



Chatham County Economic Development Update

Doug Emmons
Chatham Economic Development
Corporation Board Member

Chris Ehrenfeld
Chatham Economic Development
Corporation Board Member

May 12, 2014



AGENDA

- The Need for Economic Development
 - The Importance of Education
 - EDC Focus and Results to Date
 - Current Major Proposed Developments
-

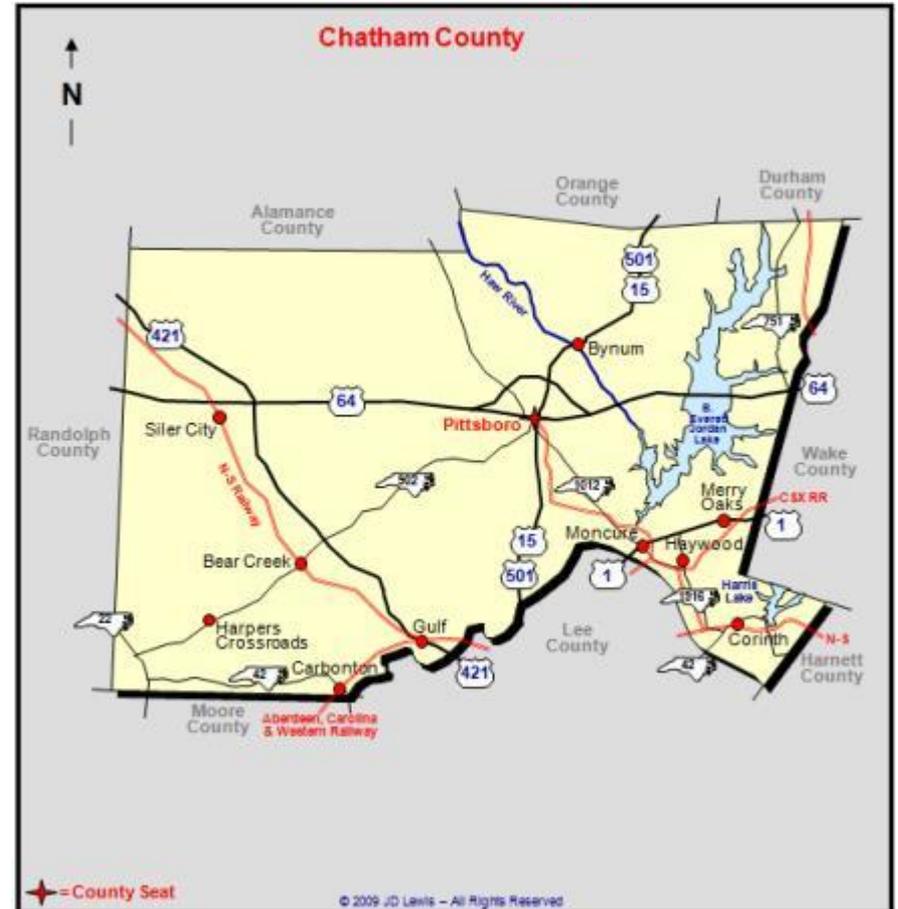


THE NEED FOR ECONOMIC DEVELOPMENT



CHATHAM COUNTY PROFILE

- **Square Miles:** 709
(#20 largest of 100)
- **Population:** 63,564
(#40 largest of 100)
- **Workforce:** 34,168
(#66 largest of 100)
- **Number of Jobs:** 15,140
(#86 in jobs to workforce ratio)
- **Unemployment:** 4.6%
(March '14, lowest in state)
- **Average Weekly Wage:** \$625
(State average \$710)





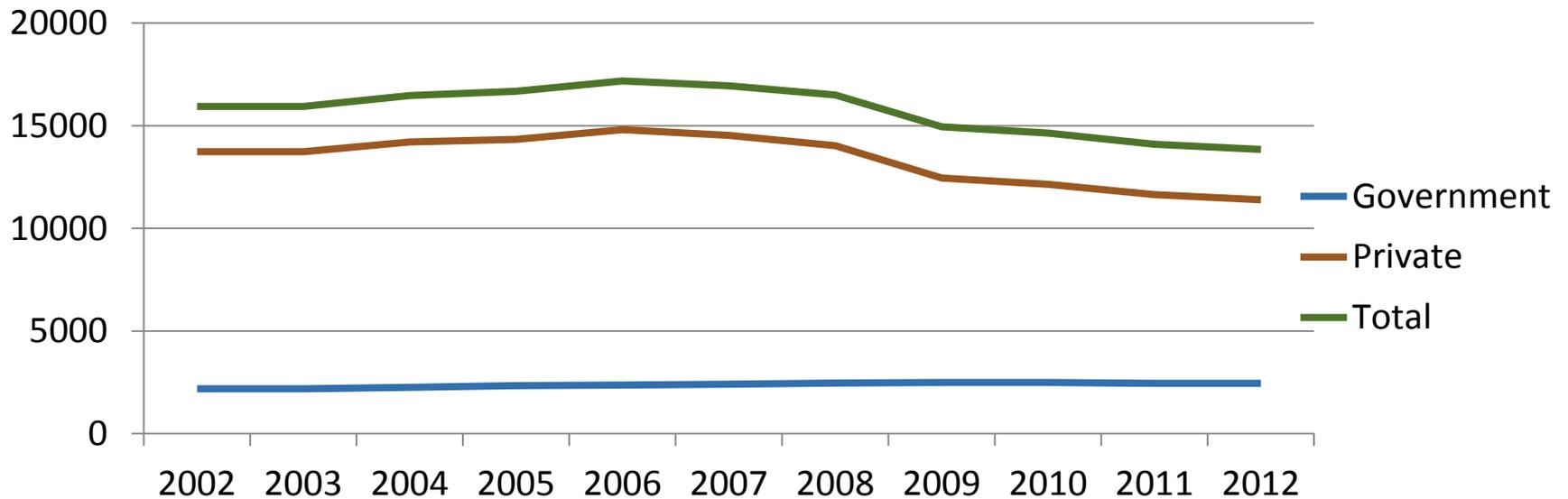
CHATHAM COUNTY INDUSTRIES

- Agriculture
 - 1,100 farms, largely livestock & poultry
 - Generate > \$122M tax revenue per year
 - Manufacturing
 - Food manufacturing, wood products
 - Declining base with loss of poultry plant
 - Other: Wholesale, Retail, Construction, Real Estate, Health Care, Professional & Technical Services, Social Assistance
-



CHATHAM COUNTY PRIVATE SECTOR JOBS DECLINE

- Manufacturing = 34% of Chatham jobs in 2005
- Manufacturing jobs decline > new jobs added since 2005:

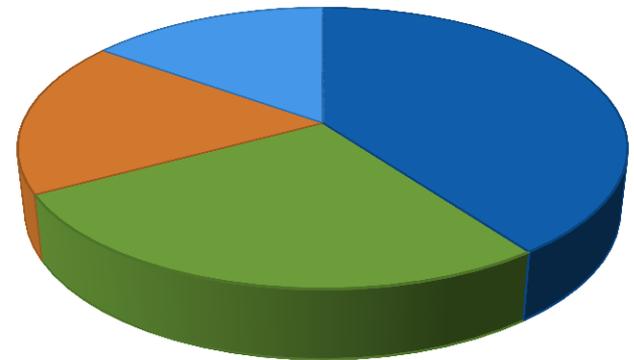




CHATHAM COUNTY IMPACT AS A BEDROOM COMMUNITY

- 55% of resident labor force commutes out of the County. Average commute is 26 minutes
- \$0.64 of every consumer dollar is spent outside Chatham County
- Estimated loss in Chatham sales tax revenue = \$7.7M

County Revenue Sources



- Property Taxes
- Other
- Intergovernmental Transfers
- Sales Tax



CHATHAM COUNTY TAX BASE

Residential	\$6.5 Billion	77.13%	} ~91%
Present-Use	\$1.2 Billion	13.92%	
Commercial	\$0.6 Billion	7.49%	} ~9%
Industrial	\$0.1 Billion	1.46%	
Other	<u>\$0.0 Billion</u>	0.00%	
	<u>\$8.4 Billion</u>	100.00%	

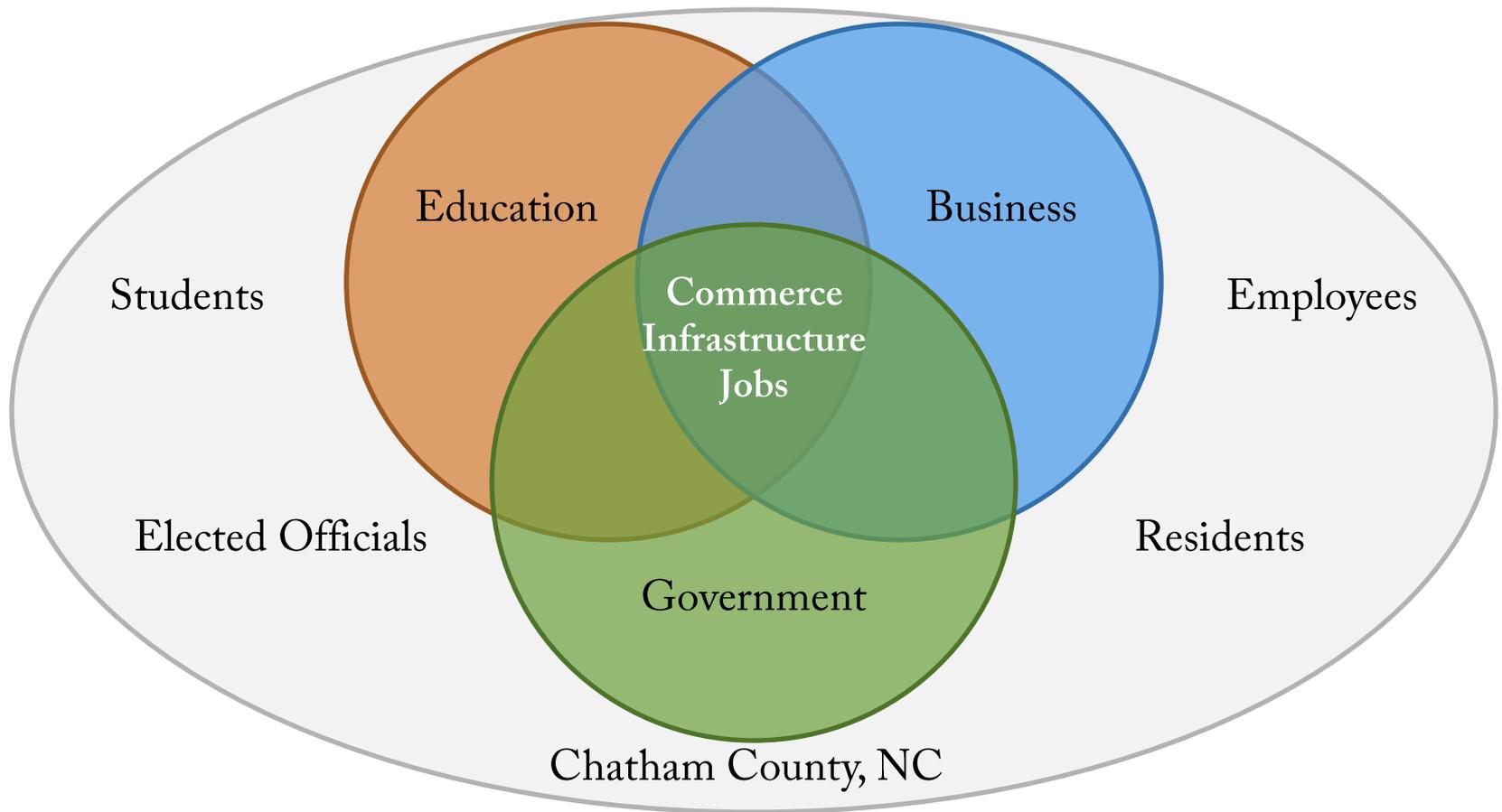


COST OF COMMUNITY SERVICES STUDY (2007)

Residential	\$1 : \$1.14
Commercial	\$1 : \$0.33
Farmland	\$1 : \$0.58



CHATHAM PARTNERSHIP MODEL





THE IMPORTANCE OF EDUCATION



EDUCATION-RELATED DEMOGRAPHICS

Chatham County population (2012)	65,976
% persons under age 5	5.3%
% persons under age 18	21.0%
% persons 65 years and over	21.6%
% persons age 5+ speaking other than English at home	13.5%
% persons age 25+ High School graduate or higher	85.5%
% persons age 25+ Bachelor's degree or higher	36.7%
Median household income	\$57,793
% persons below poverty level	11.1%



CHATHAM COUNTY K-12

- 17 public schools
 - 5 elementary, 5 K-8, 3 middle, 3 high
 - 1,213 employees
 - Top ranked (#6, #15) high schools in NC
 - 3 charter schools also well ranked
 - Non-profit support via Chatham Educational Foundation, Chatham Literacy Council, and Chatham County Together
-



CENTRAL CAROLINA COMMUNITY COLLEGE

- Public, non-profit 2-year college
- Associate in Arts, Associate in Science, Applied Science, certificate programs, adult education courses
- Campuses in three counties





CENTRAL CAROLINA WORKS

- Collaborative dual enrollment project
 - High school students earn college credit from tuition-free CCCC courses
 - 16 UNC campuses and 24 NC private universities
 - Texas model: Students twice as likely to enroll in and complete post-secondary education
-



NC RANKED FACTORS FOR COMPANIES LOCATION CHOICE

Table 2.6: Importance of Factors on North Carolina's Business Climate for Non-Incented Companies (Non-Lee Act): Rank Based on Percentage of Highest Score for All Companies

Rank	Factors	Number of Companies	Percentage of Highest Score
1	Availability of skilled labor	464	60%
2	State corporate tax rate	460	42%
2	State regulatory environment	463	42%
4	Local property tax rates	464	40%
5	State individual income tax rate	463	37%
6	Availability of community colleges	465	34%
7	Highway infrastructure	465	30%
8	Information technology infrastructure	463	29%
9	Availability of 4-year colleges/univ	465	27%
10	Workforce training programs	462	24%
10	Environmental regulations	459	24%
12	State economic dev. tax incentives	463	23%
13	Local economic dev. tax incentives	461	23%
14	Land prices	464	23%
15	Housing costs	464	22%
15	Accessibility to major airport	464	22%
17	Availability of low cost labor	462	16%
18	Mass transit infrastructure	465	10%
19	Availability of unskilled labor	462	9%

Availability of skilled labor is 50% higher than the next ranked factor

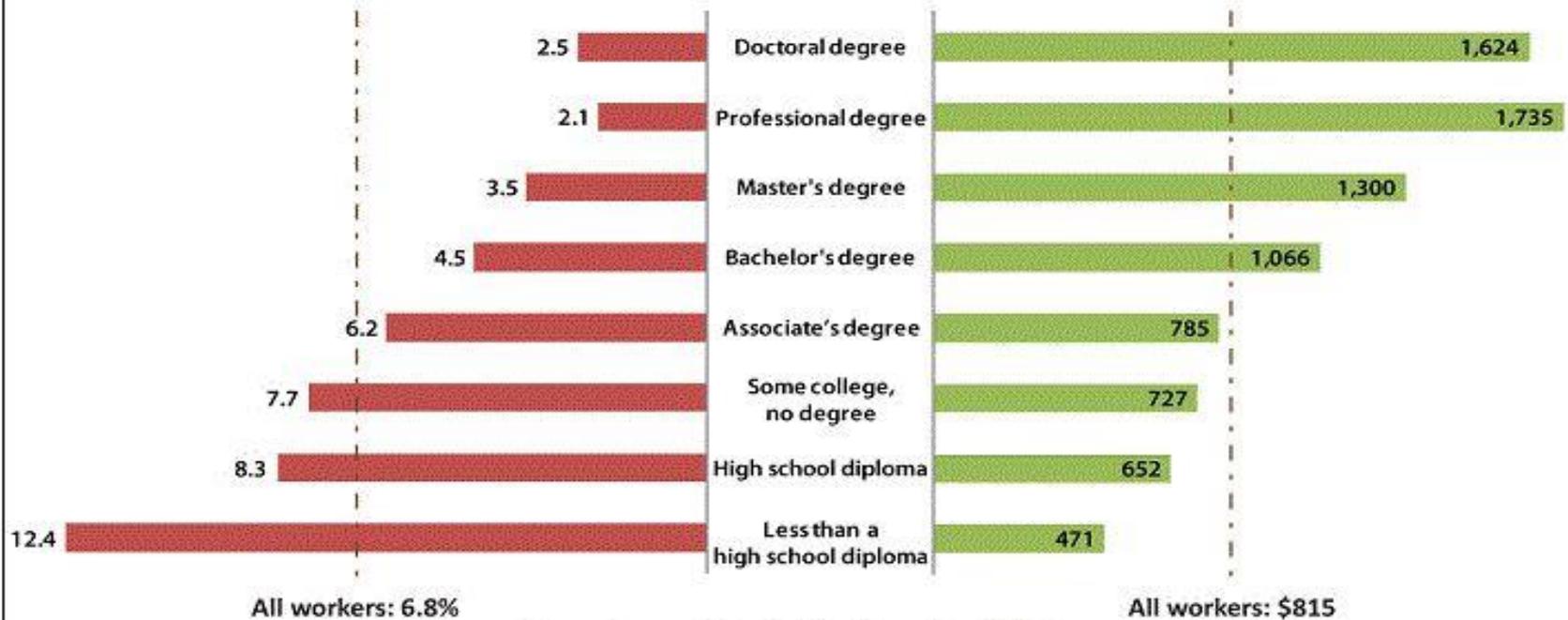


IMPORTANCE OF EDUCATION

Earnings and unemployment rates by educational attainment

Unemployment rate in 2012 (%)

Median weekly earnings in 2012 (\$)



Source: Bureau of Labor Statistics, Current Population Survey



EDC FOCUS & RESULTS TO DATE



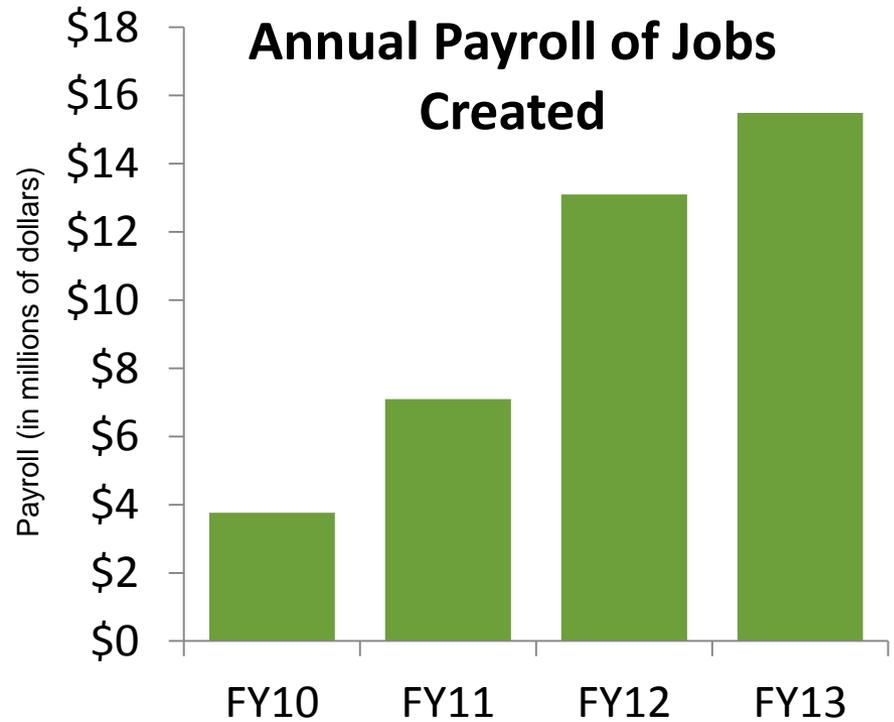
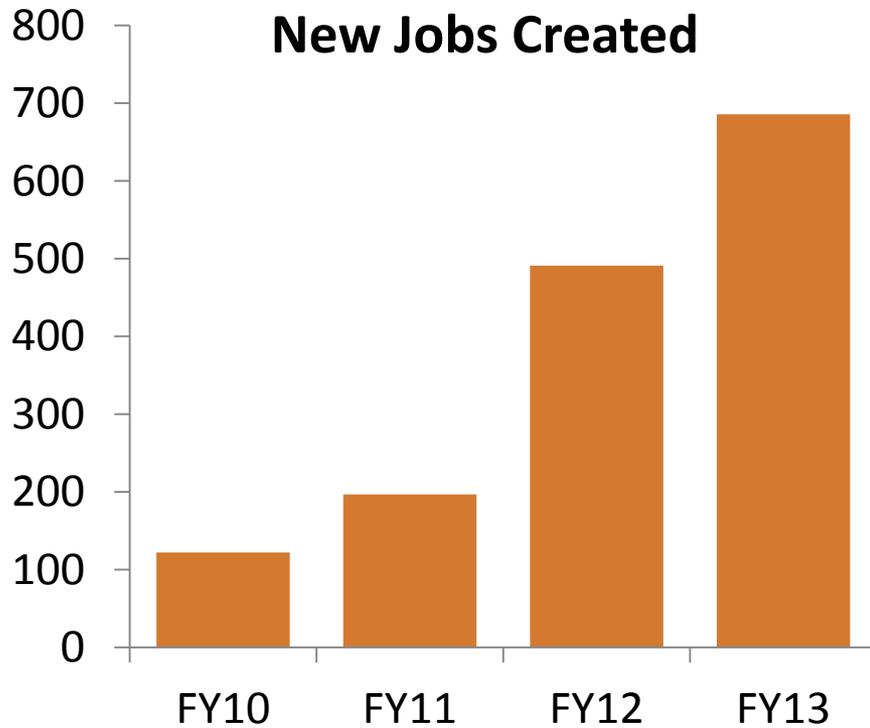
ABOUT CHATHAM EDC

The Chatham Economic Development Corporation (EDC) is a private, non-profit organization working to make Chatham County the preferred location for emerging growth companies.

By attracting new companies, helping existing businesses and assisting new ventures, the EDC encourages new job creation and private investment in property and equipment.

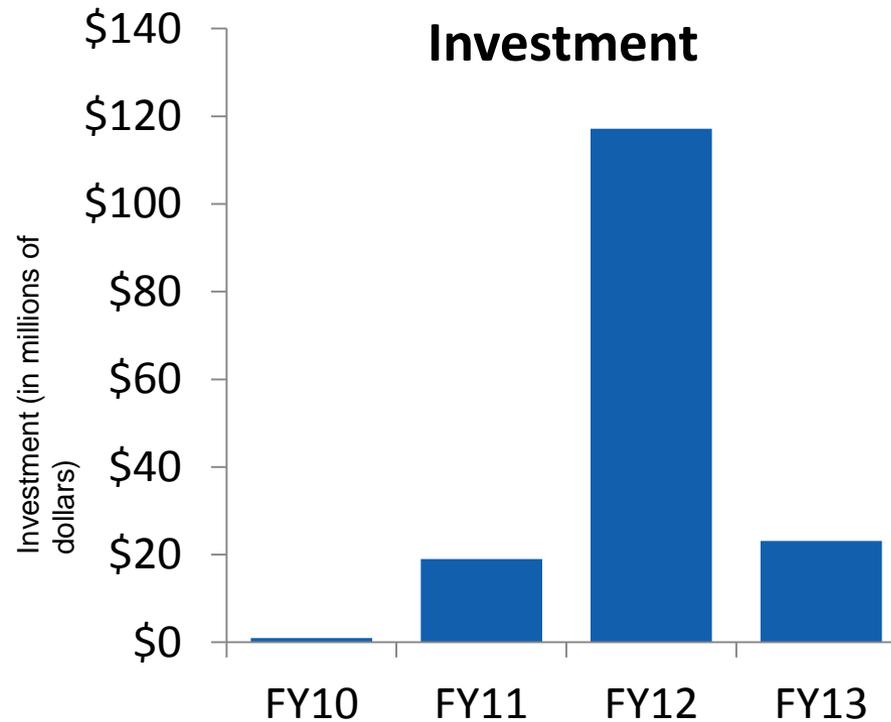


EDC RECENT ACCOMPLISHMENTS





EDC RECENT ACCOMPLISHMENTS





CHATHAM EDC OBJECTIVES

Attraction

Target established businesses located outside the county and encourage them to move into Chatham

Retention and Expansion

Support established businesses within Chatham County, to maintain existing jobs and help firms grow

Entrepreneurship

Help small businesses locate resources and support, including technical and marketing assistance and financing sources



RECENT EDC PROJECTS: ATTRACTION

RECENT EDC PROJECTS: ATTRACTION



RECENT EDC PROJECTS: ATTRACTION



Photos courtesy Piedmont Health SeniorCare

RECENT EDC PROJECTS: ATTRACTION

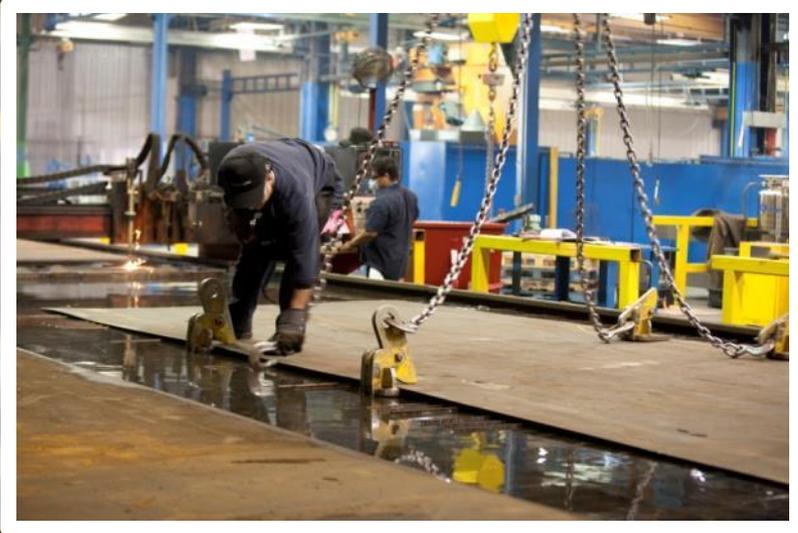


Photos courtesy Strata Solar



RECENT EDC PROJECTS: RETENTION & EXPANSION

RECENT EDC PROJECTS: RETENTION & EXPANSION



OLYMPIC **STEEL**

RECENT EDC PROJECTS: RETENTION & EXPANSION



Photos courtesy Brookwood Farms



RECENT EDC PROJECTS: ENTREPRENEURSHIP

RECENT EDC PROJECTS: ENTREPRENEURSHIP



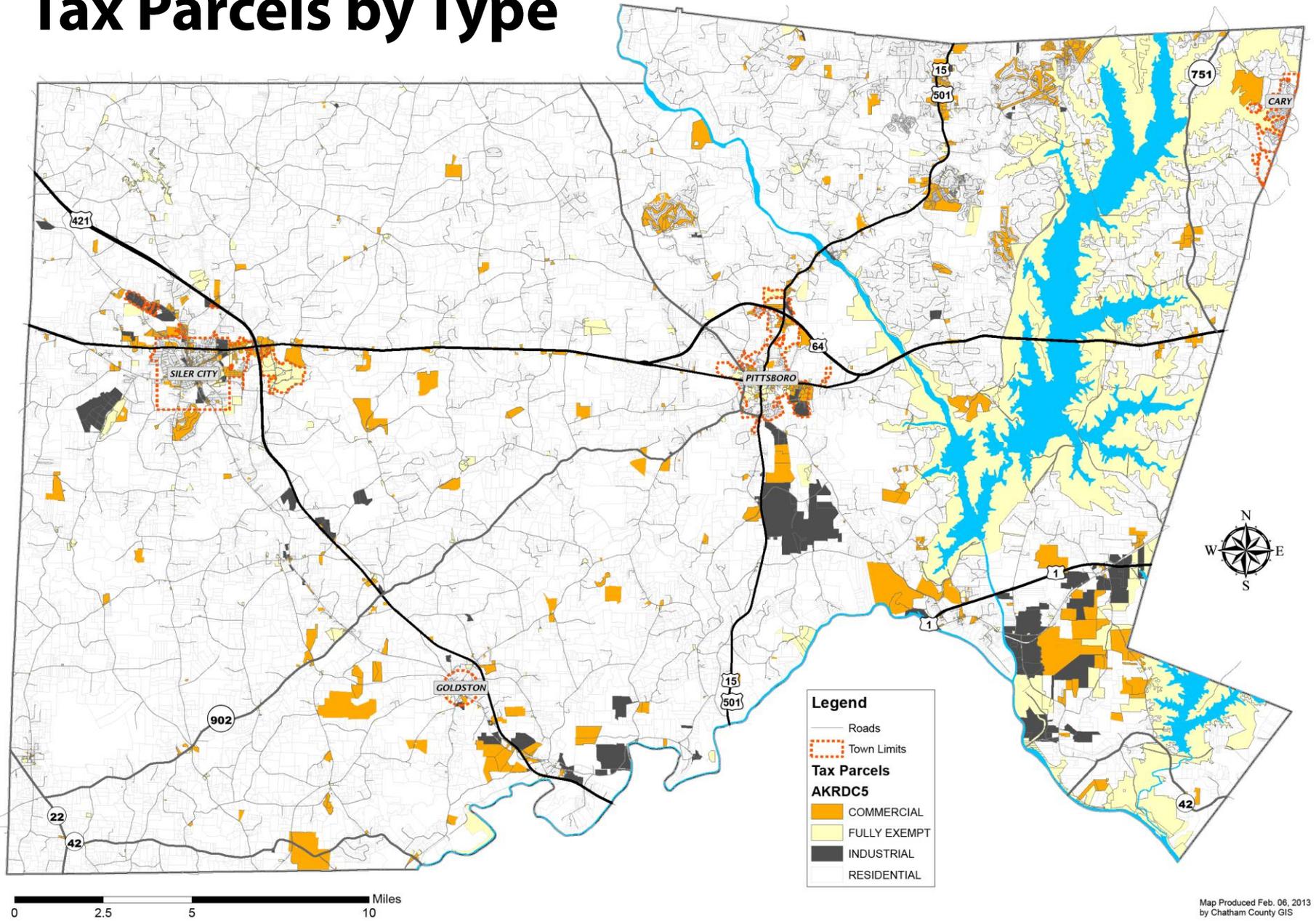
Did you know.....

"We use only **GENUINE** OGS in our pastries!" We bake/pastry with love!
"Our doughnuts are **BAKED** not fried!"
"Local, quality ingredients + premium pastries with high quality and flavor!"
We use locally:
Lynch's Mt. Organic Flour Lily Sun-Farm Steaks
Lynch's Egg Ranch Eggs Carolina Broilers Beer
Organic Fruit Market Free Flour King Bee's Maple Syrup
*All are checked
*whatever we can find of the local farmer's market!

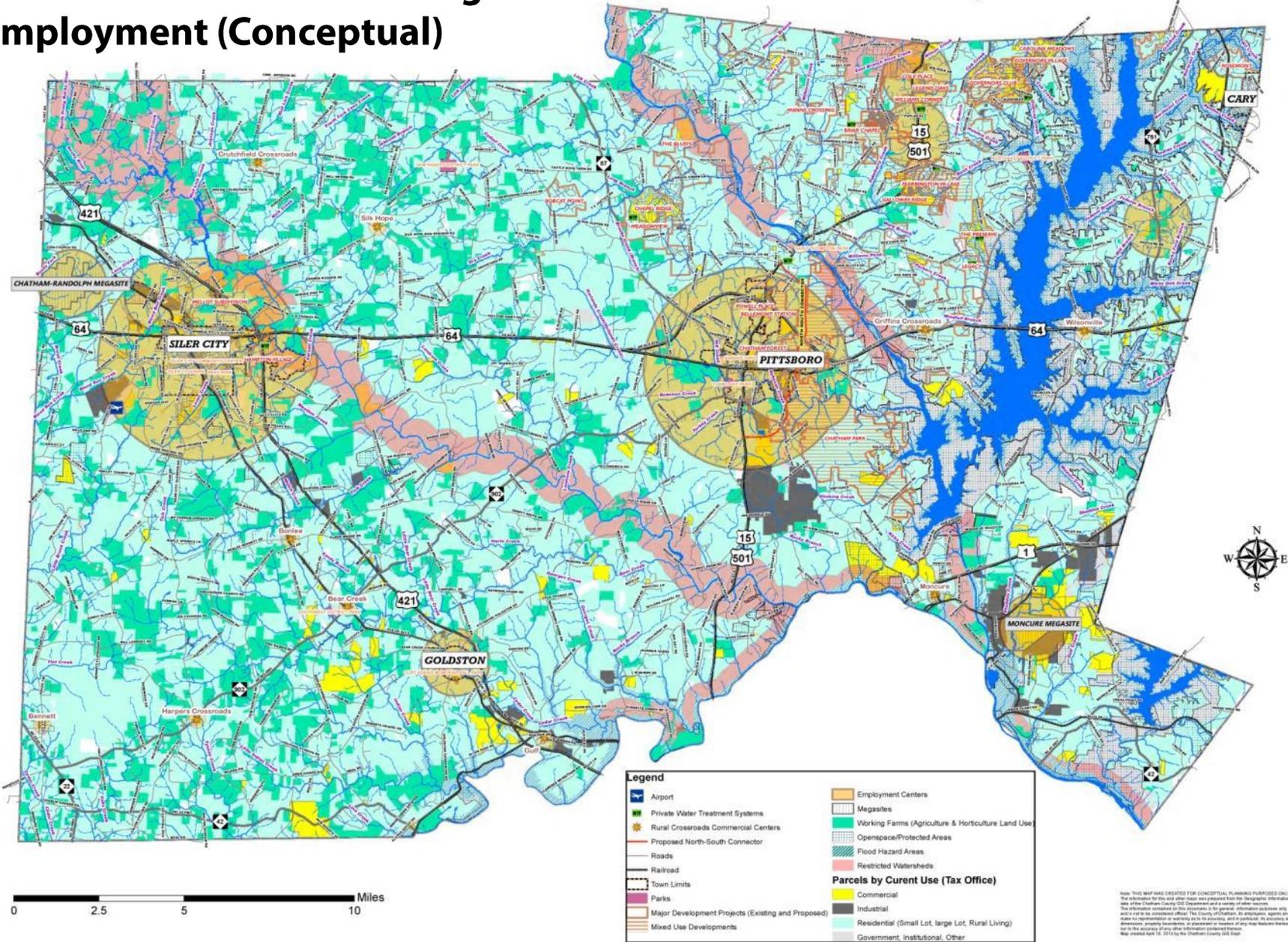


**RECENT EDC PROJECT:
CONCEPTUAL LAND
USE PLAN**

Tax Parcels by Type



Rural Preservation with Targeted Employment (Conceptual)





MAJOR PROPOSED DEVELOPMENTS

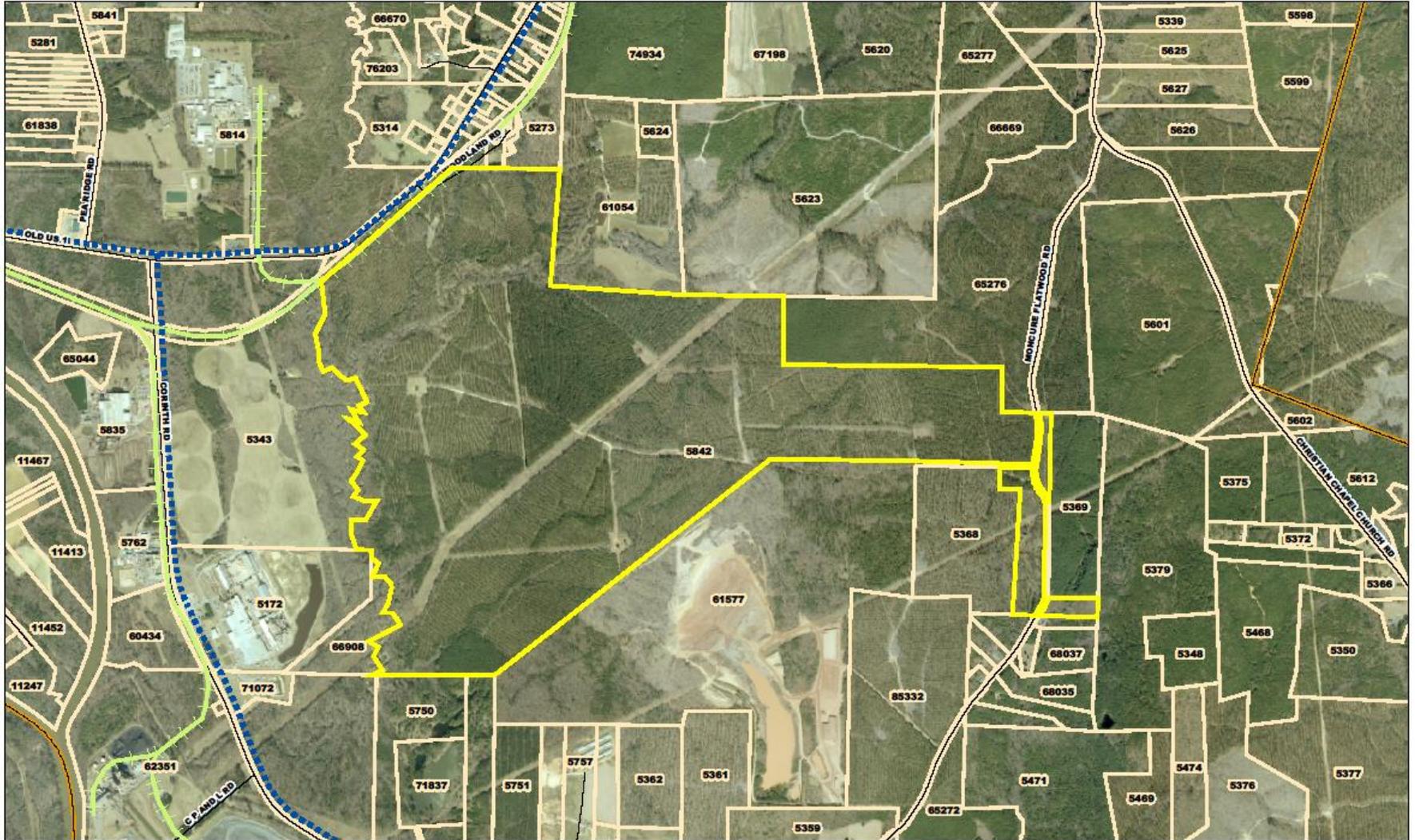


MAJOR PROPOSED DEVELOPMENTS

Proposed Industrial, Commercial and Office Space

- Moncure Megasite – 1,000 acres
 - Chatham-Randolph Megasite – 1,800 acres
 - Chatham Park – 7,000 acres
-

MONCURE MEGASITE

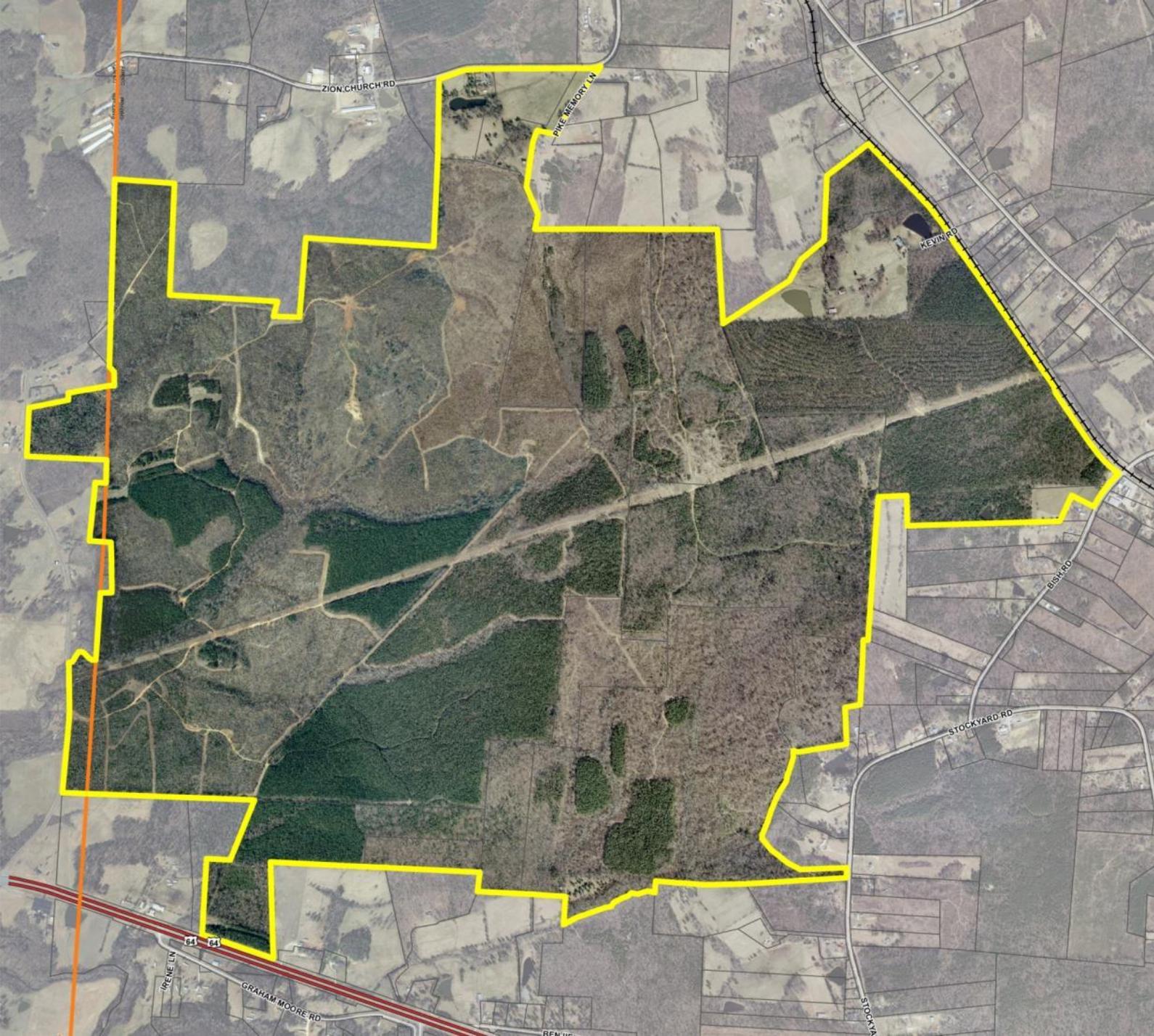


0 0.25 0.5 1 Miles





MAJOR PROPOSED DEVELOPMENT: CHATHAM-RANDOLPH MEGASITE



ZION CHURCH RD

PINE MEMORY LN

KEYWAY RD

BISHOP RD

STOCKYARD RD

IRENE LN

GRAHAM MOORE RD

RFM DR

STOCKYARD



ChathamRandolph Megasite

CHATHAM/RANDOLPH COUNTIES, NORTH CAROLINA | 919.542.8274

OVERVIEW

REGIONAL VIEW

LOCAL VIEW

SITE VIEW

TOUR THIS PRIME MEGASITE OPPORTUNITY NOW!



NORTH CAROLINA'S PREMIER MEGASITE.

Located in the heart of the Piedmont, powered by the strength of superior logistics, high-capacity utilities and a performance-ready workforce, the ChathamRandolph Megasite is the certified site of choice for world-class competitiveness.

Choose ChathamRandolph for speed: A rail-served site in a strategic location less than 50 miles from two international airports and within a one-day drive of major East Coast port terminals.

Choose ChathamRandolph for service: High-capacity utilities offer customer choice power, excellent excess capacity in water and water treatment, and fiber available within 90 days of request.

Choose ChathamRandolph with confidence: While the site itself has been vigorously evaluated by McCallum Sweeney through the Duke Site Readiness Program, the workforce is also tested and ready, thanks to the nation's best training and a higher than average percentage of workers already employed in manufacturing. Only two owners, both motivated to sell, mean the ChathamRandolph Megasite is ready to roll when you are.

Named the #3 Site in the Top Region in the South for Auto Assembly by Southern Business & Development Magazine.



ChathamRandolph is the site to choose for the strongest state and regional support. Proximity to Greensboro and Raleigh—including the globally-renown Research Triangle—puts metro amenities and services, as well as leading R&D, right at hand. And in

ADVANTAGES

- Strong fit for automotive or OEM—1,800± available acres
- Direct access to Norfolk Southern RR
- Customer choice power—230 kv capacity through Duke Energy
- Over 2 mgd excess water and waste treatment capacity
- Ample natural gas through PSNC
- Skilled manufacturing workforce
- Leading education and R&D in the Research Triangle
- North Carolina certification pending

ChathamRandolph Megasite

CHATHAM/RANDOLPH COUNTIES, NORTH CAROLINA | 919.542.8274

OVERVIEW

REGIONAL VIEW

LOCAL VIEW

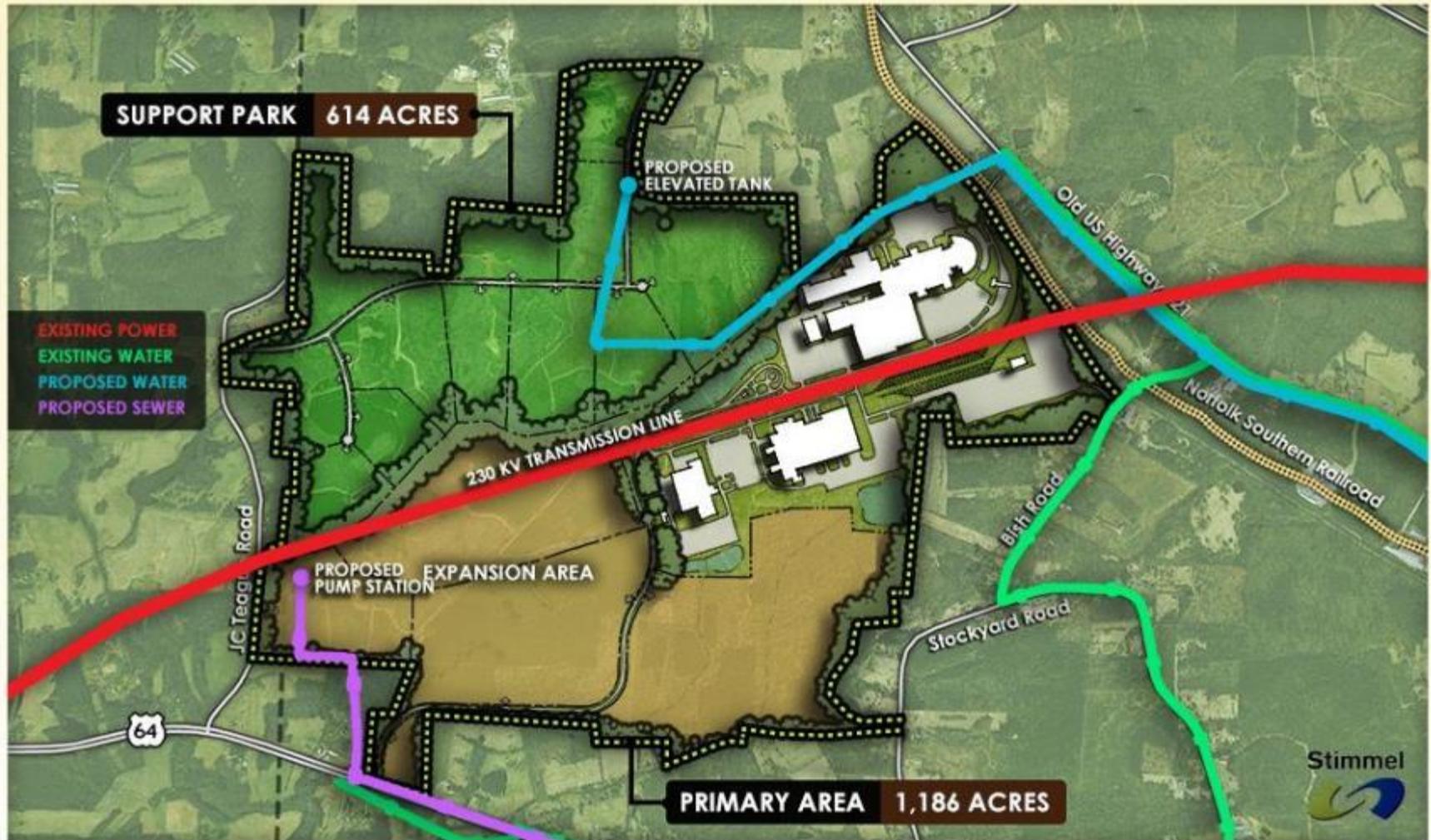
SITE VIEW

Pano Photos

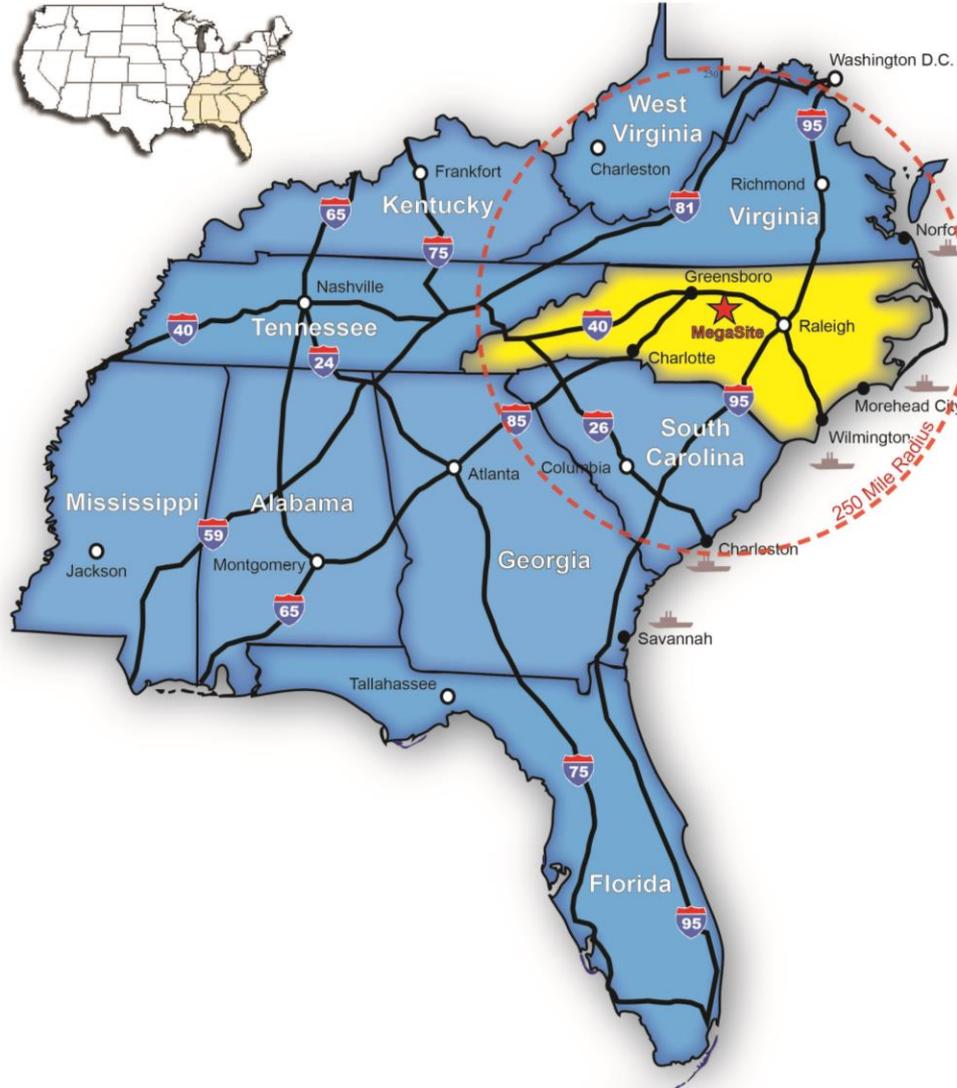
Utilities

Megasite Plan 1

Megasite Plan 2



CHATHAM-RANDOLPH MEGASITE



Chatham / Randolph County MegaSite

Chatham & Randolph Counties, NC 07/19/13

Location Map 1

Prepared for:

Mr. Tim Booras & D.H. Griffin
4319 Waterleaf Court, Suite 101
Greensboro, NC 27410
(336) 316-1260

Project #: 12-174

Prepared by:

 **Stimmel**
Landscape Architecture
Civil Engineering
Stimmel Associates, PA Land Planning

501 N. Trade Street
Suite 200
Winston-Salem, NC
27101-2816
P: 336.723.1987
F: 336.723.1989
www.stimmel.com

SPECIAL BONUS EDITION

SOUTHERN

BUSINESS & DEVELOPMENT



**The Southern
Auto Corridor:**
The Center of North America's
Automotive Universe

*TOP MARKETS IN THE SOUTH FOR AUTO ASSEMBLY

1. Piedmont Triad, N.C.
2. Houston, Texas
3. Savannah, Ga.
4. Emporia, Va.
5. Elizabethtown, Ky.
6. Huntsville, Ala.
7. Memphis, Tenn.
8. Little Rock, Ark.
9. Jackson, Tenn.
10. Florence, S.C.
11. Columbia, S.C.
12. Charlotte, N.C.
13. Monroe, La.
14. Bardstown, Ky.
15. Tri-Cities, Tenn.
16. Hopkinsville, Ky.
17. Sumter-Clarendon County, S.C.
18. Orangeburg, S.C.
19. Jacksonville, Fla.
20. Montgomery, Ala.

TOP SITES IN THE SOUTH FOR AUTO ASSEMBLY

1. Glendale Megasite - Elizabethtown, Ky.
2. Mid-Atlantic Manufacturing Center - Emporia, Va.
3. Chatham-Randolph Co. Megasite - Siler City, N.C.
4. Memphis Regional Megasite - Haywood Co., Tenn.
5. Central South Carolina Megasite - Kershaw Co., S.C.
6. Sewell Site - Huntsville, Ala.
7. White Hawk Commerce Park - Florence, S.C.
8. I-95 Megasite - Clarendon County, S.C.
9. Carolinas I-95 Megasite - Dillon County, S.C.
10. I-77 Megasite - Chester County, S.C.
11. I-24 Megasite - Hopkinsville, Ky.
12. I-22 Industrial Site - Guin, Ala.
13. Franklin Farm Megasite - Holly Ridge, La.
14. Crawford Diamond Megasite - Nassau Co., Fla.
15. West Kentucky Megasite - Graves Co., Ky.
16. Jafza Magna Park - Orangeburg County, S.C.
17. Savannah Megasite - Pooler, Ga.
18. Tunica Megasite - Tunica, Miss.
19. South Alabama Megasite - Baldwin Co., Ala.
20. Bridgeport Site - Coweta County, Ga.



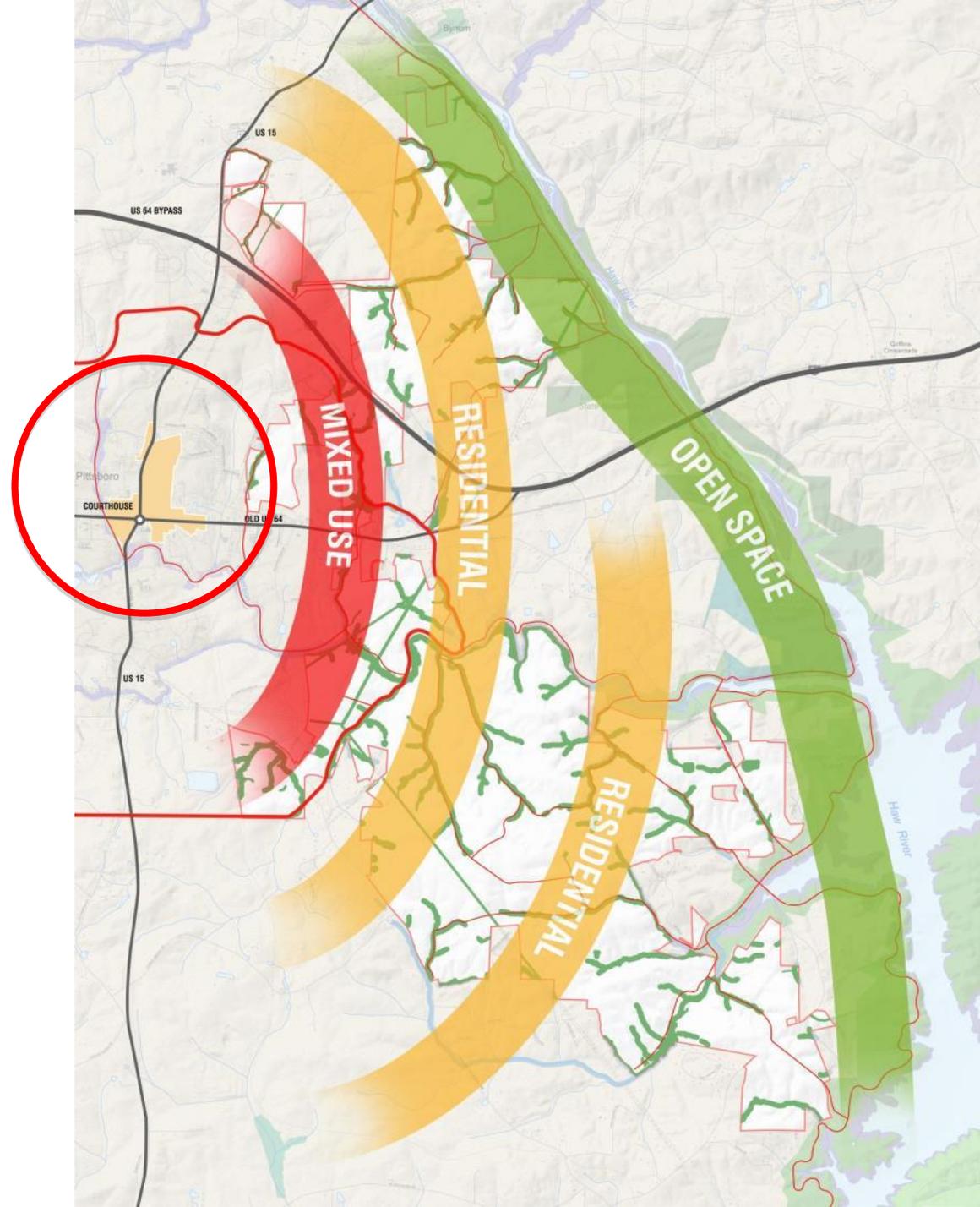
**MAJOR PROPOSED DEVELOPMENT:
CHATHAM PARK**

CHATHAM PARK

PLANNING FRAMEWORK:

*Locate commercial near
Pittsboro and Highways*

*Link new neighborhoods to
the Haw River*



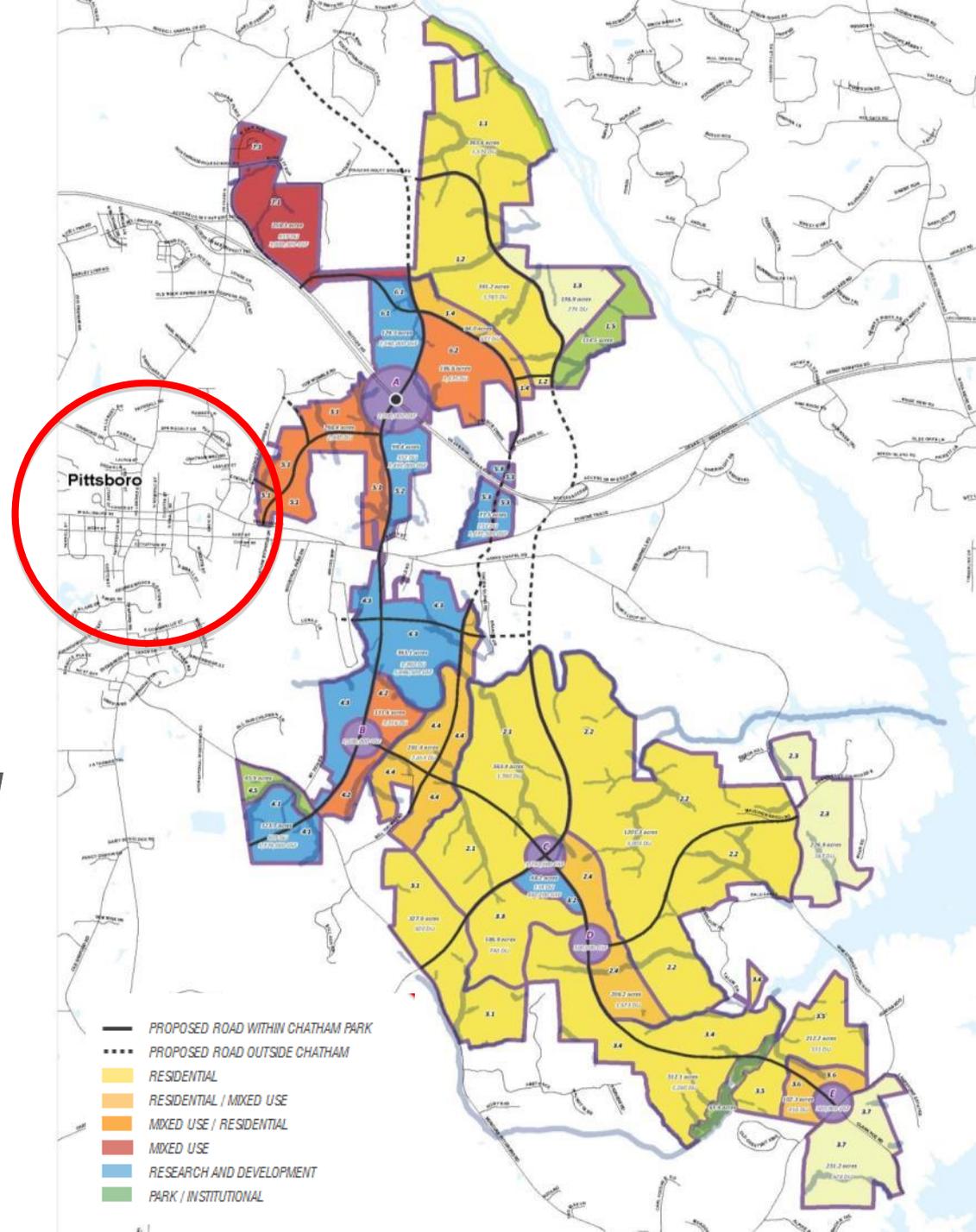
CHATHAM PARK

PLANNING FRAMEWORK:

Land Use

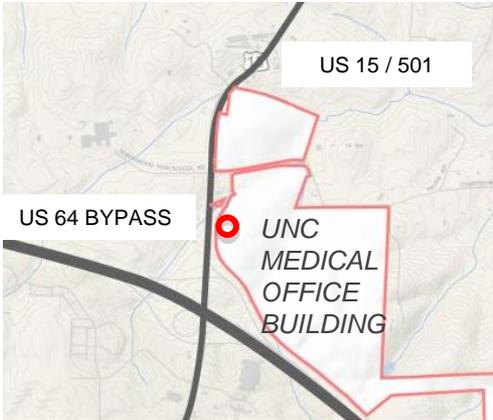
Commercial, office, medical, hospitality and retail organized along Highways 64 & 15-501 and future 15-501 Bypass

Residential oriented toward stream valleys, the Haw River and Jordan Lake



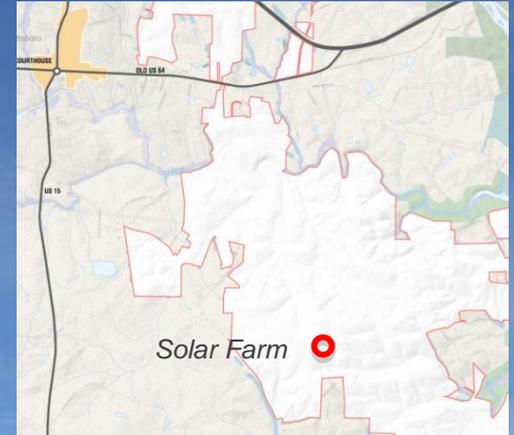
CHATHAM PARK

UNC Medical Office Building



CHATHAM PARK

20 Mega Watt Solar Farm



CHATHAM PARK

Bluff Park Overlook



CHATHAM PARK

North Village Concept





WHAT SUCCESSFUL ECONOMIC DEVELOPMENT MEANS

For Residents

- Larger and more diverse tax base
- Easier access to medical facilities, shopping, etc.
- Greater opportunities for local employment

For Business Owners

- Larger consumer base and employee pool
 - Increased business traffic
 - Business to business opportunities
-



GET INVOLVED

CHATHAM EDC
ECONOMIC DEVELOPMENT CORPORATION

P.O. Box 1627
964 East St.
Pittsboro, NC 27312
919.542.8274
info@chathamedc.org

GET THE NEWSLETTER

SIGN UP

CONNECT WITH US

www.chathamedc.org

Sign up for our newsletter
and stay in touch with
social media

Dianne Reid
President, Chatham Economic
Development Corporation
dreid@chathamedc.org
919-542-8274
