



Greater
Statesville
Development
Corporation



Committee of 100 Newsletter

January 2004

Lowes to Relocate their Aviation Fleet to Statesville Airport

The anticipated \$100 million decision was announced November 19, 2003. Lowe's Companies has chosen the Statesville Municipal Airport to house their corporate jets, which will make Lowe's the number one tax payer in Iredell County. The airport's current runway will be extended an additional 2,000 feet, and construction of a new hangar is scheduled to begin in May. The Lowe's company web site address is: www.lowes.com

FlexSol Packaging Adds to their Existing Manufacturing Plant

A local packaging company recently announced their plans for an expansion. FlexSol Packaging, Inc. will begin construction soon of an additional 22,800 square feet. The \$5 million project will also allow the addition of 24 new employees to manufacture plastic films used in food packaging. FlexSol's web site address is: <http://www.flexsolpackaging.com>



Engineered Sintered Components Expands in Troutman, NC

A \$7 million expansion is underway. Engineered Sintered Components is building a 30,000 square foot addition to their plant in Troutman. This expansion and the addition of approximately 50 employees will aid in their production of powdered metal components for automotive, industrial & home appliance products. ESC's web site is: <http://www.engsin.com/>



ASMO North Carolina Expands

A new production line will be added at ASMO North Carolina's plant on Crawford Road. The \$20-\$40 million investment will allow ASMO to manufacture a new, lightweight motor for automobiles. ASMO's web site address is: <http://www.asmo-na.com>



[LesCare Kitchens Featured in Wood Products Magazine](#)

Wood and Wood Products Magazine featured Statesville's LesCare Kitchens in their August 2003 issue. Titled, *A Reversal of Misfortune - LesCare Kitchens' new facility pumps life into North Carolina woodworking industry and economy*, the article highlights LesCare's history and business philosophy. LesCare's web site address is: www.lescure.com.

To read the article online go to:

<http://www.iswonline.com/wwp/200308/lescure.shtml>

[New Cinemas Planned for Statesville](#)

Marquee Cinemas plans to make their mark in Statesville. Construction of a new 10-cinema complex is scheduled to be completed by November 2004 on Eastside Drive. The 38,000 square foot theatre will feature stadium seating and 1,896 seats. A ground breaking ceremony was held January 6 to officially kick off the project.



Left to right: Sally Blackwelder; Sue Hedrick; Larry Hedrick, investor; John Blackwelder, investor; Joe Bertolami, investor; Statesville Mayor John Marshall; Curtis McCall-Marquee Cinemas; Jap Johnson, Statesville City Council; Paula Steele, Statesville City Council; Steve Robinson, Piedmont Bank; Carol Johnson, Statesville Chamber Chairman; Costi Kutteh, Statesville City Council. Not pictured: Dwight Goforth, investor.

[North Carolina Senate Approves New Incentives For Large Automotive Deals](#)

Automotive concerns that invest \$100 million or more in new plants in North Carolina could receive a handsome refund of state and local sales taxes under a bill overwhelmingly approved by the Senate. The bill has now moved to the House. If approved by the North Carolina House of Representatives, the new law will give sales tax refunds on building materials used to construct the new plant and refunds on certain equipment purchased for the facility. The proposed legislation is another sign that North Carolina is moving quickly to snare an automotive assembly plant. North Carolina is home to more automotive suppliers than any other state in the Southeast but Tennessee, yet, to date, the state has not landed an auto assembly plant.

Article taken from *Developments*, a quarterly economic development publication of *ElectriCities of North Carolina*

[Chamber Invites All Members to Attend 2004 Annual Membership Meeting / Awards Luncheon](#)

Sponsored by BB&T

Friday, January 23, 2004 / 11:45 am - 1:30 pm
Statesville Civic Center

\$20.00 per person

\$200.00 Corporate Table for 8

Special Awards Presentations To:

Retiring Officers and Directors

Outgoing Chairman of the Board

Sponsored by Sheri Bistreich & Associates –
American Express Financial Advisors

2003 Citizen of the Year

Sponsored by Bunch-Johnson Funeral Home

2003 Farmer of the Year

Sponsored by Carolina Farm Credit, ACA

2003 Ambassador of the Year

Special Guest Speaker: Charles Neely

30 Year ACC Football Official & Statesville Native

Charles Neely was born and raised in Statesville. He graduated from Statesville Senior High School and attended Appalachian State University. For the past 30 years, Charles has been a manufacturing representative in the men's apparel industry. He is Past President of the Men's Apparel Club of the Carolina's and Virginia and served on the Board of Directors for eight years. He was a member of the Board of Trustees of the Children's Home in Winston-Salem for six years. Charles has officiated college football for thirty years, mostly in the Atlantic Coast Conference. He has served as Secretary and Treasurer of the ACC Officials Association for fifteen years and is Past President of the organization. He also won the Joe E. Long Service to Officiating Award. Charles was a Head Linesman official and has worked the Citrus Bowl, two Bluebonnet Bowls, Gator Bowl, Copper Bowl, Blockbuster Bowl, Liberty Bowl, Independence Bowl and the Outback Bowl, and many other accolades.

Submitted by Danny Hearn, President /

Statesville Chamber www.statesvillechamber.org

Iredell County JobLink Center Provides Valuable Service

The Iredell County ESC/JobLink Career Center continues to provide valuable services to Iredell County. Since JobLink is a partnership of a number of service agencies within the community, there is a built-in linkage to additional services for our customers. The JobLink Center is Chartered through the Centralina Workforce Development Board and we submit documentation for re-chartering regularly. In Iredell County we have staff from ESC at the Center full time and Staff from Vocational Rehabilitation, Mitchell Community College, Department of Social Services and I-CARE on a part time basis. The staff of the JobLink Center provide some services individually and others in a joint manner which our customers tell us enhances the product provided. For example, ESC and MCC do joint Job Seeking Skills Workshops and Follow-Up Sessions for those beginning a new claim for unemployment. This is through a project called Federal Reemployment Initiative and is an effort to help those beginning to receive Unemployment Insurance to return to the workforce more quickly. Additionally ESC and MCC have done a yearly job fair in the spring when students from the college are graduating. DSS has an annual Amnesty Day Event in which all the other JobLink Partners have participated. All partners services are highlighted when JobLink Staff provide Orientation Sessions for employees of a company about to experience a large lay off or closure. Staff from each of the JobLink Partner Agencies have access to the ESC system in order to view jobs and make referrals of their clients.

Submitted by Jean Manall, Mgr. / Empl. Security Commission jean.manall@ncmail.net

Civilian Labor Force Estimates Iredell County

	Sept 2003	Oct 2003	Nov 2003
Labor Force	67,481	67,783	67,871
Employed	63,124	63,557	63,490
Unemployed	4,357	4,226	4,381
Rate %	6.5	6.2	6.5

Source: Employment Security Commission: www.ncesc.com

2003 Corporate Survey: A Look at the Corporate Site Selector's New Mindset

Area Development magazine has compiled their 2003 survey ranking various site selection factors. Traditionally, *availability of skilled labor*, *labor costs*, and *highway accessibility* have ranked as the top site selection factors for their readers. This year, for the first time ever, *state and local incentives* ranked as the number-one factor, considered "very important" or "important" by 92.7 percent of the survey respondents. Rising unemployment – currently- at about 6 percent – has moved the *availability of skilled labor* factor down to third place, with an 89 percent rating.

Combined Ratings* of 2003 Factors

SITE SELECTION FACTORS		2002	2003
Ranking			
1	State and local incentives	88.0	92.7
2	Labor costs	89.9	89.7
3	Availability of skilled labor	90.9	89.0
4	Highway accessibility	86.6	88.9
5	Occupancy or construction costs	82.4	86.3
6	Tax exemptions	88.2	86.2
7	Corporate tax rate	84.6	85.1
8	Energy availability and costs	80.9	80.8
9	Proximity to major markets	83.7	80.0
10	Availability of land	75.2	78.1
11	Availability of telecommunications services	76.1	77.9
12	Cost of land	74.0	77.3
13	Environmental regulations	76.7	72.9
14	Low union profile	69.4	71.6
15	Availability of broadband telecom services	66.7	67.4
16	Right-to-work state	58.0	60.8
17	Proximity to suppliers	61.8	58.5
18	Availability of long-term financing	60.0	57.5
19T.	Raw materials availability	56.0	55.8
19T.	Availability of unskilled labor	55.1	55.8
21	Accessibility to major airport	54.0	53.1
22	Training programs	44.7	47.3
23	Proximity to technical university	33.4	34.0
24	Railroad service	22.6	27.9
25	Waterway or oceanport accessibility	19.3	18.5

QUALITY-OF-LIFE FACTORS 2002 2003

Ranking			
1	Low crime rate	75.9	69.8
2	Health facilities	67.2	64.2
3	Housing availability	64.2	59.0
4	Ratings of public schools	65.7	57.3
5	Housing costs	63.0	56.3
6	Climate	43.5	49.5
7	Colleges and universities in area	48.1	49.0
8	Recreational opportunities	45.9	47.9
9	Cultural opportunities	46.3	46.3

*All figures are percentages and are the total of "very important" and "important" ratings of the *Area Development Corporate Survey* & are rounded to the nearest tenth of a percent.

Article from *Area Development Magazine* - December 2003 issue

Business & Industry Recap 2003

<u>New Industry:</u>			
theZeb.com		Immanuel Tire & Auto	
Square Footage:	10,000	Square Footage:	4,000
Jobs:	8	Jobs:	2
Cardinal Forest Products		Ostec Precision	
Square Footage:	50,000	Square Footage:	4,000
Jobs:	15	Jobs:	1
Holiday Kamper			
Square Footage:	20,000		
Jobs:	30		
<u>Expansions:</u>			
Trim Systems		County Electric Company	
Square Footage:	50,000	Square Footage:	7,500
Jobs:	15	Jobs:	5
Nationwide Express & Distribution		Tube Specialties	
Square Footage:	10,000	Square Footage:	100,000
Jobs:	0	Investment:	\$4 million
ASMO of North Carolina		FlexSol Packaging	
Adding a production line		Square Footage:	22,800
Jobs:	0	Jobs:	24
Investment:	\$40 million	Investment:	\$4.75 million
Engineered Sintered Components		McCombs Steel	
Square Footage:	30,000	Purchase of additional equipment	
Jobs:	50	Jobs:	5-10
Investment:	\$7 million		
American Stainless Tubing		HDI (Hoke Distributing, Inc.)	
Square Footage:	107,000	Square Footage:	10,000
Jobs:	50	Jobs:	4
Kontane Logistics		Lowes Companies Aviation Fleet	
Square Footage:	20,000	Jobs:	22
Jobs:	2-6		

GSDC / COMMITTEE OF 100 MEETING

January 29, 2004 / 12:00 p.m.

Statesville Civic Center – Room B / 300 S. Center St., Statesville, NC

What's Ahead in 2004: Economic Perspectives on the Year to Come

Guest Speakers:

Phil Kirk, President / North Carolina Citizens for Business & Industry

Jim Fain, Secretary / NC Department of Commerce



Greater Statesville Area Committee of 100

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