



**RESOLUTION TITLE. TO AMEND RESOLUTION NO 2022-099 TO AUTHORIZE A GASTON COUNTY LEVEL FOUR INCENTIVE GRANT PURSUANT TO N C GEN.STAT §158-7 1 AND TO AUTHORIZE GASTON COUNTY TO AMEND THE ECONOMIC DEVELOPMENT AGREEMENT (EDA) WITH EDGEWOOD INDUSTRIAL PHASE 1 OWNER LP**

WHEREAS, Trinity Capital Partners (Edgewood Industrial Phase 1 Owner LP) is considering a total investment of over \$60,000,000 for a build to suit project in the Edgewood 85 Business Park in Bessemer City; and,

WHEREAS, the development will consist of manufacturing and distribution space, followed by additional construction of a headquarters/office facility, and will be developed under the name of Edgewood Industrial Phase 1 Owner LP; 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 high quality industrial park locations; 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,

WHEREAS, the County Commissioners previously approved a Level Two and Level Three Incentive Grant (2022-099) on April 26, 2022, and the County prepared and executed a detailed Economic Development Agreement (EDA), between Edgewood Industrial Phase 1 Owner LP, the City of Bessemer City and the County, 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 Trinity Capital Partners has provided updated information for the development which shall qualify for a Level Four Incentive Grant.

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

- 1 Approves the County Level Four Incentive Grant for Edgewood Industrial Phase 1 Owner LP
2. The Chairman or Vice-Chairman of the Gaston County Board of Commissioners, or the County Manager is authorized to execute any documents necessary to complete an amended Economic Development Agreement for Edgewood Industrial Phase 1 Owner LP

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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-295	09/23/2025	BH	SS	A	A	A	A	A	A	A	U

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# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Economic Development Commission Board Action

File #: 25-457

Commissioner Keigher - EDC - To Amend Resolution No 2022-099 To Authorize a Gaston County Level Four Incentive Grant Pursuant to N C Gen.Stat. 158-7 1 and To Authorize Gaston County to Amend the Economic Development Agreement (EDA) with Edgewood Industrial Phase 1 Owner LP

### STAFF CONTACT

Alisha Summey - Economic Development Commission - 704-825-4046

### BUDGET IMPACT

N/A

### BACKGROUND

The Commissioners previously approved a Level Two and Level Three Incentive Grant on 4/26/22 and the County prepared and executed a detailed Economic Development Agreement (EDA), between Edgewood Industrial Phase 1 Owner LP, the City of Bessemer City, and the County, 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. Trinity Capital Partners has provided updated information for the development which shall qualify for a Level Four Incentive Grant.

Trinity Capital Partners (Edgewood Industrial Phase 1 Owner LP) is considering a total investment of over \$60,000,000 for a build to suit project in the Edgewood 85 Business Park in Bessemer City. The development will consist of manufacturing and distribution space, followed by additional construction of a headquarters/office facility, and will be developed under the name of Edgewood Industrial Phase 1 Owner LP. 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. Upon approval, the Chairman, Vice-Chairman or the County Manager are authorized to execute any documents necessary to complete an amended Economic Development Agreement with Edgewood Industrial Phase 1 Owner LP.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution

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