where required may be Electronically Signed by either party, pursuant to NCGS 66-315(b).

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|           |              |
|-----------|--------------|
| Signature | Thomas Loria |
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|      |           |
|------|-----------|
| Date | 8/11/2026 |
|------|-----------|

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# THOMAS LORIA

305 Maurice Street • Monroe, NC 28112  
thomas.loria@outlook.com • 704.564.3444

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## STATEMENT OF INTEREST

Resident of Monroe's Historic District and a sitting member of the Monroe Board of Adjustment since November 2024. I have spent my career in residential construction and now own a general contracting business doing whole-home remodels throughout North Carolina. That combination of quasi-judicial board experience and hands-on development knowledge is what I would bring to the Planning Board's work on the comprehensive plan, UDO amendments, and development applications.

## PUBLIC SERVICE

**Member, Board of Adjustment** • City of Monroe, NC

Nov 2024 – Present

- Hear and decide variance requests, special use permits, and appeals of administrative zoning determinations.
- Apply the Monroe UDO to fact-specific cases under quasi-judicial standards, including findings of fact and conditions of approval.
- Familiar with Monroe's board procedures, staff report format, and public hearing process.

**Resident** • Monroe Historic District

Approx. 5 years

- Live under the district's design review and preservation standards as a property owner.

## LAND USE & DEVELOPMENT QUALIFICATIONS

**North Carolina building code and permitting** — daily work with plan review and inspections in jurisdictions across the state.

**Site and structural constraints** — setbacks, lot coverage, drainage, utilities, and what makes a project buildable.

**Construction cost and feasibility** — whether a proposed development or ordinance change is economically realistic.

**Whole-home renovation scope** — projects spanning structure, mechanical systems, and finishes, not single-trade work.

**Plan and drawing literacy** — evaluating site plans, elevations, and surveys without staff translation.

**Comparative jurisdiction experience** — firsthand view of how other NC cities and counties write and administer their ordinances.

## PROFESSIONAL EXPERIENCE

**Partner / Owner** • Creative Consulting, Monroe, NC

Jan 2026 – Present

*Residential general contracting — whole-home remodels and renovations*

- Own and operate the business: sales and client development, estimating, and project delivery.
- Manage projects end to end — scope, permitting, crew scheduling, inspections, and client handoff.
- Work with municipal inspectors and permitting staff in jurisdictions across North Carolina.
- Build and manage labor crews, supplier relationships, and project budgets.

**Lead Flooring Specialist** • Discount Floor Covering Outlet, Indian Trail, NC

2019 – May 2026

- Managed flooring projects from quote through completion against timeline and budget.
- Coordinated suppliers and contractors; trained and mentored new team members.

**Web & Brand Design (Freelance)** • Violet Cow Creative, Charlotte, NC

2017 – Present

- Design websites and branding for small business clients.

**Sales, Marketing & Finance Roles** • Griffin Motor Co., Planet Mitsubishi, Atlas Financial, Ads-Plus

2002 – 2019

- Directed teams and sales territories across the Carolinas; managed advertising accounts for clients including Wachovia Bank.

## EDUCATION

**Associate's Degree** — Full Sail University (2000–2002)

**General Studies** — Central Piedmont Community College (1999–2000)

**Diploma** — East Mecklenburg High School

## ADDITIONAL SKILLS

Strategic planning • Project management • Negotiation and conflict resolution • Construction document review • Team leadership • Public meetings