



**RESOLUTION TITLE: TO AUTHORIZE THE SALE OF REAL PROPERTY FOR ECONOMIC DEVELOPMENT AND TO AUTHORIZE A LEVEL FOUR ECONOMIC INCENTIVE GRANT - PROJECT ASHBURY**

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 is the owner and developer of the Apple Creek Business Park, Parcel 10 of which is a 26.83 acre tract; and,

WHEREAS, Gaston County and Project Ashbury have engaged in private negotiations for the conveyance of Parcel 9, to the end that Project Ashbury may construct a manufacturing facility on the tract, and have reached a tentative agreement on the terms for conveyance of the property and for a Level Four Economic 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 Four grant to Project Ashbury.

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

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

See Attached Map

2. The conveyance of the property to Project Ashbury 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 Ashbury is \$41,000. The determination of the probable average hourly wage at the facility is based upon materials provided to the County by Project Ashbury.
3. The fair market value of the property, subject to the covenants and conditions associated with the Apple Creek Business Park, is \$70,000.00 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.

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:

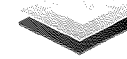
NO.	DATE	M1	M2	CBrown	AFrale	BHovis	KJohnson	TKelgher	TPhilbeck	RWarley	Vote
2021-215	08/24/2021	CB	BH	A	A	A	A	A	A	A	U

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To Authorize the Sale of Real Property for Economic Development and To Authorize a Level Four  
Economic Incentive Grant - Project Ashbury  
Page 2

4. As consideration for the conveyance of the property, Project Ashbury will pay \$65,000.00 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 sufficient return to the County the total fair market value of the property.
5. As further consideration for the conveyance of the property, Project Ashbury has agreed to construct on the property an advanced manufacturing facility at a cost of at least \$48,000,000.



**GASTON COUNTY**  
Economic Development Commission  
North Carolina



## Apple Creek Corporate Park

Dallas Cherryville Highway,  
Gaston County, NC  
02.20.2019

### Site Plan

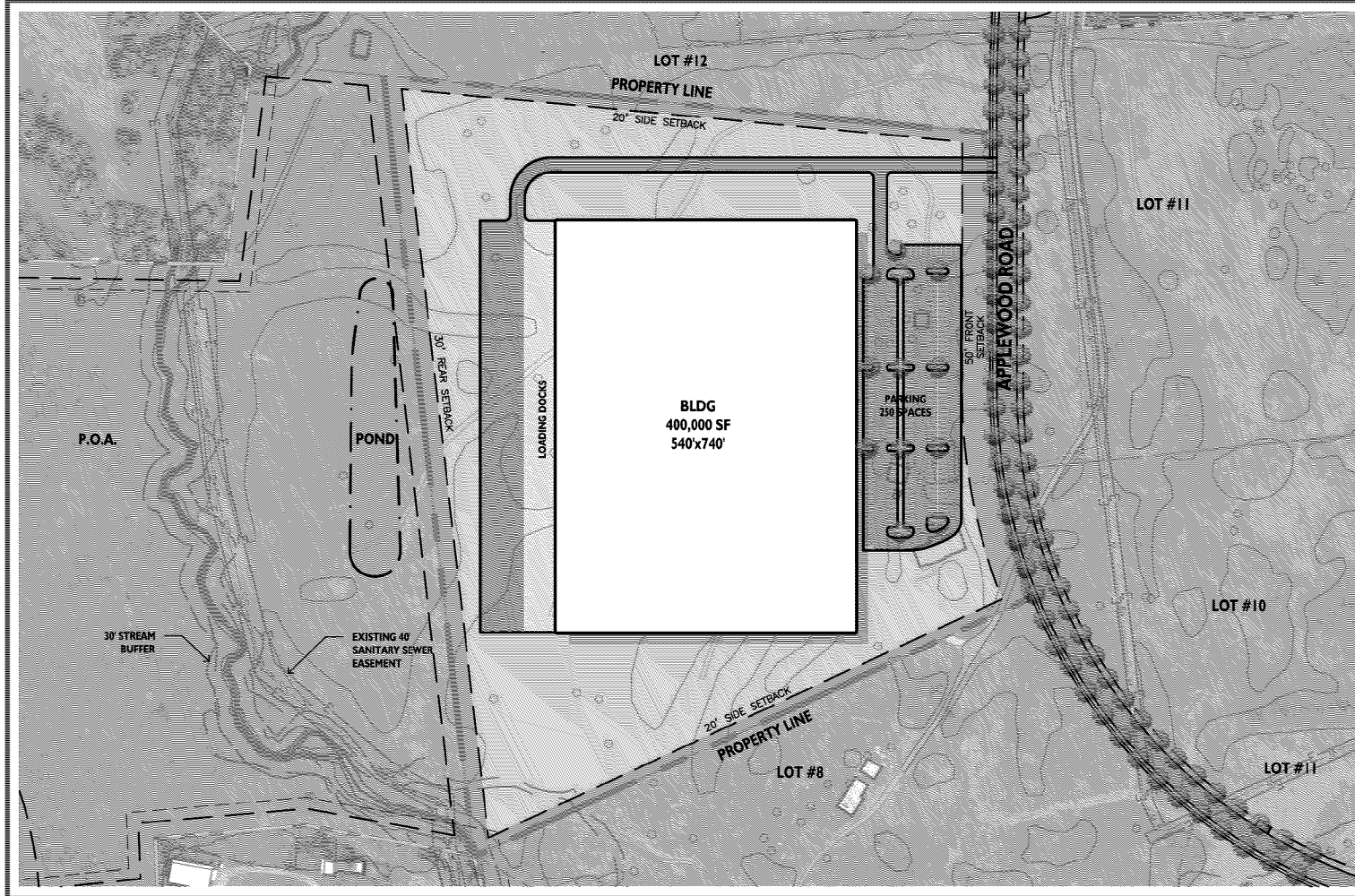
#### Features

- 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:	26.83 AC
Buildable Area	23.83 AC
Building Height:	50' Max.
Building Area:	400,000 SF
Building Expansion:	N/A
Setbacks:	
Front	50' Min.
Rear	30' Min.
Side	20' Min.
Overlay	N/A
Easements:	N/A
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 #: 21-300

Commissioner Keigher - EDC - To Authorize the Sale of Real Property for Economic Development and Approve a Level Four Economic Incentive Grant for Project Ashbury

### STAFF CONTACT

Donny Hicks - Economic Development Commission - 704-825-4064

### BUDGET IMPACT

N/A

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

Gaston County is proposing to sell a 26.83-acre parcel of land currently located in the Apple Creek Corporate Center to Project Ashbury. In return, Project Ashbury will initiate construction on a manufacturing facility and apply for a Level Four Economic Incentive Grant in order to induce the company to expand its operations within the County. Authorizing the sale of real property and approving the Level Four Economic Incentive Grant will 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 Ashbury is \$41,000.00.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution and Map

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NO.	DATE	M1	M2	CBrown	AFraley	BHovis	KJohnson	TKeigher	TPhilbeck	RWotley	Vote
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