


Economic Development Activities & Accomplishments

Rutherford County Board of Commissioners
2014 Year in Review



Jobs and the Local Economy

- Over the past 12 months, Economic Development staff has worked closely with the Board of Commissioners to:
 - Attract 2 new industrial projects, and
 - Assist in 4 existing industry expansion projects
- As a result of these efforts:
 - Announced more than 220 new jobs, and
 - Over \$9.5 million in new investment



Jobs and the Local Economy

- **Team Air, Inc.**
 - On February 27th announced commitment to create **70 jobs** and invest more than **\$4.2 million** over the next 3 years
 - Purchased former All-American Homes facility
 - Made possible, in part, through state and local grants:
 - State: \$272,000
 - Local: \$ 87,380



The logo for Team Air, Inc. features a stylized blue circular icon on the left, followed by the word "TEAM" in large, bold, black capital letters. Below "TEAM" is the text "AIR CONDITIONING EQUIPMENT" in smaller, black capital letters.

Jobs and the Local Economy

- **Bonita Pioneer**
 - On March 4th announced commitment to create **50 jobs** and invest more than **\$2.8 million** over the next 3 years
 - Leasing former shell building at RiverStone
 - Made possible, in part, through state and local grants:
 - State: \$555,000
 - Local: \$ 75,000



The logo for Bonita Pioneer features the text "BONITA PIONEER" in black capital letters above a row of five colorful icons: a red shopping bag, a pink cube, a green recycling symbol, a blue recycling symbol, and a white recycling symbol. Below the icons is the text "PACKAGING PRODUCTS" in black capital letters.



Jobs and the Local Economy

- **Alliance Precision Plastics**
 - On April 23rd announced plans for an expansion and the commitment to invest at least **\$1.25 million** in machinery & equipment and continue adding jobs at the Spindale location
 - Made possible, in part, through state and local grants:
 - State: \$150,000
 - Local: \$ 37,500



Jobs and the Local Economy

- **Ameridial**
 - On May 21st announced plans for a second expansion and the commitment to create **100 jobs** and invest at least **\$1.27 million**
 - Purchased former BI-LO grocery building in Spindale
 - Made possible, in part, through state and local grants:
 - State: \$290,000
 - Local: \$ 14,500



Jobs and the Local Economy

- **Creative Gift Packaging**
 - Expanded warehouse, online fulfillment center, and distribution operation to 650 NC Hwy 120
 - Retail and classroom remain at Forest City location
- **Project FPS**
 - Expansion of existing healthcare operation
 - Awarded a Building Reuse Grant – December 18
 - Formal announcement to come



Jobs and the Local Economy

- In November 2013, the unemployment rate in Rutherford County was 9.3%.
- A steady decline has continued throughout 2014 and is now:

7 %
November 2014






Jobs and the Local Economy

- **Business Retention & Expansion**
 - Completed more than 45 visits with existing business and industry
 - Providing access to resources necessary to retain and attract jobs to our county



Work, Grow, Thrive!



Jobs and the Local Economy

- **Gateway West Commerce Park**
 - **Master-planned** industrial park
 - **Conveniently located** to capitalize on the surrounding assets including Isothermal Community College, creating a setting that builds diversity in commercial, retail, and technologically advanced jobs.
 - Board of Commissioners identified the development of a pad-ready (**pre-graded**) site as a goal for FY 14-15
 - Site development activities commenced Dec 11th



Jobs and the Local Economy

Gateway West Commerce Park

- A pre-graded site(s):
 - **Reduces** construction time
 - **Reduces** development cost
 - **Reduces** risk



GATEWAY WEST COMMERCE PARK

A Business and Technology Center

BENEFITS FOR BUSINESSES:

- Low cost, reliable electrical service
- Abundant water and sewer capacities
- Redundant fiber services
- Affordable natural gas service
- Streamlined permitting process
- 319,212 labor draw within 50 miles
- Centrally located along the East Coast
- Close to major interstates: 26, 40, 77 and 85
- Within an hour's drive of major airports: Charlotte International, Asheville Regional, Greenville-Spartanburg International
- Training partnerships with local community college for employee training and certification

ASKING PRICE: \$40,000 PER ACRE
TOTAL ACREAGE: 74.27 ACRES

- Parcel A: 26.84 acres
- Parcel B: 47.43 acres
- Can be subdivided to meet project needs



PROPERTY DETAILS:

Historical Use:	Zoning:
• Agriculture	• M-1 within City Limits
• Forestry	• M-4 within ETJ

Adjacent Land Use:

- Isothermal Community College
- Commercial and Industrial

Proximity to Major Metropolitan Areas:

• Spartanburg, SC - 32 miles	• Raleigh, NC - 230 miles
• Asheville, NC - 60 miles	• Columbus, OH - 461 miles
• Greenville, SC - 60 miles	• Memphis, TN - 560 miles
• Charlotte, NC - 65 miles	• New York, NY - 693 miles
• Atlanta, GA - 200 miles	• Miami, FL - 760 miles



north carolina's
RUTHERFORD COUNTY

2-Page Brochure



OTHER INFO:

Due Diligence Completed:

- Phase I and Phase II ESA
- Subsurface Geotechnical Exploration
- Jurisdictional Determination
- Endangered Species Survey
- Archaeological Review

*Reports are available upon request

Target Industry Sectors:
Automotive Parts, Data Centers, Advanced Manufacturing, Plastics

UTILITIES

Electrical Provider:
Duke Energy

- 100K VOLTAGE transmission power line in the area
- 12.5 KV 3 phase power line on the site

Water Provider:
Town of Forest City

- 18" water main on Canal Rd.
- Permitted capacity of 8MGD
- Total available capacity of 4.8MGD

Waste Water Provider:
Town of Forest City

- 10" sanitary sewer line along northern boundary of property with 270 GPM capacity

Natural Gas Provider:
PSCG

- 8" high pressure line
- Approximately 350 psi

Fiber Provider:
AT&T and PANGAEA

- Redundant fiber connections are provided by dual routing from Charlotte and Atlanta with connectivity that is equivalent to that of most metropolitan areas



For more information on this property and development opportunities within Rutherford County contact:
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 Rutherford County Economic Development

Mail & E-blasts

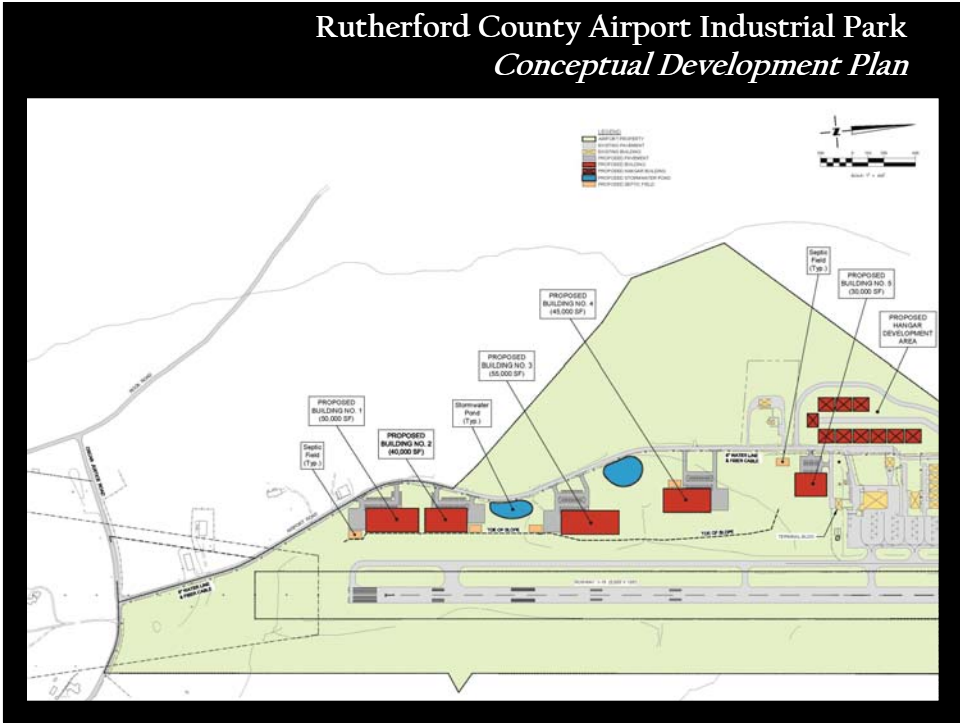


Jobs and the Local Economy

Rutherford County Airport


- Important tool for **Economic Development** and Tourism Development
- Significant increase in air traffic as a result of the Tryon International Equestrian Center
- **Rutherford County Welcome Bags** are being distributed to all visitors at the airport.
- Completed conceptual development plan and budget level cost estimates for **industrial/business development** at county airport





Challenges Ahead:

- Diversification of **available buildings and sites** that meet the needs for advanced manufacturing opportunities
 - Buildings need **ceiling heights above 26 feet**
 - Large, available sites needed **near major transportation corridors**
 - Encourage demolition of **functionally obsolete buildings**
- Continue to reintroduce Rutherford County to the new **Economic Development Partnership of NC**
- Continue partnership with ICC and RCS to develop **workforce** skills needed for advance manufacturing and high-tech industries





Thank you for your leadership and
commitment to Rutherford County!

