



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

- 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 and Project Manitoba have engaged in private negotiations for the conveyance of a 5.2 acre tract in the Gastonia Technology Park, to the end that Project Manitoba may expand their manufacturing facility on the tract, and they have reached tentative agreement on the terms for conveyance of the property, and for a Level One or Level Two 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 or Level Two Incentive Grant to Project Manitoba; and,
- WHEREAS, Project Manitoba is considering a total investment of \$7,000,000 to design and expand and anticipates creating 31 additional job opportunities with an average annual salary of \$56,129; 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; 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 or Level Two 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	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-376	11/28/2023	BH	AF	A	A	A	A	A	AB	A	U

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To Authorize the Sale of Real Property for Economic Development and to Approve a Gaston County Level One or Level Two 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 Manitoba
Page 2

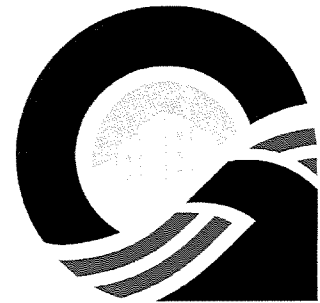
WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project Manitoba and the County, to provide a Level One or Level Two Incentive Grant, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability 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 Manitoba the real property more particularly described below:

See Attached Map



2. The conveyance of a 5.2 acre tract to Project Manitoba 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 Manitoba is \$56,129. The determination of the probable average annual wage at the facility is based upon materials provided to the County by Project Manitoba.
3. The fair market value of the property, subject to the covenants and conditions associated with the Gastonia Technology Park, is \$40,000.00 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. The Board of Commissioners has determined that the approximate value of the interest to be conveyed is Forty Thousand Dollars (\$40,000.00) per acre, for a total value of \$208,000.00, subject to survey. In consideration for the site PROJECT MANITOBA will pay \$182,000.00, in cash. This facility will generate property tax revenues over the next ten 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 Manitoba has agreed to expand the advanced manufacturing facility at a cost of at least \$7,000,000.
6. The Level One or Level Two Incentive Grant to Project Manitoba is approved and the Chairman, Vice-Chairman or the County Manager is authorized to execute any documents necessary to complete an Economic Development Agreement for Project Manitoba.

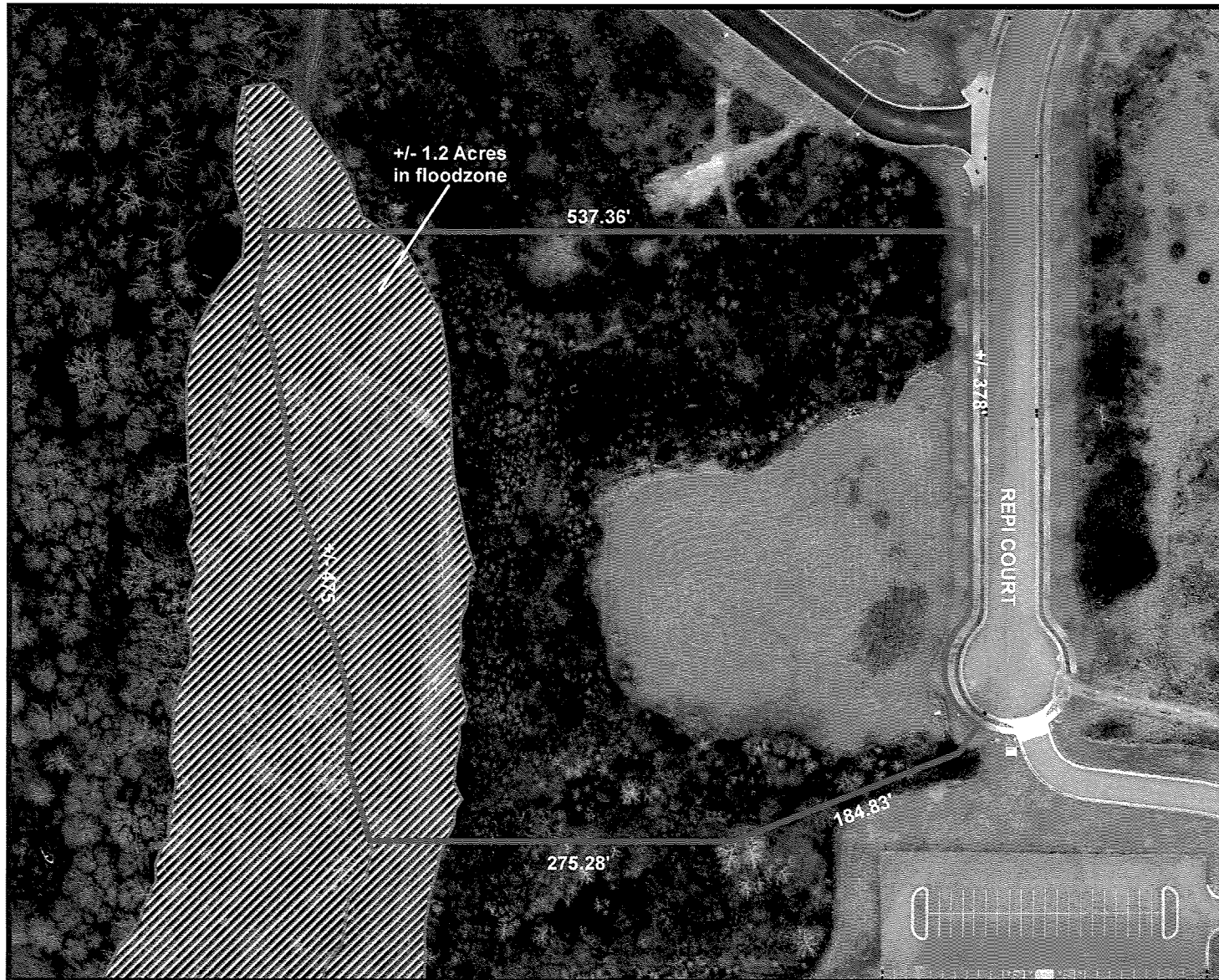


GASTON COUNTY
Economic Development Commission

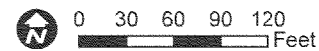
5.2 Acre Site GTP

LEGEND

-  5.2 Acre Property
-  Floodzone



This product has been created with the highest degree of accuracy possible. However, the Gaston County EDC cannot be held responsible for any damages due to errors or omissions in this product. Depiction of boundaries is not authoritative.





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Economic Development Commission Board Action

File #: 23-498

Commissioner Keigher - EDC - To Authorize a Gaston County Level One or Level Two Incentive Grant and Approve the Conveyance of Approximately 5.2 Acres of Land in the Gastonia Technology Park (GTP) Pursuant to N.C.Gen.Stat. 158-7.1; Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project Manitoba

STAFF CONTACT

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

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 Manitoba have engaged in private negotiations for the conveyance of a 5.2 acre tract in the Gastonia Technology Park (GTP), to the end that Project Manitoba may expand their manufacturing facility on the tract, and they have reached a tentative agreement on the terms for conveyance of the property and for a Level One or Level Two Incentive Grant. Project Manitoba is considering a total investment of \$7,000,000 to design and expand and anticipates creating 31 additional job opportunities with an average annual salary of \$56,129. 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 or Level Two Incentive Grant.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution and Map

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS