



RESOLUTION TITLE: TO AUTHORIZE THE SALE OF REAL PROPERTY FOR ECONOMIC DEVELOPMENT AND TO AUTHORIZE A LEVEL FOUR ECONOMIC DEVELOPMENT INCENTIVE GRANT AND A LOCAL MATCH FOR A ONE NC GRANT - PROJECT CONDUCT

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 cause 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, Lot 11 of which is a 18.21 acre tract; and,

WHEREAS, Gaston County and Project Conduct have engaged in private negotiations for the conveyance of Lot 11, to the end that Project Conduct may construct a manufacturing facility on the tract, and have reached tentative agreement on the terms for conveyance; and,

WHEREAS, the Board of Commissioners of Gaston County has held a public hearing to consider whether to approve conveyance of the tract to Project Conduct, to authorize a Level Four Economic Development Grant, and to authorize a match for a ONE NC GRANT to be provided by the State.

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

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

See Attached Map

2. The conveyance of the property to Project Conduct will stimulate the local economy, promote business, and result in the creation of 30 jobs in Gaston County that pay at or above the median average hourly wage in the County. The median average hourly wage in Gaston County, as determined by the North Carolina Employment Security Commission, is \$42,100 per year. The probable average annual wage at the facility to be constructed by Project Conduct is \$50,000. The determination of the probable average annual wage at the facility is based upon materials provided to the County by Project Conduct.

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:

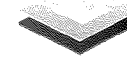
NO.	DATE	M1	M2	CBrown	AFrale	BHovis	KJohnson	TKelgher	TPulbeck	RWorley	Vote
2022-006	01/25/2022	BH	RW	A	A	A	AB	AB	AB	A	U

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3. The fair market value of the property, subject to the covenants and conditions associated with the Apple Creek Corporate Center, 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 Conduct has agreed to construct on the property an advanced manufacturing facility at a cost of at least \$50,000,000.
5. As further consideration for the conveyance of the property, Project Conduct will pay \$75,000/acre, subject to survey, at closing. This facility will generate property tax revenues over the next ten years in an amount at least sufficient to return to the County the total fair market value of the property.

BE IT FURTHER RESOLVED that the Chairman, Vice-Chairman, County Manager or designee are authorized to execute the necessary documents to apply for and commit to a matching grant of \$37,500 to match a ONE NC GRANT for Project Conduct (50% of total grant).



GASTON COUNTY
Economic Development Commission
North Carolina



Apple Creek Corporate Park

Dallas Cherryville Highway,
Gaston County, NC
02.20.2019

Site Plan

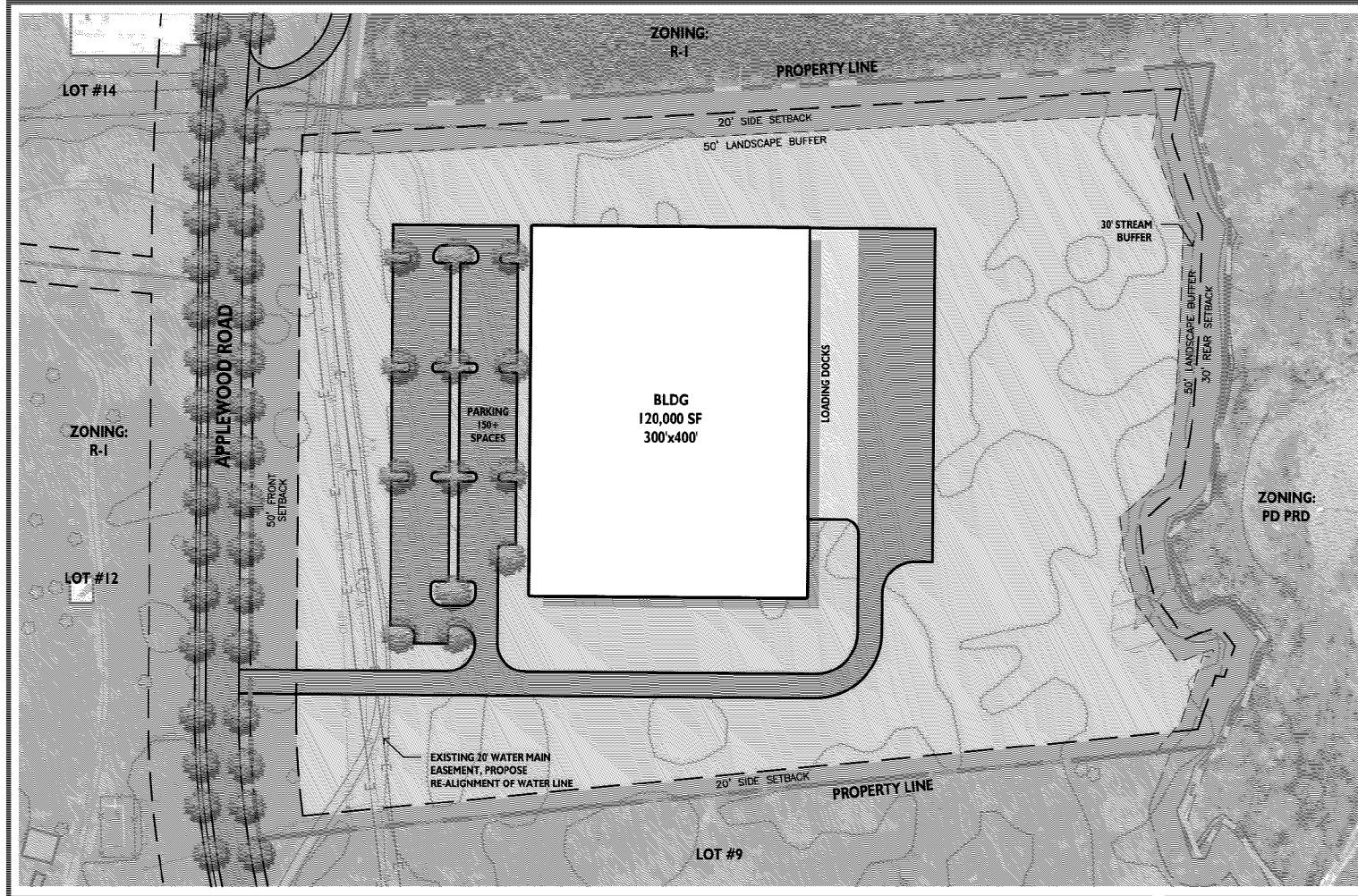
Features

- 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:	18.21 AC
Buildable Area:	14.50 AC
Building Height:	50' max.
Building Area:	120,000 SF
Building Expansion:	N/A
Setbacks:	
Front	50'
Rear	30'
Side	20'
Overlay	50'
Easements:	20' Water Main
Buffers:	50' min. Landscape
	30' Stream
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

LOT # 11

Gaston County Economic Development Group
620 N. Main Street, Belmont, NC 28012, Phone: 704-825-4046, Website: Gaston.org



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Economic Development Commission Board Action

File #: 22-006

Commissioner Keigher - EDC - To Authorize the Sale of Real Property for Economic Development and to Authorize a Level Four Economic Incentive Grant and a Local Match for a One NC Grant - Project Conduct

STAFF CONTACT

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

Gaston County proposes to convey land in the Apple Creek Business Park, owned by the County, for an economic development project pursuant to North Carolina General Statute 158-7.1. The County Board of Commissioners intends, subject to public comment at the public hearing for which notice is hereby given, to approve conveyance of a fee simple interest in a 18.21 acre site (Lot 11) at the Park, subject to the covenants, conditions, and restrictions approved by the Board, and otherwise described on a site plan of the Apple Creek Business Park property prepared by Alfred Benesch & Company, and available for review in the office of the Gaston County Economic Development Commission. In addition, the Board intends to provide a Level Four Grant under the County's Economic Development Incentives policy, and to provide a match for a One NC Grant in the amount of \$37,500 (50% of total grant).

POLICY IMPACT

N/A

ATTACHMENTS

Resolution and Map

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NO.	DATE	M1	M2	CBrown	AFrale	BHovis	KJohnson	TKeigher	TPhillbeck	RWorley	Vote
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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS