

# Memorandum



**To:** Gaston County Commissioners  
**CC:** Gaston County EDC  
**From:** Joshua Ross, Economic Development Officer  
**Date:** 3/9/2017  
**Subject:** Osage Mill Redevelopment Project

The City of Bessemer City along with regional partners, including Centralina Council of Governments (CCOG) and the Gaston County Economic Development Commission (EDC), have been working on the Osage Mill Redevelopment Project since 2015. This transformative project is projected to re-energize downtown Bessemer City by completely restoring the Historic Osage Mill as well as bring 175 apartment units and 30,000 square feet of commercial/retail space.

The Osage Mill, which was established in the late 1890s, serves as one the oldest mills located in Bessemer City. The mill, originally known as Southern Cotton Mills, was established by the town's found, John A. Smith. The 260,000 square foot structure still stands today in the heart of Bessemer City. This project's \$38,600,000 projected investment is set to revive not only downtown Bessemer City, but the community as a whole.

At full capacity, this development will bring upwards of 400-500 residents to downtown Bessemer City. This is estimated to be roughly a 10% increase in total community population. This many residents in downtown will help restore economic vitality in our community. The project will encourage additional investments and entrepreneurship.

The Osage Mill Redevelopment Project acts as a catalysis project that will assist in revitalization efforts in Bessemer City. The developments features which include a focus on sustainability (i.e. solar and geothermal technology), its proximity to downtown, and preservation on a historic structure in our community, gives us confidence to encourage the progression of this project.

The Gaston County EDC and Centralina Council of Governments (CCOG) have both been instrumental in assisting with this project; the development would not have progressed as quickly as it has without the assistance from these two entities.

The City of Bessemer City sincerely asks for your support. We believe that the utilization of the Local Investment Grant Program both from Bessemer City and Gaston County will ensure the success of this project thus improving the overall quality of life for residents.

