

Good TO KNOW

Sandy Dunbeck, Executive Vice President
High Point Economic Development Corporation



My favorite movie(s) is/are: One Flew Over the Cuckoo's Nest—for any number of unnamed reasons.

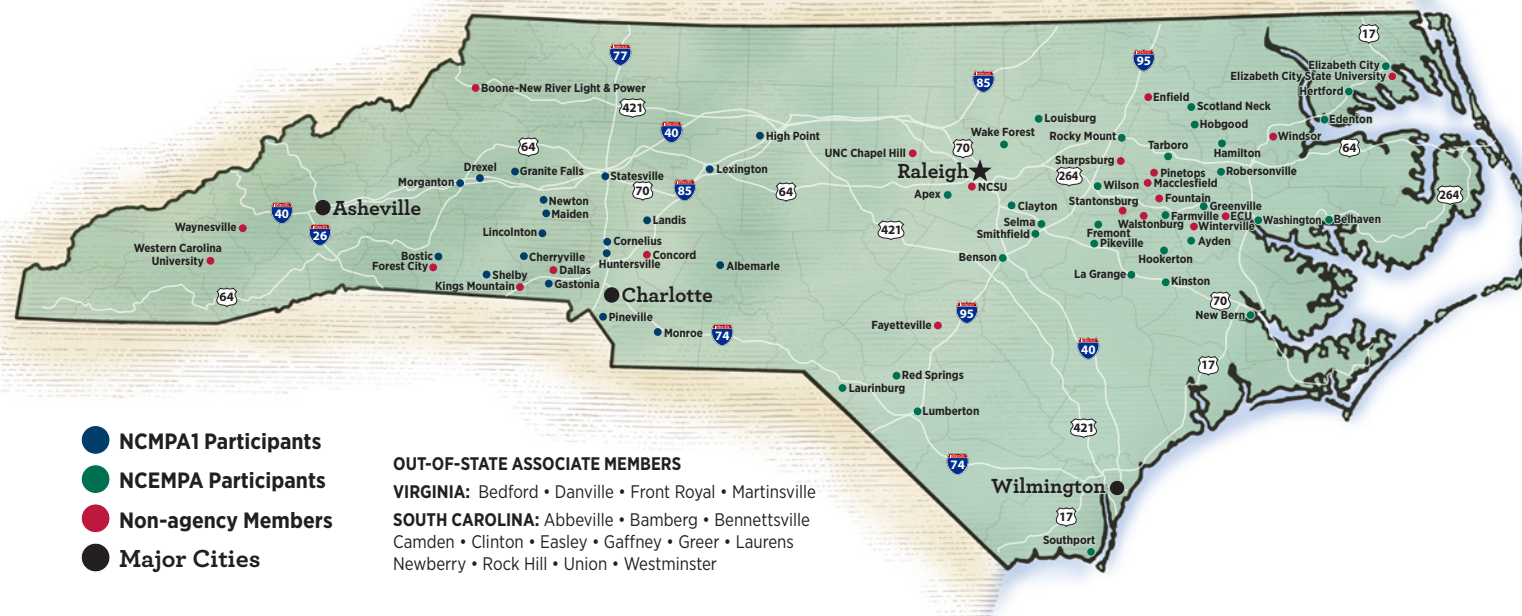
The 3 things I can't live without are: My husband, my kids and my horse!

When I welcome a visitor to my town, I always take them to: Blue Rock Pizza and 98 Asian Bistro in downtown High Point. Our City is transforming with our new multipurpose stadium and so many great restaurants, breweries, and coffee shops.

The most memorable places I've visited are: In my own backyard—I foxhunt and get to ride over some of the most beautiful farms and land throughout North Carolina and Virginia.

Finish the sentence. North Carolina is... The Best Place to Live. I moved to North Carolina after living in five other states and have never wanted to leave!

Membership



Resources

Community Facilities

The USDA is accepting applications for the Community Facilities Direct Loan and Grant Program, which provides affordable funding to develop essential community facilities in rural areas. There is no deadline to apply.

Deadline: Open

Contact: Varies

Learn more: www.rd.usda.gov/contact-us/state-offices

Innovative Reading Grant

The American Association of School Librarians (ASL) is now accepting applications for its Innovative Reading Grant to

support the planning and implementation of a unique and innovative program for children, one that motivates and encourages reading (particularly with struggling readers). This grant is for members of the ASL and must support a program specifically designed for children in grades K-9 in a school library setting.

Deadline: Feb. 1, 2020

Funds: \$2,500

Contact: ASL/Innovative Reading Grant, c/o American Association of School Librarians, 50 East Huron St., Chicago, IL 60611; (800) 545-2433; Allison Cline, Deputy Executive Director, acline@ala.org

Learn more: www.ala.org/aasl/awards/innovative

LOCATE SITES



LOUISBURG BUSINESS PARK

Prime Industrial Smart Site
33 T. Kemp Road, Louisburg, NC 27549
Available Acreage: 40.15
Sale Price: negotiable



WASHINGTON-BEAUFORT COUNTY INDUSTRIAL PARK

Prime Industrial Smart Site
705 Page Road, Washington, NC 27889
Available Acreage: 81, subdivided
Sale Price: \$15,000/acre



STATESVILLE BUSINESS PARK

Prime Industrial Smart Site
Business Park Drive, Statesville, NC 28677
Available Acreage: 44.25
Sale Price: \$27,500/acre

LOCATE BUILDINGS



WAYNESVILLE HEATHERLY BUILDING

217 Bethel Drive, Waynesville, NC 28786
Total Available (sq ft): 23,000
Price: negotiable



GASTONIA MAISTRO SHELL BUILDING

Gastonia Technology Park
2800 Rept Court, Dallas, NC 28034
Total Available (sq ft): 50,000, expandable
Sale Price: \$3,160,000; Lease: \$5.60-\$6.20/sq ft



STATESVILLE BUSINESS PARK OFFICE SPACE

129 Business Park Drive
Statesville, NC 28677
Total Available (sq ft): +/- 9,500
Price: \$5.75/sq ft

LOCATE US

National Retail Big Show

January 12-14 | New York, NY
nrfbigshow.nrf.com

Fancy Food Show

January 19-21 | San Francisco, CA
specialtyfood.com

IEDC Leadership Conference

February 9-11 | Tampa, FL
iedconline.org

MD&M West

February 11-13 | Anaheim, CA
mdmwest.mddionline.com

National Grocers Association Show

February 23-26 | San Diego, CA
nationalgrocers.org

ProFood PACK Expo East

March 3-5 | Philadelphia, PA
packexpoeast.com

Site Selectors Guild Annual Conference

March 9-11 | Atlanta, GA
siteselectorsguild.com

NCEDA Spring Conference

March 24-25 | Pinehurst, NC
nceda.org

ICSC Carolinas Conference/Deal Making

March 30-31 | Charlotte, NC
icsc.com

DEVELOPMENTS

ECONOMIC DEVELOPMENT NEWS FROM NC PUBLIC POWER

Q4 2019



IN THE EAST, CONNECTING MANY

Discovering Today's Global TransPark,
Ripe With Opportunity

Convenient and connected — the qualities that every business seeks in a location embody today's Global TransPark.

North Carolina's Global TransPark is a 2,500-acre multi-modal industrial property in the heart of Eastern North Carolina. High-quality warehouse and hangar space is currently available, and the property includes numerous shovel-ready sites. Recent federal designation as an Opportunity Zone qualifies development projects at the TransPark for capital gains tax incentives.

Spirit AeroSystems, manufacturer of the Airbus A-350 fuselage and wing spar, is among the TransPark's tenants. The global company draws high-quality workers from a 21-county region and trains them at its state-of-the-art Composite Center of Excellence, created in partnership with Lenoir Community College. Spirit arrived here in 2008 and is currently investing \$55.7 million in a major expansion. *(continued p.3)*

GLOBAL DESTINATION 1

GREAT NEWS 2

RETAIL NEWS/ AROUND THE REGION 4

GOOD TO KNOW 5

RESOURCES & LOCATIONS 6

Great NEWS

CONCORD

Concord was named one of the fastest growing local economies in the nation. The city ranked No. 16 in a new study by personal finance website WalletHub, which analyzed 515 cities with varying populations using 17 key measures of both growth and decline over the past seven years — including population and job growth, unemployment rate decrease, and regional GDP growth per capita. Each measure was scored and grouped into two categories that carried equal weight in the ranking: socio-demographics and jobs and economy. To create the ranking, WalletHub used data from several sources, including the U.S. Census Bureau, the Bureau of Labor Statistics, the Bureau of Economic Analysis, the National Venture Capital Association and Renwood RealtyTrac.

Carvana, the online platform for buying and selling used cars, will create 413 jobs in Cabarrus County when it opens a new inspection and reconditioning facility in Concord. The company will invest more than \$30 million in the area over the coming years. Carvana is headquartered in Tempe, Arizona, and known for its distinctive Car Vending Machines and mission to change the way people buy cars. The company forgoes a traditional dealership infrastructure and instead has developed the technology to enable consumers to quickly and easily shop for used cars online.

FAYETTEVILLE

Fort Bragg added a \$45 million aerial gunnery range to help train troops on Apache helicopters and similar aircraft. The range encompasses more than 1,100 acres and features more than 460 automated targets.

GREENVILLE

Grady-White Boats is celebrating its 60th year in business and its 51st year with current owner Eddie Smith. At 26, Smith purchased the company from Glenn Grady and Don White, the founding partners. Grady-White Boats originally crafted wooden boats to withstand coastal waves and weather;



LEFT: CONCORD RANKS #16 IN A NEW STUDY BY PERSONAL FINANCE WEBSITE WALLETHUB. RIGHT: FFE TRANSPORTATION SERVICES WILL BRING 96 JOBS TO ROCKY MOUNT.

over time, Smith transitioned the boats into fiberglass and has become the leader in premium offshore sportfishing boats.

HIGH POINT

The City of High Point is one of the “American Cities of the Future” for 2019–2020. The foreign direct investment accolade comes from *fDi Magazine*, a publication of the Financial Times of London. High Point is among the Top 10 in the category of cost effectiveness for municipalities in North America and South America with populations between 100,000 and 350,000.

High Point University announced a \$1 billion, decade-long growth plan as President Nido Qubein, 71, committed to work another 10 years at the institution. The growth plan includes \$700 million in scholarships focused on first-generation students, diversifying the school’s student body and improving academic excellence. About \$300 million in new construction is planned, including a new library, academic building, admissions center, and Division I ice hockey facility.

MAIDEN

Maiden’s Apple data center is expected to expand after the town annexed about

260 acres at the site. Apple employs at least 500 people at the 10-year-old center, making it the town’s third-largest employer, according to the *Hickory Daily Record*.

ROCKY MOUNT

Rocky Mount-Wilson Regional airport is open again, following an \$8 million renovation and repair of its main runway and adjacent taxiways. The first landing was a regional jet carrying 27 passengers from Cummins Diesel USA headquarters in Columbus, Indiana.

FFE Transportation Services, a commercial carrier with expertise in temperature-controlled shipping, will create 96 new jobs in Rocky Mount and invest \$4.7 million in its new facility. FFE Transportation Services is the largest asset-based refrigerated, less-than-truckload carrier in the United States. With secure frozen and refrigerated trailers, FFE’s technology provides temperature reports and location tracking during transport. The company began transporting frozen food in 1946 by installing Army refrigerators in trailers; today, FFE ships plasma, pharmaceuticals, and other perishable products.

Global Destination

(continued)

The TransPark is a global destination for 21st century businesses seeking easy access to customers, suppliers, and talent. Its multi-modal appeal starts with an 11,500-foot runway — the second longest in the eastern U.S. The airport links all manner of cargo aircraft to uncongested East Coast airspace. The property is also well-positioned for surface access: It’s just 40 miles to I-95 and connected to U.S. Highway 70, which is now set to be upgraded to I-42. Gulf & Ohio Railways connect TransPark tenants to Norfolk Southern’s mainline railroad. Deep-water port complexes in Morehead City (80 miles away), Norfolk (155 miles), and Wilmington (99 miles) are ready conduits for raw materials and finished product.

Sound planning has made the Global TransPark one of the most resilient industrial properties in the state. It serves as a base for first responders in the wake of natural disasters, providing quick access to communities from Virginia to South Carolina. For businesses, the TransPark’s flexible, carefully considered design offers tremendous capacity and allows rapid scale-up.

Discover today’s Global TransPark and you won’t be disappointed! Explore the possibilities at www.ncgtp.com.

Credit: Article written by Lawrence Bivens

NORTH CAROLINA GLOBAL TRANSPARK AT A GLANCE

5,775

Acres of environmentally permitted land

11,500

Feet of airplane runway, the second longest in the eastern U.S.

33,000

Square feet in the composite training center

INDUSTRIES SUPPORTED

AEROSPACE & AVIATION



ADVANCED MANUFACTURING



LOGISTICS & EXPORTING



DEFENSE & SECURITY



EMERGENCY RESPONSE



Retail NEWS



BIG CHAIN EXPANDING NATIONWIDE

Keep an eye out for Zoës Kitchen in your area. The fast-casual restaurant chain typically occupies 1,800-2,500 square feet in or near shopping centers, life centers, and offices.

BEST WORKPLACES FOR WOMEN

Fortune and its research partner Great Place to Work analyzed feedback from 4.6 million U.S. employees and company data to determine 75 of the best workplaces for women. Two grocers made the 2019 list: Wegmans Food Markets was No. 3 — women make up 54% of the company, 46% of the management (nonexecutive), and 27% of executive/manager positions; Publix was No. 11 — women make up 49% of the grocer’s workforce, 37% of management (nonexecutive), and 22% of executive/manager positions.



COLLEEN WEGMAN, PRESIDENT AND CEO, VISITING THE VEGETABLE COUNTER AT WEGMANS. PHOTO COURTESY OF WEGMANS.

MILLENNIAL TALENT

By 2020, one in three Americans will be a millennial and the demographic will have the most combined spending power of any generation, according to Livability Media. The outlet shared five key insights into the present and future of millennial talent attraction, important information in both commercial (retail) business development, where spending power and market

knowledge is so important, and to new business/ expanding business development, where site consultants seek markets with the workforce to meet specific business demand. Talent and labor availability is still the number one issue for site consultants as they search for places to locate new businesses and expanding business projects. Not to be dismissed, the Gen Z demographic is increasing in power as well.



Around THE REGION

Honda Aircraft is investing \$15.5 million into the Greensboro region. The company will expand its existing global headquarters there by adding an 82,000 square-foot facility to the 133-acre campus. The building will house a new wing assembly process, allowing for more wings to be assembled at the same time.

