

Good TO KNOW

Jason Semple, President & CEO
Martin County Economic Development Corporation



My favorite movies are: Caddyshack, The Shawshank Redemption, Christmas Vacation, and To Catch a Thief

The 3 things I can't live without are: family and friends, rewarding work, and a book that stretches my thinking

When I welcome a visitor to my town, I always take them to: Sunnyside Oyster Bar

The most memorable places I've visited are: Paris, France; Zermatt, Switzerland; and the Great Smoky Mountains because they remind me of my childhood

Finish the sentence. North Carolina is... the state that truly has it all in terms of culture, environment, and opportunity.

Membership



Our Dashboard

We're always looking for opportunities to partner with our member cities to provide customized assistance with all aspects of economic development. At ElectriCities, our comprehensive approach begins at the start of a project and continues through the site selection and building processes. The Economic Development team is with you every step of the way. Here's a look back at some of our recent highlights.

155

NEW COMPANY *and*
PROJECT INQUIRIES

32

ACTIVE PROJECTS

8

SITE VISITS*

*decreased in response to COVID-19

LOCATE SITES



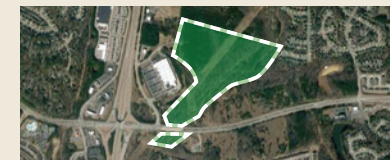
DREXEL SMART SITE

Industrial site
101 N. Main Street, Drexel NC 28619
Available Acreage: 60
Sale Price: \$20,000/acre



NEWTON SITE

Industrial site
St. Pauls Church Road, Newton NC 28658
Available Acreage: 32.5-52.3 acres
Sale Price: \$22,500/acre
(\$1,175,625 for entire plot)



WAKE FOREST SITE

Commercial property
400 Lowes Ave., Wake Forest NC 27587
Available Acreage: 66.74
Sale Price: negotiable

LOCATE BUILDINGS



ELIZABETH CITY BUILDING

Manufacturing and office space
100 Corporate Drive,
Elizabeth City NC 27909
Total Available (sq. ft.): 39,500
Price: \$2,000,000



GRANITE FALLS BUILDING

Industrial building
121 Falls Avenue, Granite Falls NC 28630
Total Available (sq. ft.): 23,000
Price: \$875,000



GREENVILLE INDIGREEN SHELL BUILDING

Located in strong life sciences community
1245 Sugg Parkway, Greenville, NC 27834
Total Available (sq. ft.): 51,000
Price: negotiable

LOCATE US

While we constantly monitor the status of events due to COVID-19, we are always conducting virtual meetings. To see what services we have to offer right now, contact Brenda Daniels to schedule a virtual meeting.

Multi-Unit Franchising Conference
September 1-4, 2020
POSTPONED
Las Vegas, NV
multiunitfranchisingconference.com

CPhi
September 9-11, 2020
CANCELLED
Philadelphia, PA | cphi.com

IAMC Fall Forum
September 12-16, 2020
Boise, ID | iamc.org

IMTS
September 14-19, 2020
CANCELLED
Chicago, IL | imts.com

21st Century Building Expo
September 15-17, 2020
CANCELLED
Charlotte, NC | 21buildingexpo.com

LiveXchange
September 27-29, 2020
CANCELLED
Charlotte, NC
businessfacilities.com/attend-livex

Global Cold Chain Expo
September 28-30, 2020
Dallas, TX | gccac.org

[DEVELOPMENTS]

ECONOMIC DEVELOPMENT NEWS FROM NC PUBLIC POWER



Biopharma THRIVES IN N.C.

RDU, Triad offer attractive and affordable locations for biomanufacturing

A recent prominent report showed the promise of North Carolina in the biopharma industry, ranking the Triangle as the lowest-cost U.S. location for biomanufacturing operations and the Triad as a top emerging region. COVID-19 anxieties, trade wars, growing pressures for price controls and prescription drugs, and regulatory uncertainties associated with the 2020 presidential election are all causing a keen focus on operating cost structures by the biopharma industry. Our North Carolina economy is coming out ahead.

The June report from the Boyd Company ranks biomanufacturing hubs by cost, scaled to a hypothetical 300,000-square-foot biologics production plant employing 300 workers. The analysis includes all major geographically variable cost factors such as labor, real estate, construction, taxes, and utilities. Among the U.S. biopharma hubs, annual costs are lowest in Raleigh/Durham, where they are \$37.3 million. (continued p.3)

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Great NEWS



Concord will soon be home to food-packaging manufacturer Pactiv as a distribution center and Allegiant Air's twenty-first U.S. aircraft base.



Ceeze, a bespoke designer mostly known for his footwear, has teamed up with Kinston-based aircraft recycler Aircraft Solutions to make a popular line of shoes with airplane trash.

CONCORD

Pactiv Corp., a food-packaging products manufacturer, has signed a lease to occupy a 441,444-square-foot building in Concord's River Oaks Corporate Center. The lease was signed in December for Pactiv to open a distribution center at the facility, which also includes 2,620 square feet of office space.

An ultra-low-cost carrier disclosed plans to spend \$50 million in establishing a new base of operations at Concord-Padgett Regional Airport. Allegiant Travel Co. said it expects to open the aircraft base — its twenty-first nationwide — at the Concord airport and create at least 66 new jobs. Allegiant Air will begin immediately hiring pilots, flight attendants, mechanics, and ground personnel to support the operations. Allegiant will house two Airbus planes at the new base in Concord. The carrier operates the Airbus A319 and A320, which can both accommodate 177 passengers.

FAYETTEVILLE

Fort Bragg's funding could get a big boost next year. The Department of Defense's proposed 2021 budget would increase the base's military construction funding by \$113.8 million if approved by Congress. New projects would include a K-9 facility, special operations headquarters, and a survival training lab.

KINSTON

Ceeze, a bespoke designer mostly known for his footwear, has teamed up with Kinston-based aircraft recycler Aircraft Solutions to make a popular line of shoes with airplane trash. Aircraft Solutions provided scrap material from a set of Lufthansa seats for Ceeze to produce 12 pairs of Off-White x Air Jordan 1 "The Ten" upcycled kicks. Ceeze, Crep Protect, DJ Skee, and Jeff Staple have come together to raffle off a single pair

of the shoes and donate 100 percent of the proceeds to the NAACP's legal defense fund and the Philando Castile Foundation. Otherwise, the shoes retail for \$3,500.

LAURINBURG

The city of Laurinburg is a 2020 Accredited Main Street America, the top tier of recognition in the Main Street America program. Laurinburg is one of only 860 communities nationwide who have demonstrated commitment to a comprehensive commercial district revitalization and a proven track record of successfully applying the Main Street Approach. Across the country in the last year, Main Street communities generated \$6.45 billion in public and private reinvestment and helped open 6,466 new businesses, rehabilitate 10,412 buildings, and create 32,316 new jobs. For its part, Downtown Laurinburg

generated \$750,000 in public and private investment and managed more than 8,000 hours of volunteer hours for events and committees.

LEXINGTON

Nippon Electric Glass, a global manufacturer of specialty glass products with a facility in Lexington, recently announced the closure of its Chester, South Carolina, manufacturing facility. The closure of the Japan-based company will result in the addition of 40 new positions at its Lexington facility. NEG was formerly called PPG. Kurt Christian, plant manager at NEG in Lexington, said the majority of the positions will be new hires.

MORGANTON

Unix Packaging, a California-based contract manufacturer of branded and private label beverages, will invest \$19 million to locate its first East Coast manufacturing facility in Morganton. The company, founded in 2010, specializes in turnkey production of functional beverages, flavored water, alkaline and vapor distilled water, carbonated soft drinks, and other specialty beverages such as kombucha for well-known national retailers. The new location will be Unix's third state-of-the-art facility, and it will also operate a warehouse for storage of raw materials and finished products. All total, the company will create 226 new jobs in Burke County.

RALEIGH

A diagnostic laboratory unlike any in the country is in the works. The \$107 million Agricultural Sciences Center is intricately designed, housing five industries in four labs within 225,000 square feet. The scientific mecca will impact and protect farmers and consumers with space for work including food safety, animal diagnostics, pharmaceutical testing, pesticide safety, and motor fuel quality. The project is funded by \$94 million from Connect NC Bonds and \$13 million from the N.C. General Assembly.

TARBORO

Utah-based Focus Services LLC, a global innovator in customer contact solutions, will create up to 200 jobs at a new operations center in Tarboro. The company's plans, including a \$1 million capital investment, mark a return of the telecommunications sector to Tarboro, the onetime headquarters of Carolina Telephone & Telegraph. Founded in 1995, Focus Services operates 13 contact centers in the U.S., Central America, the United Kingdom, and the Philippines. The company provides clients across numerous industries with multilingual customer contact solutions such as marketing and tech support via telephone, email, webchat, and text. Its worldwide workforce currently totals 3,000. Among its existing facilities is a 380-seat contact center in Greenville.

BIOPHARMA THRIVES IN N.C. (continued)

The Boyd Company's research also compiled a worldwide list of affordable biomanufacturing hubs. The report selected locations based on the size and growth of local life sciences employment, the inventory of laboratory space, the level of NIH funding, the presence of academic and medical research institutions, and the depth of the high-tech workforce, among other factors. RDU is among the top 25; it is one of the least expensive places to manufacture pharma in the world.

Along with the top 25 global hubs, the report highlights heightened interest in new and emerging U.S. cities showing great promise for new biopharma operations. At the top of this list is the I-40 Corridor/Triad Region.

According to the Boyd Company's Global Biomanufacturing Cost Report, Research Triangle and Triad Area Biopharma Region placed #3 of the top 25.

A reshoring effect is happening and these attractive regions are set up for success. Overextended and risky supply chains are no longer tolerable to many biopharma companies. COVID-19 is providing new and forceful momentum for the reshoring of manufacturing investment back to the U.S. from China and elsewhere. The nation's biopharma and medical devices sector is likely to be the first in line to disinvest there and reinvest back in the U.S. — including hubs near RDU and potential new investment in the I-40 Corridor/Triad.

Credit: Genetic Engineering & Biotechnology News; adapted from Special Report in Vol. 40 No. 5

AROUND THE REGION

The North Carolina Rural Infrastructure Authority (RIA) approved 17 grant requests to local governments totaling \$5,535,271. The requests include commitments to create a total of 436 jobs, and the public investment in these projects will attract more than \$82 million in private investment. The RIA approved nine grant requests under the state's Building Reuse Program in three categories:

Vacant Building Category

- **Town of Edenton** (Chowan County): An \$80,000 grant will support the reuse of a 49,000-square-foot building, where Nebraska Plastics, a manufacturer of vinyl fencing, decking and railing, plans to locate. Overall, the company expects to create 22 jobs with a \$1.08 million investment, while an investment of \$84,656 is tied to the grant.
- **Shelby** (Cleveland County): A \$140,000 grant will support the reuse of a 117,000-square-foot building. Riddley Retail Fixtures, a manufacturer of custom store fixtures and displays for the retail marketplace, plans to locate operations at this facility, creating an expected 23 jobs while investing \$3,569,373 in the project.
- **City of Rocky Mount** (Edgecombe County): A \$300,000 grant will support the reuse of a 47,000-square-foot building. Armorock, a manufacturer of polymer concrete corrosion-proof manholes and other structures, plans to locate in this facility. The overall project is set to create 55 jobs with an investment of \$6.6 million, with 41 jobs tied to the grant.

The RIA also approved five requests under the state's Industrial Development Fund - Utility Account program:

- **Cumberland County**: A \$1,946,511 grant will support the county in providing sewer infrastructure to a site along I-95 that serves as a critical piece of the county's economic development strategy. The infrastructure would immediately serve 100 acres and represents a joint venture with the private sector that could support up to 1.1 million square feet of new industrial space.
- **City of Kinston** (Lenoir County): A \$187,300 grant will support the community in an effort to increase water pressure to meet the fire suppression needs for Jetstream Aviation's facility in the Global TransPark. The aircraft maintenance and refurbishment company expects to create 103 jobs over the first two years and invest \$1 million after the water upgrades are made to the building.

Existing Business Building Category

- **Town of Tarboro** (Edgecombe County): A \$500,000 grant will support the renovation of a 425,000-square-foot building occupied by Sara Lee Frozen Bakery, a manufacturer of a variety of baked goods. As the

Retail NEWS

Dunkin' will add about 200 new franchise restaurants during the next two years thanks to the momentum of its "NextGen" store design incorporating a high-volume coffee brewing system, digital ordering kiosks, an eight-headed cold coffee and tea tap, a front counter bakery, and an enhanced pick-up area and drive-through service. To increase the number of drip coffee blends ordered, Dunkin' will also invest \$60 million this year to place high-volume brewers into franchisees' restaurants.

GROWING CHICKEN RESTAURANT CHAINS

- **Raising Cane's Chicken Fingers**: +11%, 2,700-3,500 sq. ft.
- **Zaxby's**: +10%, 2,400-3,900 sq. ft.
- **Wingstop**: +10%, 1,300-2,400 sq. ft.
- **Chick-fil-A**: +7%, 3,000-4,500 sq. ft.
- **Popeyes Louisiana Kitchen**: +7%, 1,000-3,000 sq. ft.
- **Church's Chicken**: +6%, 1,400-2,200 sq. ft.
- **Bojangles'**: +5%, 3,500-3,800 sq. ft.
- **El Pollo Loco**: +4%, 1,800-3,200 sq. ft.
- **KFC**: +2%, 2,500-3,500 sq. ft.

TOP 5 GROWING LARGE-FORMAT SPORTING GOODS CHAINS

- **Bass Pro Shops**: 35,000-300,000 sq. ft.
- **Dunham's Sports**: 30,000-100,000 sq. ft.
- **Academy Sports + Outdoors**: 40,000-80,000 sq. ft.
- **Dick's Sporting Goods**: 35,000-80,000 sq. ft.
- **Big 5 Sporting Goods**: 8,000-20,000 sq. ft.

