



Gaston County

Gaston County
Board of Commissioners
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Economic Development Commission Board Action

File #: 16-355

Commissioner Fraley - To Approve an Appropriation of \$40,000 and Authorize the EDC to Conduct Engineering Tests for Approximately 83 Acres of Land in the Cherryville Township to be Developed for an Industrial Business Park (Future Capital Expenditure Fund)

STAFF CONTACT

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

BUDGET IMPACT

Transfer \$40,000 from Future Capital Expenditures fund (40-4199-599-001) to EDC Land (40-4920-4920-570-000, Project 17210-0001).

BUDGET ORDINANCE IMPACT

Appropriate \$40,000 to EDC Land Account.

BACKGROUND

The Gaston County EDC is requesting funding to perform due diligence of approximately 83 acres in the Cherryville Township. The land, anticipated for purchase, would be developed for a business park targeted to industrial users. This request is the continuation of a land planning process of the NC 150 corridor initiated and funded by the Gaston County Board of Commissioners. The purpose of the initial study was to identify land development opportunities along this expanded section of NC 150 that could boost growth in the area. More than 600 acres of land were examined and the most promising 83 acres has been targeted for acquisition.

It is anticipated the park will spur investment, jobs and ancillary growth in the corridor. This area has not shared in the same prosperity experienced throughout other parts of the County and this targeted effort should provide a boost to their economy.

(Continued on Page 2)

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	Carpenter	Fraley	Kelgher	Philbeck	Price	Williams	Vote
2016-186	07/28/2016	AF	JC	A	A	A	A	A	A	AB	U

DISTRIBUTION:

Laserfiche Users

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

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The funding will be used for the following items. First, in order to ensure the site can be developed, a Phase 1 environmental audit will be performed to determine if any contamination of the land exists. Second, a preliminary wetlands delineation and Waters of the US will be performed to outline any development limitations or sensitive areas on the site. Third, soil borings will be drilled at target locations to determine the suitability of the land for the intended development. The EDC will contract with selected engineering firms to complete this work and the results will be reviewed with the County Manager and Attorney. If feasibility studies indicate the land can be developed as desired, negotiations for a purchase contract will begin with the landowners to acquire the property. When the contract is negotiated, it will be brought back to the Board of Commissioners for approval.

If the land is acquired, the EDC will initiate development plans for the property and begin the marketing process. At some point, additional funds will be required to develop the site.

EDC is requesting that \$40,000 be transferred from the funds set aside by the Gaston County Board of Commissioners for economic development capital projects in the FY 2016-17 budget to an EDC capital account to pay for the studies and is requesting authorization to pursue purchase negotiations, should the site be deemed viable for development as an industrial park.

POLICY IMPACT

N/A

ATTACHMENTS

Budget Change Request

GASTON COUNTY BUDGET CHANGE REQUEST

TO: Earl Mathers COUNTY MANAGER

FROM: 4920 ECONOMIC DEVELOPMENT

Dept. #	Department Name
<i>Dan Klein</i>	7/11/16
Department Director's Signature	Date

MAILED
7/11/14

TYPE OF REQUEST:

☐ Line Item Transfer Within Department & Fund

Line Item Transfer Between Funds *

	Project Transfer Within Department & Fund
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Additional Appropriation of Funds *

X	Line Item Transfer Between Departments*
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*** Requires resolution by the Board of Commissioners**

Resolution #

Date _____

ACCOUNT DESCRIPTION (As it appears in the budget)	ACCOUNT NUMBER Fund - Dept - Subdept - Div - Acct - Subacct xx - xxxx - xxxx - xxxx - xxx - xxx	PROJECT SUBPROJECT xxxxx - xxxx	AMOUNT Whole Dollars Only (See Note Below)
FUTURE CAPITAL EXPENDITURE	40-4199-599-001		\$ (40,000)
EDC LAND	40-4920-4920-570-000	17210-0001	\$ 40,000

JUSTIFICATION FOR REQUEST:

FUNDING NEEDED FOR THE FOLLOWING ITEMS:TO ENSURE THE SITE CAN BE DEVELOPED,A PHASE 1 ENVIRONMENTAL AUDIT WILL BE PERFORMED TO DETERMINE IF ANY CONTAMINATION OF THE LAND EXISTS.SECOND,A PRELIMINARY WETLANDS DELINEATION AND WATER OF THE US WILL BE PERFORMED TO OUTLINE ANY DEVELOPMENT LIMITATIONS.THIRD, SOIL BORINGS WILL BE DRILLED AT TARGET LOCATIONS TO DETERMINE THE SUITABILITY OF THE LAND FOR INTENDED DEVELOPMENT.

APPROVAL SIGNATURES:

County Manager/Interim Assistant County Manager _____ Date _____

Financial Operations Manager/Asst. Financial Operations Mgr. Date

Interim Budget Administrator

Date _____

Note: Decreases in expenditures & increases in revenue accounts require brackets. Increases in expenditures & decreases in revenue do not require brackets. Please note that transfers between funds require interfund transfer accounts.