



**For Immediate Release  
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**Moore County, NC**

## **County Commissioners Endorse Moving Forward with Proposed Mega-Site Project**

At their Board meeting last night, the Moore County Commissioners signed a Resolution of Support to endorse moving forward in collaboration with Montgomery County on an industrial mega-site project that has the potential to create substantial economic opportunities for both Moore and Montgomery Counties.

The proposed mega-site is approximately 3,000 contiguous, undeveloped acres situated jointly in both Moore and Montgomery Counties. By definition, a mega-site must be at least 500 contiguous acres that can be developed for industrial uses. Ray Ogden, Executive Director of Moore County Partners in Progress and Judy Stevens, Executive Director of the Montgomery County Economic Development Corporation, spearheaded the idea of establishing and developing a joint mega-site industrial park between the two counties almost 5 years ago, but the project has gained more momentum over the last year. In addition to the endorsement by the Moore County Commissioners, the primary landholders who collectively own the majority of the land parcels have also embraced the project and are eager to move forward.

N.C. General Statute § 158-7.4 authorizes county governments to enter into interlocal agreements for the purpose of developing a shared industrial site or industrial park. The legislation also specifies how tax revenues generated as the park grows would be shared between the counties, and how eligibility for state tax incentives would be determined for the site.

The N.C. Department of Commerce categorizes each of the state's 100 counties into one of three "tiers" based on economic well-being. Counties considered the most economically distressed and disadvantaged are assigned a Tier 1 designation, while counties at the other end of the spectrum are given a Tier 3 status. The state has established that Tier 1 counties are eligible for more state incentives at larger dollar amounts in an effort to encourage more economic development in these counties. A benefit for this project is that although Moore County is a Tier 3, Montgomery County is a Tier 1, and because one-third of the mega-site property is located in Montgomery

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County, the Tier 1 designation is applicable to the entire site. "Having the Tier 1 status is a definite competitive advantage in attracting new and expanding companies, especially those that place financial incentives high on their list of requirements," said Stevens.

The mega-site will be marketed as the "Center of North Carolina" because it is in almost the exact geographic center of North Carolina. The site is roughly bound by Spies Road, NC Highway 24/27 and Interstate 73/74 (US 220) between Star and Biscoe.

"The site's central location puts Eastern Seaboard markets well-within a day's drive", said Ogden. "The property offers many other advantages for companies as well. It is served by all utilities except natural gas, which is available within a 25-mile radius of the site. Rail service and fiber optics are on-site, and the Piedmont Triad International Airport is less than an hour away."

The site will also be developed as a green, sustainable industrial park with zoning and covenants in place to protect on-site wetland areas and wildlife habitats, and preserve natural aesthetics. Industries embracing the vision of environmental sustainability will be the primary target for locating in the park.

"While our own local efforts to market and develop the site will be important, we will also partner with the Department of Commerce to have marketing exposure at the state level," Stevens said. "Commerce has expressed an interest in the project and they are monitoring its progress. They recognize that a mega-site of this magnitude and caliber is a great asset for North Carolina."

"This mega-site represents tremendous economic opportunities for the citizens of both counties," said Ogden. "Think about how many industries could feasibly locate on 3,000 acres, and then think about the long-term creation of new, quality jobs and taxable capital investment by these industries. Needless to say, the economic impact of the park would be extensive."

At their August 17<sup>th</sup> Board meeting, the Montgomery County Commissioners approved a similar Resolution of Support for the project.

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