



**RESOLUTION TITLE: TO AUTHORIZE A ONE-TIME ELIGIBILITY FOR THE
OSAGE MILL REDEVELOPMENT PROJECT'S LEGAL
ENTITY IN GASTON COUNTY'S LOCAL INVESTMENT
GRANT**

WHEREAS, the Osage Mill Redevelopment Project's Legal Entity is considering an investment of \$38,600,000 to redevelop a former textile mill located at 201 S. Twelfth Street in downtown Bessemer City, into a commercial and residential mixed use project; and,

WHEREAS, the Osage Mill Redevelopment Project in downtown Bessemer City will greatly assist the City's revitalization efforts by stimulating the local economy; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to allow eligibility of an economic development project in a local investment grant program for the purposes of rehabilitation of existing structures; and,

WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interests of the County to provide a one-time eligibility of the Osage Mill Redevelopment Project's Legal Entity to participate in the Gaston County Local Investment Grant Program; and,

WHEREAS, an Economic Development Agreement between the City of Bessemer City, Gaston County and the Osage Mill Redevelopment Project's Legal Entity, to allow a one-time eligibility to participate in the Gaston County Local Investment Grant Program by April 15, 2022, will be written and agreed to by all parties; and,

WHEREAS, the Gaston County Board of Commissioners has held a public hearing to consider whether to approve the authorization of a one-time eligibility for the Osage Mill Redevelopment Project's legal entity in Gaston County's local investment grant program to Osage Mill Redevelopment Project's Legal Entity.

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

The Chairman of the Gaston County Board of Commissioners is authorized to:

Execute a three-party Economic Development Agreement for this one-time eligibility for the Osage Mill Redevelopment Project's Legal Entity to participate in the Gaston County Local Investment Grant Program.

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	Brown	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2017-050	03/28/2017	BH	DG	A	AB	A	A	A	A	A	U

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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.

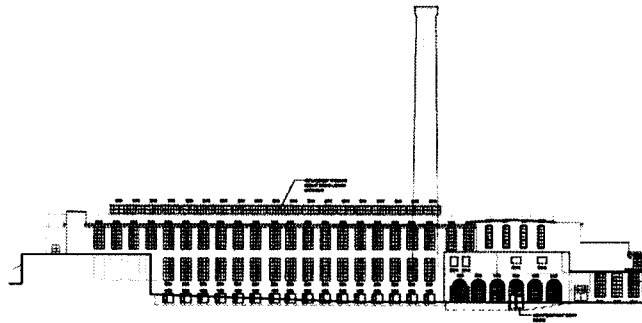
The Osage Mill Redevelopment Project acts as a catalysis project that will assist in revitalization efforts in Bessemer City. The developments features which include a focus on sustainability (i.e. solar and geothermal technology), its proximity to downtown, and preservation on a historic structure in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



HISTORIC OSAGE MILL



<u>Project:</u>	Historic Osage Mill	Gaston County
	201 South Twelfth Street	175 units
	Bessemer City, NC	28,000 Sq. Feet of Commercial Space
		Related Amenities and Services
		Construction Start 2017
		Construction Completion 2018

Overview: This development involves the rehabilitation to National Historic Renovation Standards of a 245,000 square foot former cotton mill one block off Main Street in Bessemer City, North Carolina. All plans and specifications are being reviewed by the State Historic Preservation Office and the National Park Service for placement on the National Register of Historic Places. The mill, constructed in 1898 with several additions made in the early 1900s, is to be completely renewed to provide 175 apartments and five commercial spaces. Amenities include indoor and outdoor seating areas, laundry rooms, exercise/game/craft/TV rooms, community room, computer room and key fob electronic entry systems.

The development is walkable to the downtown business district with many opportunities for exercise, dining, education, entertainment, reading, research and much more.

Site: The six-and-one-half acre site will include community gardens, exterior courtyards, playgrounds, decorative area lighting, parking, walkways, secured entries, a balcony lounge and a swimming pool. The property is located in close proximity to shopping, pharmacy and a host of additional goods and services convenient to vibrant markets in both Gastonia and Charlotte.

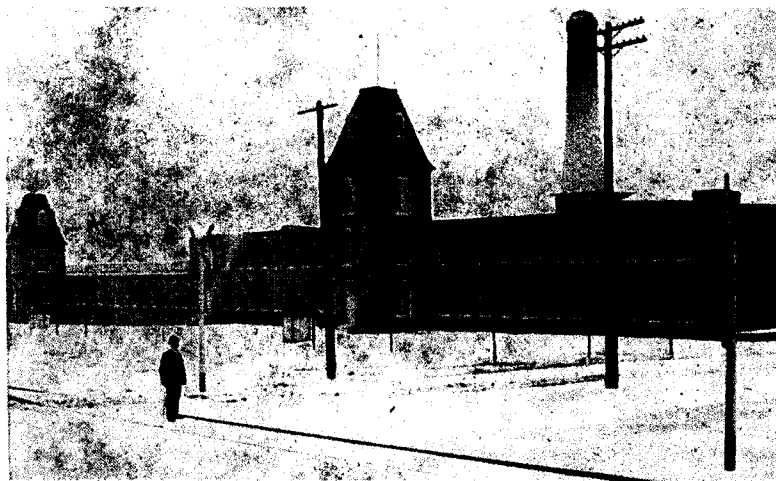
Workforce Housing: The rents are comparable with other housing in the area and are layered to accommodate working households across several ranges of the socio-economic spectrum. Advantaged financing has made it possible to assure affordability without overburdening any specific income group or household structure.

Local Support: Both Bessemer City and Gaston County are actively engaged with the development team in making this historic adaptive reuse a success. Centralina Council of Governments is playing a key role in coordinating resources and approval processes with units of local government. All are keenly aware that repurposing the old mill property has extremely important social and economic positive impact for the area.

Environmental Sustainability and Renewable Energy

Historic adaptive reuse is the "greenest" form of construction because the carbon footprint expended in the creation of materials in the old mill was paid many long years ago. Additionally the historic mill will be powered by a solar photovoltaic system for its electricity needs, and by solar thermal for its water heating needs. A ground source heat pump system will serve its heating and cooling needs (a geothermal system). Combined with LED lights, and Variable Frequency Drives, this building is likely to set a new landmark in sustainability with clean energy in this part of the state of NC. It is also likely to be the first 'Net Zero' (or very close to Net Zero) building in the Charlotte area meaning that its renewable energy systems will generate as much power as will be consumed when the development is at full occupancy. An added benefit will be back up power provided through energy stored in batteries rather than by a generator burning fossil fuels.

Mixed Finance: The majority of total development costs will be paid for through private investment equity in exchange for housing, historic, energy and job creation tax credits. Large institutional investors including banks and insurance funds operating on a national scale are committed for the purchase of the credits. Government participation will include Bessemer City, Gaston County, the Gastonia Housing Authority, North Carolina Housing Finance Agency and the State of North Carolina.



Southern Cotton Mills, undated (post-1905) image from the Bill Wornall Textile Postcard Collection



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Economic Development Commission Board Action

File #: 17-101

Commissioner Hovis - Economic Development - To Support and Approve Resolution Authorizing a One-Time Eligibility for the Osage Mill Redevelopment Project's Legal Entity in Gaston County's Local Investment Grant Program

STAFF CONTACT

Donny Hicks - Economic Development - 704-825-4046

BUDGET IMPACT

No Additional County Funds Requested.

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

The Osage Mill Redevelopment Project is in downtown Bessemer City and will greatly assist the City's revitalization efforts by stimulating the local economy and North Carolina General Statute 158-7.1 authorizes a County to allow eligibility of an economic development project in a local investment grant program for the purposes of rehabilitation of existing structures. The City of Bessemer City along with regional partners, including Centralina Council of Governments and the Gaston County EDC has been working on the Osage Mill Redevelopment Project since 2015. The project is projected to restore the historic mill as well as bring 175 apartment units and 30,000 square feet of commercial/retail space. The 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, the development will bring upwards of 400-500 residents to downtown Bessemer City, an estimated total of 10% increase in total community population.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution and Memorandum from the City of Bessemer City

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