



Greater  
Statesville  
Development  
Corporation



**Committee of 100 Newsletter**

**January 2005**

### December 10 Ribbon Cutting Marks Expansion Completion

**T**ube.tec recently held a ribbon cutting ceremony at their plant on Intercraft Drive in Statesville. The ceremony celebrated the completion of construction on an additional 52,000 square feet. Tube.tec specializes in robotically welded, structural steel assemblies that are painted with a state-of-the-art powder coating process. Pictured in the second photo is an inflatable ATV donated by Honda for Tube.tec to display for the ceremony. [www.tubetec.net](http://www.tubetec.net)



*Pictured above left to right: Godfrey Williams, Iredell County Board of Commissioners; Sara Tice, Chairman-Iredell County Board of Commissioners, Doug Smyth, President-Tube.tec, and Bill Long, Yadkin Valley Bank & GSDC Chairman.*



### Motorsports Impact Study

**E**d McLean, Executive Director with the N.C. Motorsports Association was guest speaker at the Committee of 100 meeting held December 15. Mr. McLean discussed how motorsports impacts Iredell County. The Sanford Holshouser Business Development Group in Raleigh, in cooperation with the UNC-Charlotte Urban Institute, recently completed an impact study on the effects of the motorsports industry on North Carolina. According to the report, the motorsports industry involves areas such as travel and tourism, manufacturers, vendors and suppliers, technological programs and facilities which advance the motorsports industry. In his presentation, Mr. McLean said that to keep the motorsports industry in Iredell County it is important that we work with our existing industries and recognize what is already here in our community. A copy of the report can be found at this web site:

<http://www.ncmotorsportsassociation.org/impactstudy/HolshouserReport.pdf>

### Assessing our Competitiveness - Incentives Were Focus at Economic Development Summit

**G**SDC and the MSI Chamber of Commerce recently held an Economic Development Summit providing our respective boards and funding entities information about our competition in attracting business and industry. The program was centered on incentives being expected by companies seeking a location and the assistance that communities must offer them in order to stay competitive. Guest speakers at the summit were Mr. Stewart Dickinson ([sdickinson@nccommerce.com](mailto:sdickinson@nccommerce.com)), Mr. Jim Kupferer ([jim.kupferer@fluor.com](mailto:jim.kupferer@fluor.com)), and Mr. Ernie Pearson ([epearson@shlf.com](mailto:epearson@shlf.com)). Mr. Dickinson is Director of the NC Department of Commerce Finance Center where he oversees and manages the incentive programs of NC for business development. Mr. Kupferer serves as Managing Principal with Fluor Daniel and is experienced with the site selection for new headquarters, research and development operations, new, expanded, and relocated manufacturing and process facilities and new distribution facilities. Mr. Pearson is an Attorney at Law with Sanford Holshouser. His areas of focus in his practice are corporate law, international law, commercial real estate development, and the law dealing with economic development programs and projects.

BB&T sponsored the summit meeting and GSDC would like to thank them for their support. <http://www.bbandt.com>

## Construction Continues on Mitchell Community College Facility

Construction is in high gear at Mitchell Community College's Technology and Workforce Development Center, the first new stand-alone building to be built at the College since 1979. Located on West Front Street next to the College's Continuing Education Building, the 37,000-square-foot building, which will cost \$4.1 million, will contain classrooms, state-of-the-art laboratories, offices and specially designed space for workforce development. Among the educational programs to be included in the facility are machining, drafting, and electrical installation. The College's Small Business Center and Industry Training program will also be located in this building. Occupancy of the building is planned for fall 2005. Funding for the construction comes from the 2000 state bond referendum and a special allocation by the Iredell County Board of Commissioners for the state-of-the-art workforce training area. The Board of Commissioners provided \$1 million toward the project while the bond referendum is funding just over \$3.1 million of the project. Dr. Douglas O. Eason, president of MCC, said the support of the community and the Board of Commissioners has been invaluable. "This is a special event for the college and the community. The construction of facilities like this occur because so many people get involved in the planning and funding and find a way to make it happen. The Technology and Workforce Development Center will provide unique facilities for workforce training that will be an asset to the county in recruiting new industry



and retaining current industries. We are very appreciative of the broad support we have received in this endeavor."

Plans for the facility arose out of the College's 10-year master facilities plan that was completed in 1999. A technology building was one of the most pressing needs for the community, according to the plan. The construction of a workforce training facility was listed in the long range goals, but a collaborative effort between Mitchell Community College, the Board of Trustees and the Iredell County Board of Commissioners

led to the decision to construct a facility that would meet both needs simultaneously. A ground breaking for the new building was held March 22 at the site on West Front Street. The Technology and Workforce Development Center is expected to be ready for occupancy

in the fall of 2005. In addition, the College is pleased to present the following recognition and naming opportunities for the Technology and Workforce Development Center for gifts in the following amounts: \$50,000 to \$200,000: Classrooms and Laboratories \$500,000: Lobby, which includes the opportunity to name the lobby of the building for the person to be honored. \$1 million: The Building, which may be named to honor someone at the donor's request.

To learn more about these naming opportunities, contact Dr. William Findt, vice president of development at MCC, at 704.878.4321.



### GSDC / COMMITTEE OF 100 ANNUAL MEETING

January 27, 2005 / 12:00 p.m.  
Statesville Civic Center / 300 S. Center St.

#### *What's Ahead in 2005: Economic Perspectives on the Year to Come*

##### Guest Speakers:

**Mr. Doug Byrd**, North Carolina Department of Commerce  
**Dr. Harry Davis**, Appalachian State University/Dept. of Finance, Insurance, and Real Estate

## Home Builder's Association of Iredell County Statement of Smart Growth

In order to remain healthy, prosperous and vital, all communities must grow. We endorse the following Smart Growth Principles and believe that, when applied equitably and in concert with market forces in North Carolina, they will help promote patterns and levels of growth which will improve the quality of life in the entire state:

**I. Meet the Region's Housing Needs:** All communities must diligently plan for anticipated growth in economic activity, population and housing demands, as well as for ongoing changes in demographics and lifestyles. When setting aside meaningful open space, a local community should rezone other land to assure that an ample supply of land is available for residential development.

**II. Provide a Wide Range of Housing Choices:** We support planning for growth that encompasses a wide range of housing to suit the needs and income levels of a community's diverse population, while recognizing and encouraging creative and innovative ways to manage growth by permitting higher densities, preserving open space and protecting areas of functional environmental significance.

**III. Design a Comprehensive Process for Planned Growth:** We support comprehensive land-use planning that clearly identifies land to be made available for residential, commercial, recreational and industrial uses as well as land to be set aside for meaningful open space.

**IV. Plan and Fund Infrastructure Improvements:** The State of North Carolina and its local governments must work cooperatively to adopt a balanced and reliable way to finance and pay for the construction, maintenance and expansion of infrastructure. All local governments should adopt equitable capital improvement plans designed to fund necessary infrastructure to support new development. The housing and building industry must provide leadership to facilitate productive responses to infrastructure needs.

**V. Use Land More Efficiently:** We support higher density development and innovative land-use policies to encourage mixed-use and pedestrian-friendly developments with access to open space and mass transit.

**VI. Revitalize Older Suburban and Inner-City Areas:** Revitalizing older suburban and inner-city areas and encouraging in-fill development is good public policy. Officials at all levels of government must collaborate with the housing and building industry to overcome the obstacles inherent in any effort to achieve such revitalization, such as aging infrastructure, that make redevelopment costly and difficult. Particular attention should be given to the development of creative policies which will reduce the liability exposure of builders and developers who accept the challenge of involvement and in the redevelopment of "brownfield" sites – abandoned, unused or underutilized properties which do not currently enhance the economic vitality or tax base of the communities in which they are located.

Submitted by Robb Collier, Regional Vice Pres.  
NC Home Builders Assoc. [rcollier@statesville.net](mailto:rcollier@statesville.net)

## You Are Invited to The Chamber's Annual Membership Meeting and Awards Luncheon

### YOUR TICKET TO SUCCESS

**JANUARY 19, 2005**

11:45 AM - 1:30 PM

Statesville Civic Center

**Special Guest Speaker**

Chuck Ewart, The Ewart Group  
"Embracing Change"

Special Award Presentations To:

**Retiring Officers and Directors  
Outgoing Chairman of the Board**

Sponsored by Sheri Bistreich & Associates -  
American Express Financial Advisors

**2004 Citizen of the Year**

Sponsored by Bunch-Johnson Funeral Home

**2004 Farmer of the Year**

Sponsored by Carolina Farm Credit, ACA

**2004 Industry of the Year**

Sponsored by:

Greater Statesville Development Corporation

Greater Statesville Chamber of Commerce

**2004 Ambassador of the Year**

Sponsored by Greater Statesville Chamber of Commerce

#### SPONSORED IN PART BY:

BellSouth

BSCI, Inc. (Karen Ray)

Davis Regional Medical Center

Paragon Mortgage

Piedmont Bank

a division of Yadkin Valley Bank & Trust

Piedmont HealthCare

Luncheon catered by

Phifer's Hot Wings & Barbecue

TICKETS: \$25 Per Person; \$250 Corporate Table for 8

To purchase tickets or tables, please contact the Chamber at 704-873-2892 OR ORDER TICKETS ONLINE AT [www.statesvillechamber.org](http://www.statesvillechamber.org)

Submitted by Tracey Gibson, Interim President /  
Statesville Chamber [tgibson@statesvillechamber.org](mailto:tgibson@statesvillechamber.org)

## Labor Force Estimates Iredell County

	Sept 2004	Oct 2004	Nov 2004
Labor Force	69,890	70,165	70,155
Employed	66,882	66,801	66,599
Unemployed	3,008	3,364	3,556
Rate %	4.3	4.8	5.1

Source: Employment Security Commission: [www.ncesc.com](http://www.ncesc.com)

## Employers Can File Temporary and/or Totally Separated Unemployment Claims On-line

To serve our customers effectively in times of crisis, employers are encouraged to file the initial claims for their employees when they are Totally Separated or Permanently laid off. The need to provide our services in this manner arises when substantial job losses occur in a short time period due to mass layoffs and plant closings.

These claims may be submitted by going to our website: [www.ncesc.com](http://www.ncesc.com) and filing them in the same manner as temporary or attached claims are filed. This service has been available for some time, but we want to make sure that all employers are aware of it. The claims may be submitted for one or more employees. The claim may be filed by: data entry at [www.ncesc.com](http://www.ncesc.com); or submitting an electronic file. More detailed instructions and technical assistance may be obtained by contacting the UI Technical Support Unit at 919-733-4893 or [esc.ui.tech@ncmail.net](mailto:esc.ui.tech@ncmail.net).

Other features or procedures for Totally Separated Employer Filed Claims (TSEF):

1. The separation reason for these claims is always "No Work Available". The form NCUI-500AB, Notice of Claim and Request for Separation Information, is NOT sent back to the employer for these claims.
2. If a worker is NOT a US Citizen, is receiving a pension from a base period employer, has military or Federal civil service wages in the past 18 months, or has worked in another state during the past 18 months, the employer should not use this method, but rather that employee should file his or her own initial claim.
3. Each person for whom the employer files should be provided Form NCUI-517-Z, "Information about Unemployment Insurance for Totally Separated Workers" which includes information on work search, continuing eligibility requirements and the methods for filing weekly claims. Employers should download Form NCUI 517-Z from [www.ncesc.com](http://www.ncesc.com) to distribute to the employees.

Submitted by Jean Manall, Manager ESC/JobLink Center  
(704) 878-4241 [jean.manall@ncmail.net](mailto:jean.manall@ncmail.net)

## 2004 - 19<sup>th</sup> Annual Corporate Survey:

Area Development magazine has compiled their 2004 survey ranking various site selection factors. Seventy-four percent of the individuals responding to the survey were with manufacturing companies and 10% with distribution / warehousing operations. Survey-takers were asked about their priorities when making site selection decisions and to rate the site selection factors as either "very important" or "important". Whereas in 2003, *state and local incentives* was ranked as the number-one factor for the first time in the survey's history, this year, the rankings are more in line with the survey's traditional findings; i.e. *labor costs* and *highway accessibility* rank as the top-two site selection factors, and in that order. More than 96% of the survey respondents rated *labor costs* as "very important" or "important," compared with 89.7 % last year. More than 90% gave similar ratings to *highway accessibility*, as compared with 88.9% last year. For the complete report click on this link on Area Development's web site.  
<http://www.areadevelopment.com/FrameCorpSurvey4.html>

Combined Ratings\* of 2004 Factors

<b>SITE SELECTION FACTORS</b>		<b>2003</b>	<b>2004</b>
Ranking			
1	Labor costs	89.7	96.4
2	Highway accessibility	88.9	90.2
3	Availability of skilled labor	89.0	89.1
4	State and local incentives	92.7	87.5
5	Energy availability and costs	80.8	85.8
6	Corporate tax rate	85.1	84.4
7	Occupancy or construction costs	86.3	83.6
8	Tax exemptions	86.2	83.3
9	Availability of telecommunications services	77.9	82.3
10	Environmental regulations	72.9	80.7
10T	Availability of high-speed internet access	N/A	80.7
11	Cost of land	77.3	76.6
12	Availability of land	78.1	75.7
13	Low union profile	71.6	75.5
14	Proximity to major markets	80.0	72.7
15	Right-to-work state	60.8	69.5
16	Raw materials availability	55.8	64.9
17	Availability of long-term financing	57.5	63.0
18	Proximity to suppliers	58.5	62.4
19	Availability of unskilled labor	55.8	59.4
20	Accessibility to major airport	53.1	53.8
21	Training programs	47.3	50.4
22	Proximity to technical university	34.0	32.4
23	Railroad service	27.9	26.9
24	Waterway or oceanport accessibility	18.5	21.1

<b>QUALITY-OF-LIFE FACTORS</b>		<b>2003</b>	<b>2004</b>
Ranking			
1	Low crime rate	69.8	80.2
2	Health facilities	64.2	72.2
3	Ratings of public schools	57.3	66.7
4	Housing availability	59.0	65.8
5	Housing costs	56.3	64.5
6	Colleges and universities in area	49.0	58.1
7	Cultural opportunities	46.3	51.9
8	Climate	49.5	50.5
8T	Recreational opportunities	47.9	50.5

\*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.

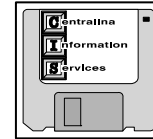
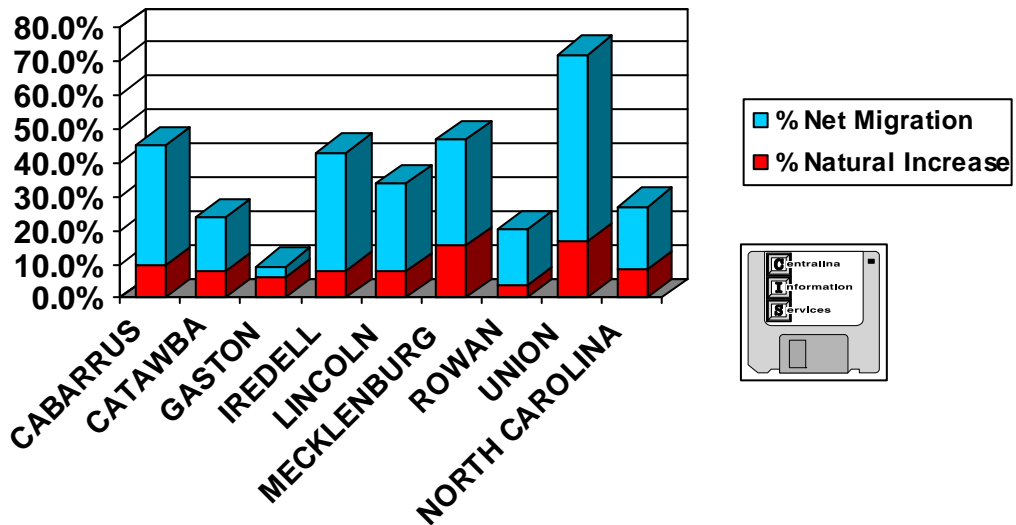
Article from Area Development Magazine – Dec '04-Jan '05 issue

## Total Building Permits Issued in Iredell County by Type of Permit, 1998-2004

Permit Type	1998	1999	2000	2001	2002	2003	2004*	Totals
SF Residential	1,300	1,299	1,454	2,502	2,494	2,696	2,595	14,340
Duplex	19	5	10	12	13	32	7	98
Mobile Home	718	521	810	299	339	322	243	2,291
Residential	38	51	58	359	158	53	72	679
Assembly	11	23	14	43	36	50	67	166
Business	39	74	64	210	165	152	142	665
Educational	25	32	52	23	21	18	23	146
Mercantile	18	21	42	68	61	48	51	239
Industrial	29	30	14	37	28	11	25	120
Storage	0	0	0	86	113	191	72	391
Utility	0	0	0	0	4	19	14	23
<b>Totals</b>	<b>2,197</b>	<b>2,056</b>	<b>2,518</b>	<b>3,640</b>	<b>3,433</b>	<b>3,592</b>	<b>3,311</b>	<b>20,746</b>
*Through November '04								

## 1990 – 2003 Population Growth by Counties

(Source: NC State Data Center 2005)



## 2003-2004 Tax Rate Survey

(Source: NC Association of County Commissioners)  
<http://www.ncacc.org/research.htm>

County	2002-03 Tax Rate	2003-04 Tax Rate
Alexander	\$0.4650	\$0.4650
Catawba	\$0.4950	\$0.4800
Davie	\$0.5900	\$0.5900
<b>Iredell</b>	<b>\$0.4700</b>	<b>\$0.4350</b>
Mecklenburg	\$0.8397	\$0.7364
Rowan	\$0.6350	\$0.6300
Wilkes	\$0.6550	\$0.6100
Yadkin	\$0.6400	\$0.6400

## Top 13 counties in Retail (\$ Billions)

<http://www.dor.state.nc.us/publications/fiscalyearsales.html>

1	Mecklenburg	16.7
2	Wake	13.4
3	Guilford	8.7
4	Forsyth	5.8
5	Durham	4.6
6	Buncombe	3.6
7	New Hanover	3.5
8	Cumberland	3.3
9	Catawba	2.5
10	Cabarrus	2.3
11	Gaston	2.16
12	Pitt	2.14
<b>13</b>	<b>Iredell</b>	<b>2.0</b>

## Business & Industry Recap 2004:

### **New Industry**

#### **The Ad Kitchen**

Square Footage: 15,000  
Jobs: 30

#### **Morgan-Dollar Motorsports**

Square Footage: 34,200  
Jobs: 25

#### **The Building Center**

Square Footage: 50,000  
Jobs: 35  
Investment: \$3 million

#### **The Big Red, Inc.**

Square Footage: 20,000  
Jobs: 10

#### **Lowe's Company (hanger)**

Square Footage: 94,000  
Jobs: 22  
Investment: \$9 million

#### **Cintas Uniforms**

Square Footage: 11,250  
Jobs: 5

#### **International Perforating**

Square Footage: 15,000  
Jobs: 8

#### **Morrowcroft Village**

Square Footage: 1,000,000  
Investment: \$100 million

#### **Shadow Mountain Furniture**

Square Footage: 10,000

#### **LaZBoy**

Square Footage: 639,000  
Jobs: 100

### Expansions:

#### **Porches & Yards (Storage)**

Square Footage: 20,000

#### **Tube.tec**

Square Footage: 52,000  
Jobs: 35

#### **LeBleu Bottled Water**

Square Footage: 10,800  
Jobs: 2-4  
Investment: \$750,000

#### **C.W. Williams Fire Equipment**

Square Footage: 16,000  
Jobs: 1-7

#### **Star Linen**

Square Footage: 60,000  
Jobs: 1

#### **ASMO North Carolina (incentive increase)**

Investment: \$1 million +

#### **The Ad Kitchen**

Square Footage: 7,000  
Jobs: 1-8

#### **C.R. Onsrud**

Square Footage: 40,000  
Jobs: 20  
Investment: \$4 million



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