

# Good TO KNOW

**Craig Goodson, President/CEO**  
**Davidson County Economic Development Commission**



**My favorite movies are:** Braveheart, Monty Python and the Holy Grail, Valley Girls, John Wick 1, Shrek. I used to know almost all the words to the soundtracks of Braveheart, Shrek, and Monty Python.

**The 3 things I can't live without are:** Jesus, family and friends, and a really hoppy IPA

**When I welcome a visitor to my town, I always take them to:** Childress Vineyards, Bar-B-Q Center, and the I-85 Corporate Center.

**The most memorable places I've visited are:** Kitzbühel, Austria; Kralendijk, Bonaire; and Alcatraz Island, CA.

**Finish the sentence: North Carolina is...**  
the only place I want to be!



# Membership



# Resources

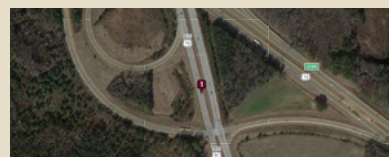
## Creative Placemaking Projects

The National Endowment for the Arts is accepting applications for Our Town grants to support creative placemaking projects that contribute toward the livability of communities and help transform them into lively, beautiful, and sustainable places with the arts at their core. Applications are accepted throughout the year, according to several deadlines, and must be submitted electronically. **Deadline:** Varies; **Funds:** \$25,000 - \$200,000; **Contact:** Office of Guidelines & Panel Operations, Room 620, National Endowment for the Arts, 1100 Pennsylvania Ave., N.W., Washington, DC 20506-0001; webmgr@arts.gov **Learn more:** <http://arts.gov/grants>

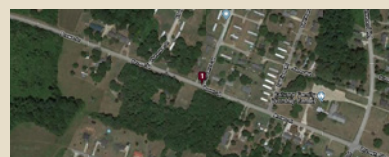
## Youth Playgrounds

The national nonprofit KaBOOM! has several opportunities for community organizations to build a new playground, including grants and fund-matching partnership programs. **Deadline:** Rolling; **Funds:** Varies **Contact:** KaBOOM!, 4301 Connecticut Ave. N.W., Suite ML-1, Washington, D.C. 20008; (202) 659-0215; fax (202) 659-0210; needplayground@kaboom.org; **Learn more:** [https://kaboom.org/grants?utm\\_source=direct&utm\\_medium=surl](https://kaboom.org/grants?utm_source=direct&utm_medium=surl)

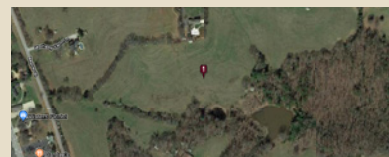
## LOCATE SITES



**CLAYTON INDUSTRIAL SITE**  
7705 U.S. Hwy. 70 Business,  
Clayton, NC 27577  
Available Acreage: 38.46  
Sale Price: \$1,550,000

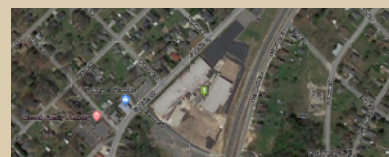


**LEXINGTON INDUSTRIAL SITE**  
Brown Street  
Lexington, NC 27292  
Available Acreage: 204, +/- 130 contig.  
ac. for development  
Sale Price: \$3,672,000

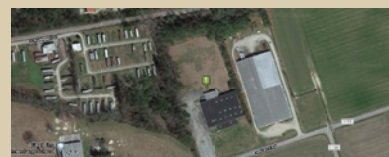


**FOREST CITY INDUSTRIAL SITE**  
Previous farmland located in the heart of data center corridor along N.C. 1, on corner of Hwy. 74 bypass and Alt. 221 Hwy. 301 Valleyview Drive, Forest City, NC 28043  
Available Acreage: 153  
Sale Price: \$22,500

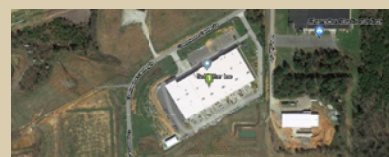
## LOCATE BUILDINGS



**LANDIS SOUTH MAIN ST BLDG**  
501 S Main Street  
Landis, NC 28088-1717  
Total Available (sq ft): 63,000  
Price: \$1,500,000



**ROBERSONVILLE ROANOKE TAR BLDG**  
1321 Third St Extension  
Robersonville, NC 27871  
Total Available (sq ft): 64,509  
Price: \$550,000



**SHELBY CLASS A INDUSTRIAL BLDG**  
1001 Commerce Center  
Shelby, NC 28150  
Total Available (sq ft): 142,825  
Price: \$9,750,000

## LOCATE US

**SEDC Annual Conference**  
August 4-6 | New Orleans, LA  
[sedc.org](http://sedc.org)

**Southeast Aerospace Suppliers Summit**  
August 12-13 | Raleigh, NC  
[ncmbc.us](http://ncmbc.us)

**IBIE**  
September 7-11 | Las Vegas, NV  
[ibie2019.com](http://ibie2019.com)

**21st Century Building Expo**  
September 10-12 | Charlotte, NC  
[21buildingexpo.com](http://21buildingexpo.com)

**WESTEC**  
September 24-26 | Long Beach, CA  
[westeonline.com](http://westeonline.com)

**Southern Automotive Conference**  
September 25-27 | Nashville, TN  
[southernautocon.com](http://southernautocon.com)

**EEl Fall Conference**  
October 6-9 | Las Vegas, NV  
[eei.org](http://eei.org)

**IEDC Annual Conference**  
October 13-16 | Indianapolis, IN  
[iedconline.org](http://iedconline.org)

**NCEDA Fall Conference**  
October 29-30 | Asheville, NC  
[nceda.org](http://nceda.org)

# DEVELOPMENTS

ECONOMIC DEVELOPMENT NEWS FROM NC PUBLIC POWER

Q2 2019



## Breaking NEW GROUND

## IN THE WEST: EGGER construction points to I-85 Corporate Center success

EGGER Wood Products, an Austrian wood-based materials supplier for the furniture, construction and flooring industries, is expected to invest \$700 million into a new plant at Davidson County's I-85 Corporate Center, with plans to add as many as 770 new manufacturing jobs over 15 years. It's a sign of success for the industrial park.

EGGER's project broke ground in November 2018 and the facility is expected to open in 2020. The company now anchors the I-85 Corporate Center industrial park, which had previously been marketed as a single-user megasite and was once considered as a finalist for a Toyota Motor Co. auto manufacturing plant. *(continued p. 3)*

## IN THE EAST: Eastfield Crossing is a "game-changer" for Johnston County

The Selma Town Council unanimously approved an annexation ordinance, development agreement, and incentive agreement with AdVenture Development of Selma, spurring excitement about economic growth throughout the region.

Mayor Cheryl Oliver called Selma's annexation of the 2.8 million-square-foot Eastfield Crossing development a "game-changer" for the town.

"The Eastfield development is a game-changer for Selma, Johnston County, and eastern North Carolina," said Oliver. *(continued p. 3)*

## BREAKING NEW GROUND 1

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# Great NEWS

## GASTONIA

The historic Loray Mill will add Cross Company’s Automation Group to its community of tenants. Cross Company provides technologies to improve machine and manufacturing process performance; its Automation Group includes engineering, customer service, and administrative roles in support of electro-mechanical motion, pneumatic motion, and robotics. The group’s exciting move brings actual manufacturing and production back to the historic building, a 116-year-old former textile mill redeveloped in 2015 into residential apartments and commercial retail space.



## LUMBERTON

Work is underway on the \$3.2 million new Lumberton Regional Airport terminal, after three years of planning. The current 50-year-old airport building is not compliant with the federal Americans with Disabilities Act (ADA), among other concerns. Investment from Robeson County, the city of Lumberton, and federal and state sources will fund the new two-story, 8,000-square-foot building. Small aircraft and mid-range executive jets use the airport’s two runways; on average, the airport receives four or five flights a day. Leaders believe the gleaming new terminal will become an economic engine for the city and county after its completion in spring 2020.

## MORGANTON

After seven years of construction, the \$130 million Broughton Hospital is on-track to open this fall. The new hospital will have new technology, and equipment, and updated patient care areas, as well as a total of 382 beds, 85 more than it used to have. Additional beds mean the hospital will add another 221 staff positions.

## ROCKY MOUNT

North Carolina approved a 15-year lease for the N.C. Division of Motor Vehicles office in Rocky Mount that will relocate about 400 jobs from Raleigh. The move, into the former Hardee’s headquarters site, is set for mid-2020.

## WAKE FOREST

Two Wake Forest startups are making a global impact stimulated by local resources. Revibe Technologies develops wearable technology (similar to a Fitbit or an Apple watch) that helps people with focus and learning challenges stay on-task through reminder vibrations and other features. Revibe received a grant from the U.S. Department of Education to further develop its products, and its future is bright. Meanwhile, Sugar Maple Interactive’s REACH Initiative utilizes a software service to manage nonprofit donations and donors, child sponsorship, text-to-give campaigns, and fundraising efforts. It has a diverse client base of more than 200 international organizations in more than 40 countries. Both companies credit the nonprofit Wake Forest Business & Industry Partnership and the town’s Wireless Research Center with invaluable support and resources.



## EDENTON

Dozens of new jobs are coming to Edenton, as businesses such as Colony Tire and Jimbo’s Jumbos expand. Earlier this year, Daedalus Yachts was awarded one of the town’s Building Reuse grants, and has recently reopened after renovating its 38,000-square-foot building, bringing 50 new jobs to the market.

Regulator Marine is also expanding with the help of a reuse grant, creating 64 new jobs. Utixo International, an incubator office, could be arriving in Edenton with potentially 75 new manufacturing jobs in the works. MegaPulse, an Australian-based company that produces a device that aims to extend battery life, has decided to expand to the U.S. by way of opening up North American

operations in Edenton. Edenton itself is also benefiting from other grant funding. North Carolina’s very own Golden Leaf Grant has been awarded to the town and will be used to move the Industrial Park Phase II forward. An additional \$436,000 infrastructure grant will be put towards fire protection and will help develop a 120-acre Industrial site on Peanut Drive.

## IN THE WEST (continued)

When state funding for that project never materialized, the Davidson County Economic Development Commission (DCEDC) decided in 2013 to take the development forward as a multitenant megapark. EGGER’s expansion is “the biggest deal, period, in the county by far,” said Steve Googe, the commission’s former executive director who helped execute the deal. The site is EGGER’s first U.S. manufacturing facility and Davidson County’s largest-ever capital-investment project.

EGGER will take up about 238 of the 1,100 acres that the county either owns or is under option to purchase, and county leaders expect EGGER to attract many other tenants to the park over time. Located between the Charlotte Financial Services Region and the Triangle Pharma Region, the I-85 Corporate Center sits in the heart of North Carolina’s Advanced Manufacturing Region with direct access to I-85 and I-285 and convenient access to I-40, I-73/74, and I-77.

Current DCEDC executive director Craig Goodson cites the center’s proximity to a skilled and trainable workforce as one of its biggest assets — and one of the reasons EGGER chose the location. Companies can access a workforce of more than 1,500,000 people within a 60-minute drive, as well as tap into the leading-edge training and hands-on advanced technologies at the Davidson County Community College campuses. Indeed, EGGER is now a member company of the Davidson and Davie Apprenticeship Consortium (DDAC), an alliance of manufacturing companies providing 4-year apprenticeship programs for local young talent.

With space for current manufacturing and logistics companies and forward-thinking workforce programs, I-85 Corporate Center’s holistic economic investment bodes well for a bright future in Davidson County.



## IN THE EAST (continued)

“As a mixed-use development providing a wide range of offerings including a retail/commercial complex, new residential units, a medical office park, a retirement village, an industrial/business park, and more, it will provide jobs, increase our tax base, contribute to a positive image of our area, and serve as a catalyst for further development east of I-95.”

The \$287 million development, located off I-95 at the U.S. 70/U.S. 70-A junction, will create 3,100 new jobs.

Eastfield is a 12-year project with two phases. The first phase is a \$40 million, 1 million square-foot warehouse and flex-space construction for industrial and office tenants, scheduled to be completed by 2023. The remainder of the development will be finished by 2031.

Besides annexation, the town approved an agreement providing incentive payments from the town of Selma to Eastfield. The funding for those payments will come from property tax revenues the town receives from Eastfield. In no year will incentive grants be greater than 90 percent of the tax revenue Selma collects.

The town approved an infrastructure reimbursement agreement that will allow the town of Selma to be reimbursed by Eastfield for some or all of the expenses to provide public infrastructure for the project. To administer this agreement, state law required that the town adopt a capital improvement plan with Eastfield.

“This agreement will be a huge economic boost for the town of Selma and hopefully ignite other development along the I-95 corridor,” said Johnston County Economic Development Director Chris Johnson. “The project investment has to be one of the largest projects that I am aware of for the corridor and eastern North Carolina in quite some time. With the shared sales tax revenue, the benefit will be felt by every town in Johnston County.”

Credit: Johnstonian News; Story by Steve Reed – [www.johnstoniannews.com](http://www.johnstoniannews.com)

# Around THE REGION



## PINEVILLE

A \$15 million warehouse building project kicks off this summer, marking continued momentum in the area’s industrial market. Charlotte developer Beacon Partners will begin construction on a 230,614-square-foot side-load industrial building expected to open in summer 2020. The building, at 12115 Downs Road, is on a 46.4-acre site sold to the developer in January for \$1.7 million. Anticipated plans will accommodate up to two tenants and include 32-foot clear height and a 180-foot concrete truck court. Nearby, the developer recently completed a 520,000-square-foot distribution center for Campbell Snacks. Much of the recent industrial activity in the Charlotte region has been gradual growth by industrial tenants already in the market rather than new companies relocating.

## HARNETT COUNTY

KriGen Pharmaceuticals will build its first U.S. manufacturing facility in Lillington and expects to bring 100 jobs to the county. The \$7 million 55,000-square-foot facility will manufacture medical IV bags and liquid injectables for the Indian pharmaceutical company. These jobs will range from traditional manufacturing positions to microbiologists. Harnett County’s large water supply — from the Cape Fear River — and strong workforce motivated KriGen’s decision.

## Retail NEWS

**PIZZA HUT** announced in January that it’s expanding its category-first beer delivery program by 300 restaurants across the U.S. The company said it will expand the service in Florida, Iowa, Nebraska, North Carolina, Ohio, and additional locations across California and Arizona.

## GROWTH IN ICE CREAM & SMOOTHIE CHAINS:

- Rita’s Italian Ice: 100 stores
- Baskin-Robbins: 40-60 stores
- Carvel: 20 stores
- TCBY: 10-15 stores



## TOP TENANT PICKS

### 6,000 SQ FT:

- Advance Auto Parts
- Ashley Furniture HomeStore
- Dollar Tree
- Hibbett Sports
- Sheetz
- Ulta Beauty

### 5,000-8,000 SQ FT:

- Advance Auto Parts
- AutoZone
- BJ’s Restaurant and Brewhouse
- Dollar General
- Dollar Tree
- Kirkland’s
- MedExpress
- O’Reilly Auto Parts
- Pet Supplies Plus
- Rack Room Shoes

