

THIRD TIME'S A CHARM!

For the third year in a row the Statesville-Mooresville area has been named the Top Micropolitan Area in the country. *Site Selection Magazine's* March 2007 issue featured our communities as the No. 1 area for our ability to secure new and expanded corporate facility projects. For over 10 years the Greater Statesville Area has been in the top 10 of Site Selection's rankings. We truly do have the ideal location in which to live and prosper. To read the article please go to the Site Selection web site at <http://www.siteselection.com>. Under "Featured This Week" click on "TOP MICROS".

Congratulations to R.P. Machine Enterprises - Industry of the Year

At the Statesville Chamber of Commerce annual awards ceremony February 8, R.P. Machine Enterprises was named Industry of the Year. Rich Piselli, President, started his gear and metal working refurbishing business in Statesville in 1995 operating out of a 50,000 square foot facility on Miller Avenue. In 2003 he began operating Abundant Manufacturing. In 2005, Piselli expanded into a 160,000 square foot building on Cochran Street and now operates both businesses out of 210,000 square feet with 84 employees. More growth is forthcoming and the Greater Statesville Development Corporation congratulates Mr. Piselli and we wish you many years of success. For more information on R.P. Machine and Abundant Manufacturing please go to: www.rpmachine.com and www.abundantmfg.com

GSDC Holds 2007 Annual Meeting

The Greater Statesville Development Corporation held its 2007 Annual Meeting January 31st at the Holiday Inn / I-77. Mr. Scott Mason, Director of Public Affairs, Lowe's Corporation, was guest speaker. Before a packed room Mr. Mason discussed Lowe's continued success and their high level of community involvement. Lowe's employs a significant number of people in N.C. and maintains their corporate headquarters, aviation facility, and a distribution center in Iredell County. The meeting was a great success and we would like to thank our sponsor PSNC Energy for their generous donation. For more information on PSNC Energy, please click here. www.scana.com/PSNC+Energy/default.htm



Pictured left to right: Bill Leach, vice chairman-Greater Statesville Development; Scott Mason, Lowe's; Jim Cole, PSNC Energy, Mike Smith, Director GSDC; and Don Hallinase, PSNC Energy.

North Carolina Named Top State for Business Climate

Site Selection Magazine recently released its survey of state business climates. For the second year in a row North Carolina is named #1. Several factors are involved in the ranking such as the state's overall rank in total qualifying new or expanded projects in 2005; New Plant performance from 2003-2005; rank per million population, and rank per 1,000 square miles. For more information please go to their web site at www.siteselection.com and click on the November 2006 issue and then "Business Climate Rankings".

New Business & Existing Industry

There was a lot of activity in 2006. Five new companies located into the community and eleven existing companies experienced expansions.

So far this year we have three new business locations and three existing industry expansions. For a list of these activities please see page six of the newsletter.

The Greater Statesville Development Corporation wishes to thank all the new companies who chose the Greater Statesville community to do business and thank the existing industries for continuing their business here. We hope you all have much success.

Statesville Chamber Creates Troutman Area Council



The Greater Statesville Chamber of Commerce

wanted a greater presence in Troutman. Businesses in the town wanted a chamber but lacked the resources. From those needs came the Troutman Area Council of the Statesville Chamber. The nine-member council, of which Dr. Michael Finley is chairman, will draw from the Statesville chamber's resources. "A bunch of us got together. We had regular meetings about once a month and did things like beautification downtown," Finley said. "We always said we wanted to make this into a chamber of commerce ... but we didn't have the resources." They approached the Statesville Chamber and offered office space in Finley's suite in exchange for personnel.

Valerie Chambers, Membership Director for the Statesville chamber, and Cathy Morris, Director of Special Events, will staff the office two days a week. "We certainly hope that with the growth, we will see more members," said David Bradley, President and CEO of the Chamber. "But we also think it's just the right thing to do. We have an opportunity to serve a large number of people." Businesses join the Chamber in large part to build a unified voice in government affairs, he said, and centralizing the fast-growing Troutman contingent will make that voice more effective. Finley says he expects the council to get involved in a range of quality-of-life issues, such as the campaign for a Troutman branch of the county public library and controlled development. To learn more about this expansion a reception for the establishment of the Troutman Area Council of the Greater Statesville Chamber of Commerce was held December 7, 2006.

The Centralina Workforce Development Board is a proud partner with the Greater Statesville Chamber of Commerce. **The Board believes that continuous evolution and thinking outside of the box to accomplish goals is the way business should be done.** For more information on the Chamber, please call (704) 528-1819 or visit their website at www.statesvillechamber.org.

Information appeared in the [Centralina WDB E-Newsletter- August 2006 & December 2006 issues](#)

Chamber Connection

The Business Show: The Greater Statesville Chamber will hold their 2007 Business Show Wednesday, March 14 at the Statesville Civic Center from 11 a.m. until 5 pm.

Iredell County Workforce Development Summit will be held Thursday, March 15, 2007 at the Charles Mack Citizen Center in Mooresville. The Iredell County Workforce Development Summit offers business leaders an opportunity to come together to share the education

and training needs required by their companies, to learn what is available, and to jointly determine the gaps that need to be filled by educators in the community. The Summit will feature Jeff Chambers, Vice President of Human Resources at the SAS Institute as their speaker.

Sponsors are:

**Mooresville-South Iredell Chamber of Commerce
Statesville Chamber of Commerce
Mitchell Community College
Iredell-Statesville School System
Mooresville Graded School District**

[Click here](#) for a brochure of details.
For a registration form, please [click here](#).

For more information on these events contact the Statesville Chamber of Commerce at 704-873-2892.

Submitted by David Bradley, Chamber President
dbradley@statesvillechamber.org

Mitchell Community College

Nursing Students "Make The Grade" - Graduates achieve 100 percent passage on national exam.

Statesville, NC – January 27, 2007 – The 2006 graduates of Mitchell Community College's associate degree nursing program recently achieved a 100 percent passage rate on the North Carolina state board licensing exam (NCLEX-RN) on the first attempt. Out of the state's 62 nursing schools, only 7 achieved a perfect pass rate. Statewide, 84.9 percent of students passed on the first try in 2006. "This accomplishment reinforces the quality of our College's nursing program," said Camille Reese, director of nursing, allied health and public service technologies. "This validates our confidence that MCC nursing graduates have the knowledge, skills and compassion to practice as RNs. And, it could not have been achieved without dedicated students and an exceptional team of nursing instructors," added Reese. All 47 graduates received nursing positions ranging from critical care to general medicine. "Each year, standards for the NCLEX become tougher due to technological advances in medicine," said Reese. "As educators, that means we must continuously 'raise the bar' to ensure our students the best possible education and training to enter this field. We are committed to that!" she added.

Mitchell Community College's Associate Degree Nursing (ADN) program started in 1982 and the school has maintained full approval by the NC Board of Nursing. The Mitchell's ADN program is one of 12 in North Carolina accredited by the National League for Nursing Accrediting Commission.

Submitted by Kathy Holland – Press Release from Dr. Douglas Eason, President deason@mitchell.cc.nc.us

Committee of 100 Membership



GSDC would like to recognize and thank all members of the Committee of 100 and **highlight those members** who joined in 2006 to date. WE THANK YOU VERY MUCH FOR ALL YOUR SUPPORT AND EFFORT.

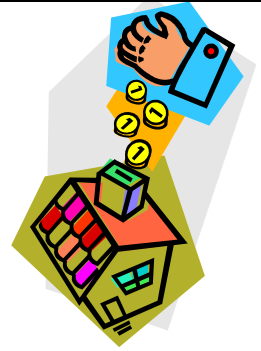
(* denotes charter members since inception)

Accurate Staffing
ALARMSOUTH
* Alexander Railroad Co.
Allen Tate Relocation
* Amity Development Services
AT&T North Carolina
* Bank of America
Bank of Granite
* Barium Springs Home for Children
* BB&T
Bell Construction Co., Inc.
Binder Chiropractic, P.A.
Bunch-Johnson Funeral Home
* Burger King/Mikaw Corp.
Century 21 – Hecht Realty
Charlotte Regional Realtor Association
Citizens South Banking
Coldwell Banker United Realtors
CommScope, Inc.
D & G Development Company
Davis Regional Medical Center
Duke Power
ElectriCities of North Carolina
* EnergyUnited
Engineering Consulting Services, Ltd.
Everhart Honda
* First Citizens Bank
FlexSol Packaging, Inc.
Frame Gallery
Gilbert Engineering
Goodyear Tire & Rubber
* Gordon, L. Iron & Metal
Gordon, Toby
* Hi-Tec Plating, N. C. Division
Holland Realty & Mortgage Corp.
* Interstate Development
* Iredell County Home Builders Association
* Iredell Memorial Hospital

Jeff Hall Dodge
JMS Southeast, Inc.
McCombs Steel Company, Inc.
* Mitchell Community College
* Norris, Stewart & Ralston
Piedmont Bank
* Piedmont HealthCare
Plastiflex North Carolina, LLC
* Pope, McMillan, Kutteh, Privette, Edwards
& Schieck
* Pressly Development Co.
* Pressly, Thomas & Conley
* PSNC Energy
R.P. Machine
RBC Centura Bank
RSH Protection
Raymer Oil Company
Robinson Steel
Samet Corporation
Sir Speedy
Southpark Services, Inc.
Statesville Printers, Inc.
* Statesville Record & Landmark
* Steele, J.C. & Sons, Inc.
* Sunstates Leasing Corporation
The Keith Corporation
The Valspar Corporation
Thona NC Inc.
* Toyota West
* Wachovia
Wal-Mart
* West, P. S. Construction Company
Wilkie Construction Co., Inc.
* Wilson, G. L. Building Co.
* Wooten, L.R. Warehouse Building
YMCA of Iredell County
* Zimmer Orthopaedic and Surgical Products

74 members at \$23,550 in contributions

Housing Remains a Strong Investment
By Robb Collier
President, (Iredell County Home Builders Association)



Americans remain highly confident about the nation's housing prospects, with more than four out of five home owners expecting the value of their home to appreciate over the next five years and nearly seven out of 10 calling it their most valuable investment, according to results from a new nationwide survey.

The poll clearly debunks the more sensational media reports speculating on the demise of the housing market. And it is interesting to note that other polls conducted by major news organizations have come up with similar results, indicating that despite the current housing market downturn Americans resoundingly believe that buying a home is the best investment they can ever make.

The survey of 2,000 households, including more than 1,750 registered voters, was conducted by RT Strategies between Oct. 26-29.

The polling found that 81 percent of home owners believe that the value of their homes will rise over the next five years. Only 13 percent felt their home would fall in value, while 4 percent expected no change and 3 percent were unsure. In addition, 69 percent of the respondents listed their home as their most valuable investment. By contrast, this was followed by 401(k) and other retirement accounts, with just 11 percent of those polled citing this as their top investment.

Looking ahead, NAHB said the housing market is poised for solid and sustained growth in the future.

Currently the market on the national level is in the midst of an inevitable adjustment following the housing boom of 2004-2005 when housing market activity soared to unsustainable levels. (In the Charlotte Region the housing market has remained stable due to sound economic growth patterns verses the speculative nature of some markets and economic downturns in other markets.) Housing demand should stabilize in short order and the downward adjustment to housing production should run its course by mid-2007. The market that emerges from this correction will display good balance between supply and demand and move to a healthy and sustainable trend based on solid underlying fundamentals.

In the meantime, for more reasons why housing is a great investment, and why now is a great time to buy, visit www.nahb.org/timetobuy or contact Bunny Boyd, Executive Officer of the Iredell County Home Builders Association, 704 881 0535.

To sign up for NAHB's free consumer e-newsletter, visit www.nahb.org/housekeys.

Submitted by Robb Collier, President, Iredell County Home Builders Association rcollier@velocenet.net

Building Permits Issued in Iredell County by Type of Permit, 1998-2006

Source: Iredell County Department of Planning & Enforcement

Permit Type	1998	1999	2000	2001	2002	2003	2004	2005	2006	Totals
SF Residential	1,300	1,299	1,454	2,502	2,494	2,696	2,833	2,893	2,787	20,258
Duplex	19	5	10	12	13	32	13	7	2	113
Mobile Home	718	521	810	299	339	322	318	135	150	3,612
Residential	38	51	58	359	158	53	79	47	29	872
Assembly	11	23	14	43	36	50	73	37	53	340
Business	39	74	64	210	165	152	157	164	177	1,202
Educational	25	32	52	23	21	18	39	35	45	290
Mercantile	18	21	42	68	61	48	67	47	52	423
Industrial	29	30	14	37	28	0	39	33	28	238
Storage	0	0	0	86	113	191	98	336	288	1,113
Utility	0	0	0	0	4	19	21	59	24	127
Totals	2,197	2,056	2,518	3,640	3,433	3,581	3,737	3,950	3,635	28,746

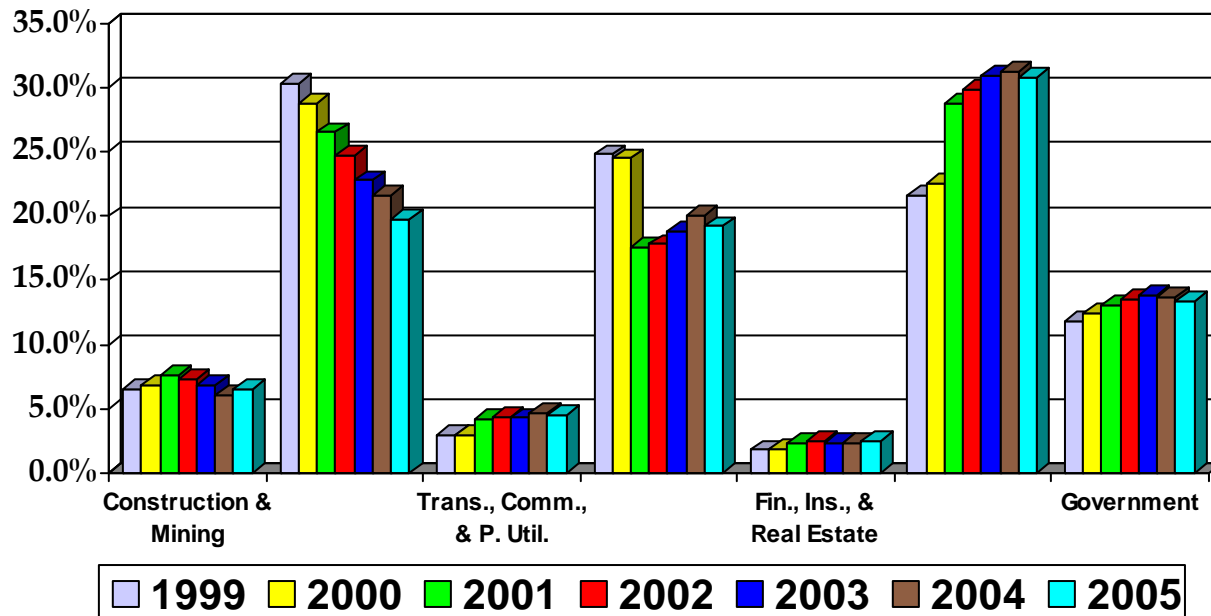
Iredell County Labor Force Estimates

Source: Employment Security Commission www.ncesc.com

	June 2006	September 2006	December 2006
Labor Force	73250	73621	74204
Employed	70034	70483	70937
Unemployed	3216	3138	3267
Rate %	4.4	4.3	4.4

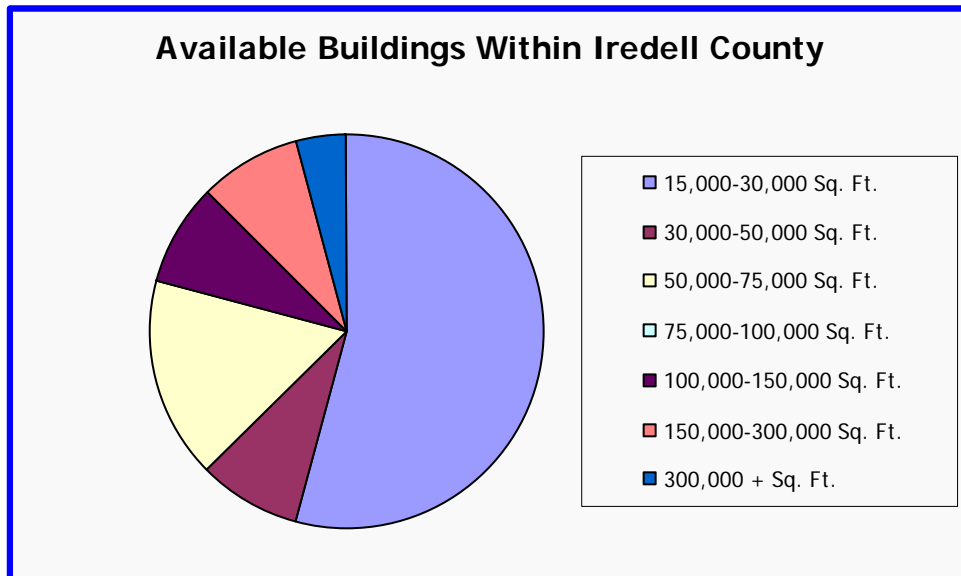
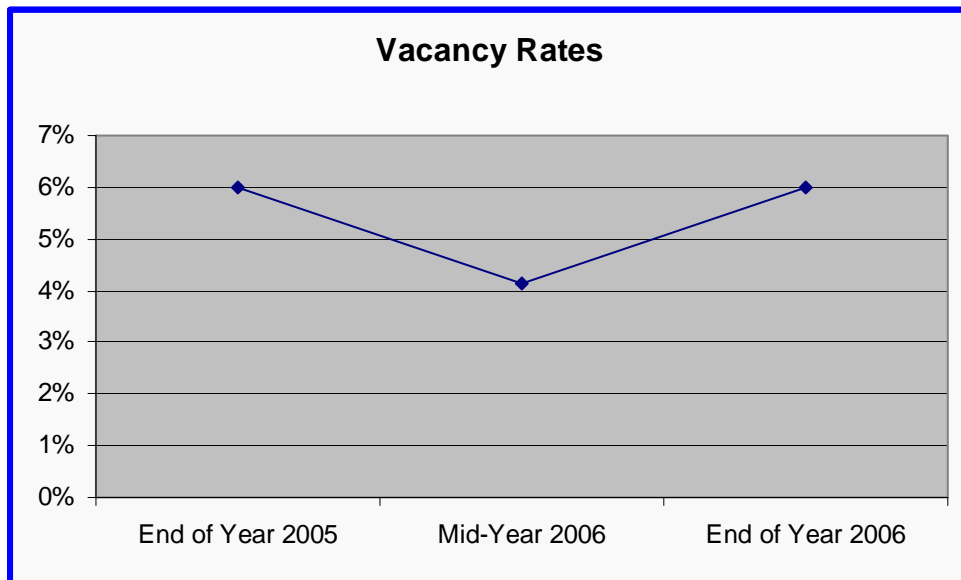
Iredell County Percent of Jobs By Type 1999, 2000, 2001, 2002, 2003, 2004, and 2005

Source: Employment Security Commission 2007



IREDELL COUNTY INDUSTRIAL MARKET OVERVIEW END OF YEAR 2006

	Statesville	Mooresville	Iredell County
Available SF 12/06	1,445,266	251,000	1,696,266
Available SF 7/06	1,045,404	308,353	1,353,757
Available SF 12/05	1,401,323	332,315	1,733,638
Total SF Within Market	18,800,201	6,547,813	25,348,014
Vacancy Rate	8%	4%	7%
Absorbed	166,425	57,353	223,778
Average Asking Lease Rate	\$2.88/SF	\$6.10/SF	\$4.49/SF



Report compiled by Grant Miller, SouthEast Commercial Real Estate Group, Inc.

2006 Community New Business & Existing Industry Activity Recap

New Industry:

Egr Performance, Inc. (5-06)

Square Footage:..... 3,500
Jobs:4

RPM Plastics (5-06)

Square Footage:..... 20,000
Jobs: 19

Yackle Ball (7-06)

Square Footage:..... 10,000
Jobs: 15

Flush Metal Partitions (8-06)

Square Footage: 25,000
Jobs: 15-20
Investment: \$300,000

Trim-Dim Filters (8-06)

Square Footage: 35,000
Jobs:10
Investment: \$100,000

Expansions:

Hexcel Corporation (1-06)

Jobs: 30
Investment..... \$2.8 million

Tri-State Delta Tire (1—06)

Square Footage:..... 30,000

Tarheel Yarn (1-06)

Square Footage:..... 11,800

Trim Systems (1-06)

Square Footage:..... 71,606
Jobs: 12

Fischbein Company (3-06)

Square Footage:..... 58,000
Jobs:26
Investment:..... \$2.5 million

Kontane Logistics (3-06)

Square Footage:..... 80,000

BSI-Balance Systems (6—06)

Square Footage: 58,000
Jobs:30
Investment: \$2.8 million

Merchants Metals (6-06)

Square Footage: 112,500
Jobs:50
Investment: \$7,411,000

JCP Logistics (6-06)

Acreage: 16
Investment: \$3.95 million

Speedball Art Products (6-06)

Square Footage: 224,255
Jobs: 10

Innovative Specialty Products (10-06)

Square Footage: 29,447
Jobs:20

2007 Community New Business & Existing Industry Activity

New Industry:

Lansing Building Products (1-07)

Square Footage:..... 20,325
Jobs:6-8

Roar Racing (2-07)

Square Footage: 3,500
Jobs: 5

Creekside Medical Park (1-07)

Acres 25

Expansions:

Dane McCall Vinyl Products (1-07)

Square Footage:..... 15,000
Jobs:0

Shadow Mountain (1-07)

Square Footage: 41,625
Jobs: 0

RP Machine Enterprises (1-07)

Investment: (new machinery/equipment) \$1.2 million



The Greater Statesville Area
Committee of 100 Quarterly Meeting

Wednesday, April 18, 2007
Statesville Civic Center
300 S. Center Street

- 12:00 p.m.Lunch
- 12:20 p.m.Welcome
- 12:30 p.m.Guest Speaker
Erik Wilhelmsen, President
Cavotec*
- 1:00 p.m.Adjourn

*Cavotec provides solutions for bringing electric power, fuel, water, air, hydraulic fuel and communication between, for example: Port – Ship; Airport – Airplane; Crane – Runway; Mining Machine – Tunnel.

Please RSVP by April 16 for food count and name tags: 704-871-0062



Greater Statesville Area Committee of 100
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www.gsdc.org
info@gsdc.org