



**RESOLUTION TITLE: TO AUTHORIZE THE SALE OF REAL PROPERTY FOR ECONOMIC DEVELOPMENT AND TO APPROVE A GASTON COUNTY LEVEL TWO INCENTIVE GRANT PURSUANT TO N.C.GEN.STAT. §158-7.1 AND AUTHORIZE GASTON COUNTY TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT (EDA) WITH PROJECT CREIGN**

WHEREAS, North Carolina General Statute 158-7.1 authorizes a county to undertake an economic development project by conveying property to a company in order to induce the company to locate or expand its operations within the county; and,

WHEREAS, Gaston County and Project Creign have engaged in private negotiations for the conveyance of a 15.56 acre tract (Lot 8) in the Apple Creek Business Park, to the end that Project Creign may construct a manufacturing facility on the tract, and they have reached a tentative agreement on the terms for conveyance of the property, and for a Level Two Incentive Grant; and,

WHEREAS, the Board of Commissioners of Gaston County has held a public hearing to consider whether to approve conveyance of the tract and the Level Two Incentive Grant to Project Creign; and,

WHEREAS, Project Creign is considering a total investment of \$21,000,000 to design and build one building on Apple Creek Lot 8 and anticipates creating 46 additional job opportunities with an average annual salary of \$59,348; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

WHEREAS, Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with incentives to develop high quality industries within the County; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level Two Incentive Grant; and,

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-342	10/24/2023	RW	BH	A	A	A	A	A	AB	A	U

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To Authorize the Sale of Real Property for Economic Development and To Approve a Gaston County Level Two Incentive Grant Pursuant to N.C.Gen.Stat. §158-7.1 and Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) With Project Creign

WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project Creign and the County, to provide a Level Two Incentive Grant, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners:

1. Authorizes the Chairman and Vice-Chairman of the Board of Commissioners to execute the necessary documents to convey to Project Creign the real property more particularly described below:

See Attached Map

2. The conveyance of a 15.56 acre tract to Project Creign will stimulate the local economy, promote business, and result in the creation of a substantial number of jobs in Gaston County. The probable average annual wage at the facility to be constructed by Project Creign is \$59,348. The determination of the probable average annual wage at the facility is based upon materials provided to the county by Project Creign.
3. The fair market value of the property, subject to the covenants and conditions associated with the Apple Creek Corporate Park, is \$75,000.00 per acre. This determination of fair market value is based upon the sales prices of comparable tracts of land, as reported to the Board of Commissioners.
4. As consideration for the conveyance of the property, Project Creign will pay \$75,000.00 per acre, subject to survey, at closing. This facility will generate property tax revenues over the next ten years in an amount at least to sufficiently return to the County the total fair market value of the property.
5. As further consideration for the conveyance of the property, Project Creign has agreed to construct on the property an advanced manufacturing facility at a cost of at least \$21,000,000.
6. The Level Two Incentive Grant to Project Creign is approved and the Chairman, Vice-Chairman or the County Manager is authorized to execute any documents necessary to complete an Economic Development Agreement for Project Creign.



**GASTON COUNTY**  
Economic Development Commission  
North Carolina



## Apple Creek Corporate Park

Dallas Cherryville Highway,  
Gaston County, NC  
02.20.2019

### Site Plan

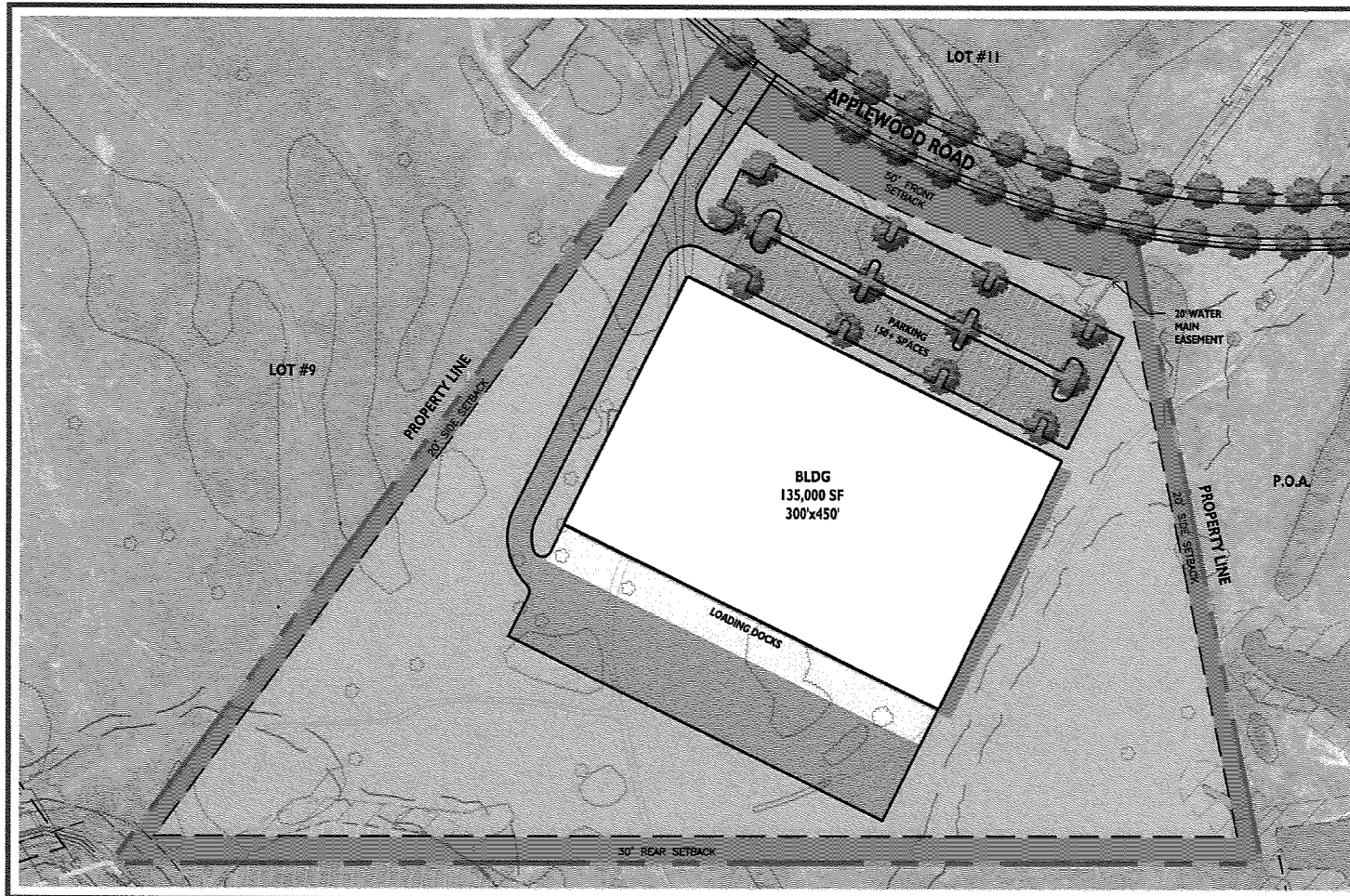
#### Features

- Common Area Detention, Storm Water Quality within Corp Park
- NCDOT Maintained Applewood Rd.
- Protection to Owners from ARC (Architectural Review Committee) and Covenants & Restrictions
- Suitable Immediately
- Zoned I-2
- Utilities Available within Corp Park (Includes H2O, Power, Sewer, HP Gas, Communications)
- "Pad Ready" with Utilities Stubbed to Site

#### Facts

Parcel Acreage:	15.56 AC
Buildable Area	13.38 AC
Building Height:	50' max.
Building Area:	135,000 SF
Building Expansion:	N/A
Setbacks:	
Front	50' min.
Rear	30' min.
Side	20' min.
Overlay	N/A
Easements:	20' Water Main
Buffers:	N/A
Architectural Accent:	Per ARC

**DISCLAIMER:**  
THE CONCEPTUAL SITE PLAN GENERAL USES, LAYOUT, LOCATIONS, SIZES AND INTERPRETATION OF THE DEVELOPMENT DEPICTED ON THIS PRELIMINARY CONCEPT PLAN IS A GRAPHIC REPRESENTATION OF THE PROPOSED DEVELOPMENT. CHANGES TO THIS PRELIMINARY PLAN MAY OCCUR WITHOUT NOTICE AS THE DEVELOPMENT PROGRAM IS FURTHER DEFINED, REVIEWED AND APPROVED BY THE APPROPRIATE AUTHORIZED AGENCIES.



Not to Scale





# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Economic Development Commission

### Board Action

File #: 23-499

Commissioner Keigher - EDC - To Authorize a Gaston County Level Two Incentive Grant and Approve the Conveyance of 15.56 Acres of Land (Lot 8) at the Apple Creek Business Park Pursuant to N.C.Gen.Stat.158-7.1; Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project Creign

#### STAFF CONTACT

Donny Hicks - Economic Development Commission - 704-825-4046

#### BUDGET IMPACT

Local Incentive Funds.

#### BUDGET ORDINANCE IMPACT

N/A

#### BACKGROUND

North Carolina General Statute 158-7.1 authorizes a county to undertake an economic development project by conveying property to a company in order to induce the company to locate or expand its operations within the county. Gaston County and Project Creign have engaged in private negotiations for the conveyance of 15.56 acre tract (Lot 8) in the Apple Creek Business Park, to the end that Project Creign may construct a manufacturing facility on the tract and they have reached a tentative agreement on the terms for conveyance of the property and for a Level Two Incentive Grant. Project Creign is considering a total investment of \$21,000,000 to design and build one building Apple Creek Lot 8 and anticipates creating 46 additional job opportunities with an average annual salary of \$59,348. It is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level Two Incentive Grant.

#### POLICY IMPACT

N/A

#### ATTACHMENTS

Resolution

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