



**RESOLUTION TITLE: TO AUTHORIZE THE SALE OF REAL PROPERTY FOR ECONOMIC DEVELOPMENT AND TO APPROVE A GASTON COUNTY LEVEL ONE 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 WINE**

- 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, of which Lot 12 is a 31.62 acre tract; and,
- WHEREAS, Gaston County and Project Wine will engage in private negotiations and actual acreage to be conveyed will be determined during such negotiations for the conveyance of Lot 12, to the end that Project Wine may construct a manufacturing facility on the tract, and will reach an agreement on the terms for conveyance of the property and for a Level One 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 One Incentive Grant to Project Wine; and,
- WHEREAS, Project Wine is considering a total investment of \$14,500,000 to design and build a 100,000 sq.ft. building at Apple Creek, Lot 12, and anticipates creating 19 additional job opportunities with an average annual salary of \$42,554; 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; should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; 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 One 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	AFralely	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-380	11/12/2024	RW	BH	A	A	AB	A	A	A	A	U

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WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project Wine and the County, to provide a Level One 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 Wine the real property more particularly described below:  
See Attached Map
2. The conveyance of a 31.62 acre tract to Project Wine 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 Wine is \$42,554. The determination of the probable average annual wage at the facility is based upon materials provided to the County by Project Wine.
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 Wine will pay \$75,000.00 per acre, subject to survey, at closing. This facility will generate property tax revenues over the next five 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 Wine has agreed to construct on the property an advanced manufacturing facility at a cost of at least \$14,500,000.
6. The Level One Incentive Grant to Project Wine is approved and the Chairman, Vice-Chairman or County Manager is authorized to execute any documents necessary to complete an Economic Development Agreement for Project Wine.

# Apple Creek Corporate Park

Dallas Cherryville Highway,  
Gaston County, NC  
02.20.2019

## Site Plan

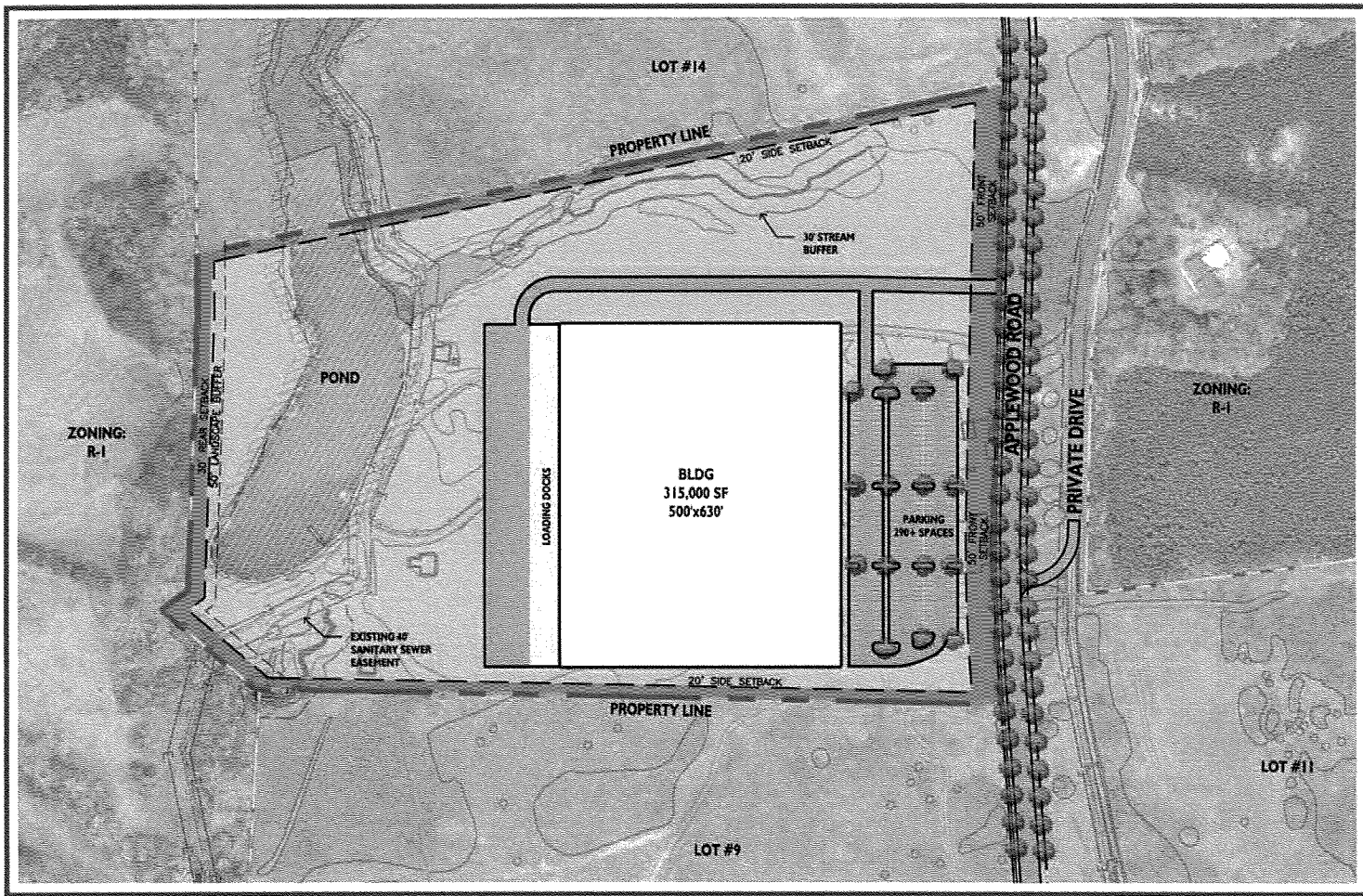
### Features

- Common Area within Corp Park
- Storm Water/Quality and Detention to be Constructed on Site.
- 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).
- Sanitary Sewer on Site
- "Pad Ready" with Utilities Stubbed to Site

### Facts

Parcel Acreage:	31.62 AC
Buildable Area:	21.22 AC
Building Height:	50' max.
Building Area:	315,000 SF
Building Expansion:	N/A
Setbacks:	
Front	50' Min.
Rear	30' Min.
Side	20' Min.
Overlay	N/A
Easements:	40' Sanitary Sewer
Buffers:	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 # 12**

Gaston County Economic Development Group  
620 N. Main Street, Belmont, NC 28012, Phone: 704-835-4045, Website: Gaston.org



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Economic Development Commission Board Action

File #: 24-507

Commissioner Keigher - EDC - To Authorize a Gaston County Level One Incentive Grant and Approve the Conveyance of 31.62 Acres of Land (Lot 12) 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 Wine

### STAFF CONTACT

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

### BUDGET IMPACT

No budget impact in current fiscal year. Local incentive grants are included in the County's annual budget in the year of payout.

### 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 Wine will engage in private negotiations for the conveyance of a 31.62-acre tract (Lot 12) in the Apple Creek Business Park, to the end that Project Wine may construct a manufacturing facility on the tract upon reaching an agreement on the terms for conveyance for the real property and for a Level One Incentive Grant. Project Wine is considering a total investment of \$14,500,000 to design and build one building on Apple Creek Lot 12 for manufacturing and distribution. The building is estimated to be approximately 100,000 sq.ft. Project Wine proposes to create 19 additional job opportunities with an average salary of \$42,554. 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 One Incentive Grant.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution and Map (Lot 12)

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