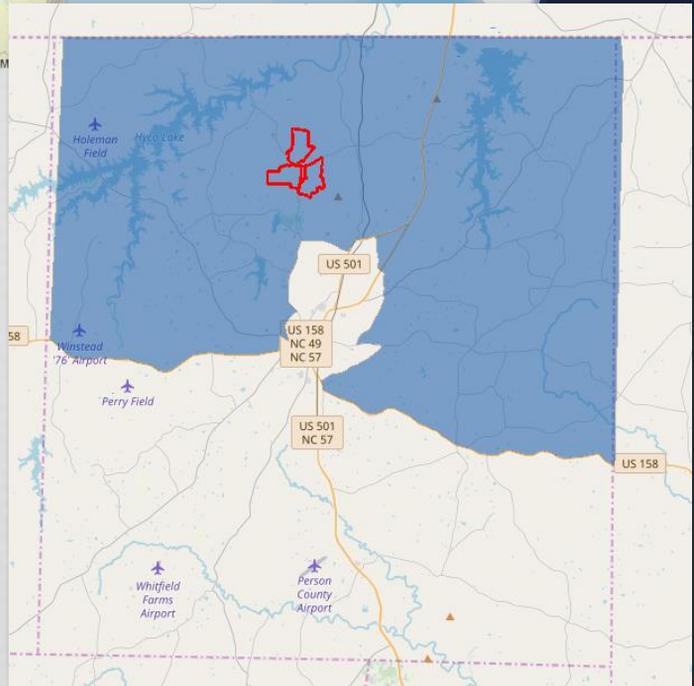


Opportunity Is Better In Person!



Federal Opportunity
Zones Workshop,
Person County, NC
06.06.2019



Person County **EDC**
Everything is Better in Person
Economic Development Commission

Poised for Growth

Welcome to Person County, where Everything is Better in Person! With more than 100,000 people moving into North Carolina annually, Person County is poised for growth as part of the Research Triangle Region. We see this already with new businesses, new industry and new interest from franchises, developers and investors.

In October 2018, Polywood, a maker of outdoor furniture, announced that it had chosen Person County to expand to an eastern US manufacturing and distribution center, bringing 384 jobs and \$35 million in investment. Polywood now occupies a 450,000 sf facility on US 501N.



Plans for three new subdivisions were approved in the last year, proposing more than 500 new single-family homes ranging in price from the \$150's to \$1 million lake homes on Hyco Lake.

Heightened interest in formerly vacant industrial space has reduced inventory for manufacturing, distribution and warehouse space.

Much opportunity exists. Affordable housing, rental homes, retirement communities, retail, restaurants, warehouse space, manufacturing facilities – these are common requests that become increasingly more common as growth in Wake and Durham Counties continue to push outward.

SERVING ALL OF PERSON COUNTY SINCE 1881

The Courier-Times

VOLUME 138, NO. 25 | PERSONCOUNTYLIFE.COM

SATURDAY, MARCH 30, 2019 | 75¢

Industrial inventory running low

By CHELSEA KING
cking@ncmetro-courier.com

The inventory of available property is down in Person County as economic developers work to keep up with growing interest in industrial and manufacturing properties. Members of the Person County Economic Development Commission held a planning session Monday afternoon to address the shortfall.

The half-day planning ses-

sion was held in the upstairs event space of the Kirby Cultural Arts Complex.

"This is the first time we are exploring that. Recently we have had a lot of interest in people taking some existing space and turning it into warehousing space and that restricts what we can submit for industrial manufacturing and so this is just an opportunity for me to make sure that EDC is aware that we have that as a situation in the county and to receive

their advisement on how they want to move forward and how replace that," said Person County EDC Interim Director Sherry Wilborn.

In Person County, their local inventory amounts to only about five properties including the Person County Mega Site.

"The number of calls I have been receiving lately from folks either within the county in existing industries or without the county looking for warehouse space have

increased and I have found that I have fewer resources to share with them," said Wilborn.

According to data from the Economic Development Partnership of North Carolina, there have been a total of 64 responses so far this year to inquiries about buildings and sites and another 28 responses to inquiries about buying and leasing in North Carolina.

One of the EDC's objective is to recruit new industries

and news jobs.

So, when they have a request for information about what buildings they have to submit for these projects that could bring in capital investments, businesses and jobs, they have to send it back because inventory is down.

That is why the board was presented with multiple options like shell buildings and spec buildings.

Later, board members were

See EDC, Page 6A

Product.
Place.
People.
Everything Is Better In **Person.**



Person County Economic Development Commission



Person County **EDC**
Everything is Better in Person
Economic Development Commission

304 S. Morgan Street, Room 221
Roxboro, NC 27573
(336) 597-1752

www.personcountyedc.com

swilborn@personcountync.gov

@BetterNPersonNC
@LetsMeetNPerson

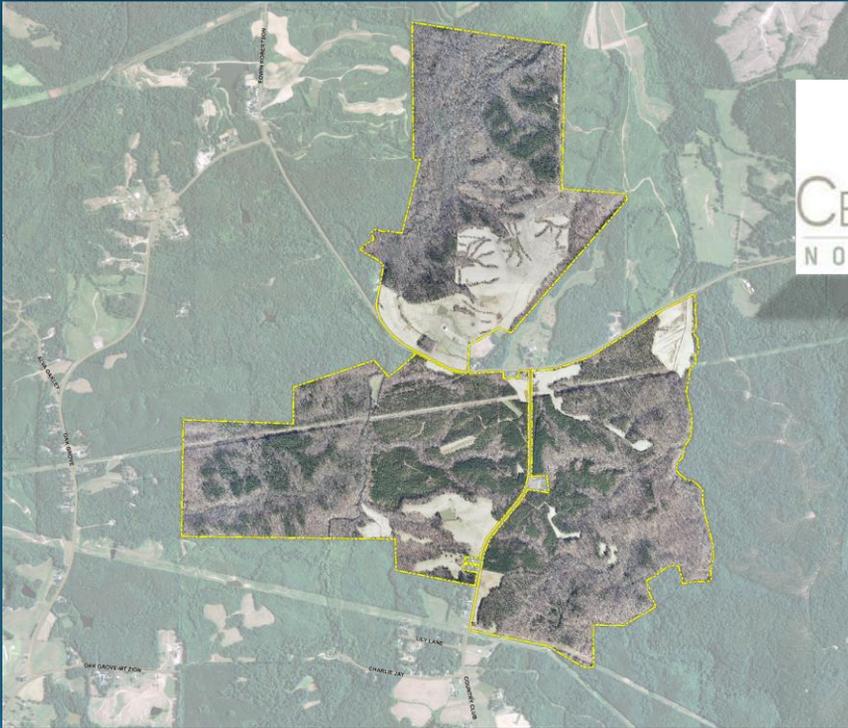
Sherry Wilborn



Come Join Us.

Inventory

Person County Mega Park

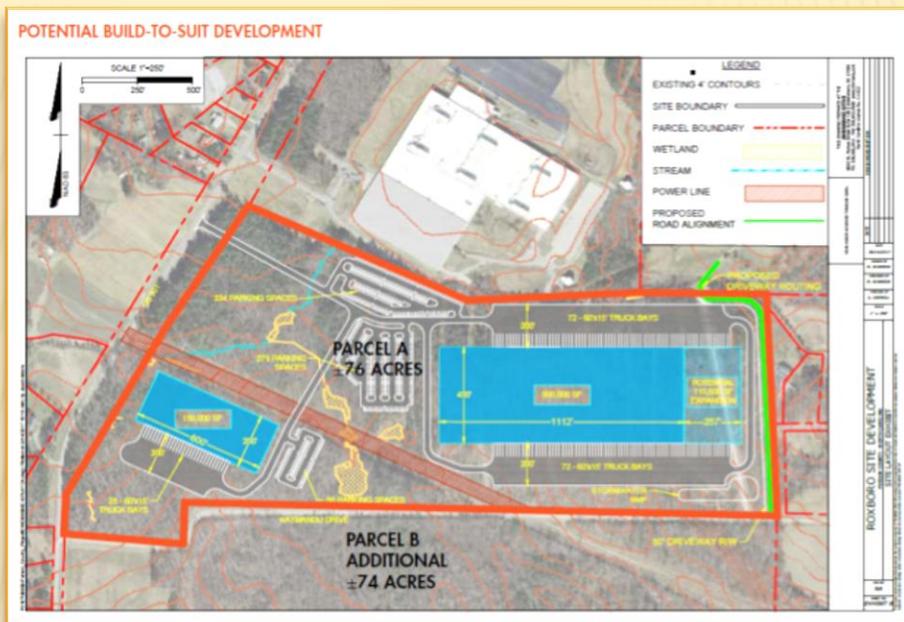


Learn more at
www.personcountyedc.com

- **1,350-acre NC Certified Site**
- **Power** - Multiple 230kV transmission lines in place
- **Fiber** - Multiple strands of open-access dark fiber to serve the site
- **Water** - Waterline Construction underway to provide 2.5MGD to serve the site, with \$1.6M in funding awarded through the Rural ReadySites Program, run out of NC Commerce in conjunction with the Rural Infrastructure Authority.
- Wastewater – Designed with capacity available from City of Roxboro
- Natural Gas – designed for 8” line
- Phase I Environmental Site Assessment (ESA)
- Phase II Environmental Permitting Underway – Permit Expected Fall 2019
- Geotech and Vibration Studies Completed
- Site Readiness Grants from Duke Energy

Featured in Business NC – April 2019 Issue

Product Inventory* – Weston Site & Airport Site



The Weston Site is approximately 76 acres with 4-lane US Hwy 501N Access and road frontage. This site has had Phase I ESAs and Conceptual Design completed. It is adjacent to the 450,000 sf Polywood manufacturing property, and has access to all infrastructure. It is also located within an **Opportunity Zone**.



The Person County Aeronautical Site is a 26-acre, county-owned site and is adjacent to the Person County Airport. (See more about Person County Airport on the next page.) Less than 1-mile from 4-lane US Hwy 501S, this site already has a partial pad. Reserved purpose for this site requires an aeronautical use.

*Please contact Sherry Wilborn @ 336.597.1752 for additional information on available buildings and sites.

Infrastructure

Transportation

The Person County Airport is a 6,000'-runway General Aviation Airport. With more than 2,400 movements per month, the airport provides Business Support through Freight Services and Increased Accessibility. Other uses include military training, emergency services, flight school and aircraft housing. Person County Board of Commissioners have plans to construct a new executive hangar at the airport in the upcoming budget year and are also seeking a renaming of the Person County Airport to Raleigh Regional Airport at Person County due to proximity and market served.



Improvements to US Highway 501N (Jim Thorpe Highway) were completed in 2016, which grants 4-lane highway access from the Durham County line in the south to just a few miles from the Virginia border in the north, and US Highway 158 connects Person County to its neighbors to the east and west.



Person County Industry is served by Norfolk Southern Railroad, providing even more opportunities for connectivity throughout the entire eastern US. Significant rail segments exist within **Opportunity Zones**, including a county-leased siding and potential industrial sites.

[map source:

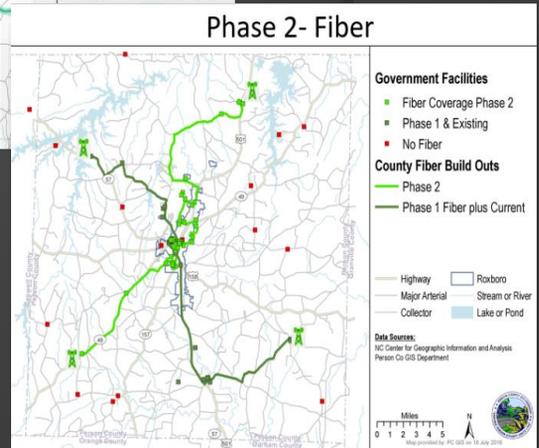
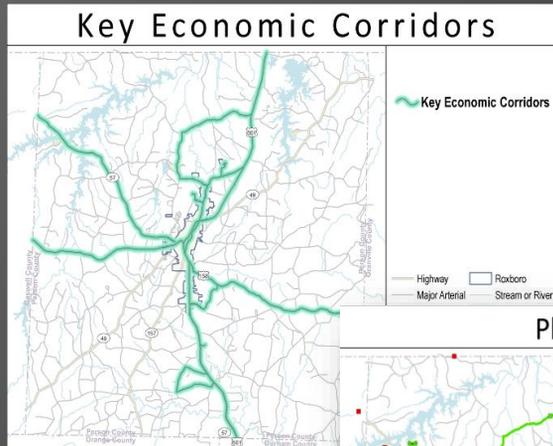
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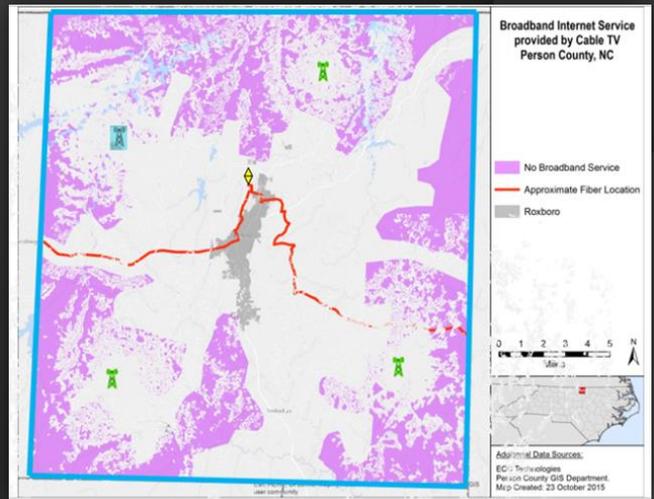
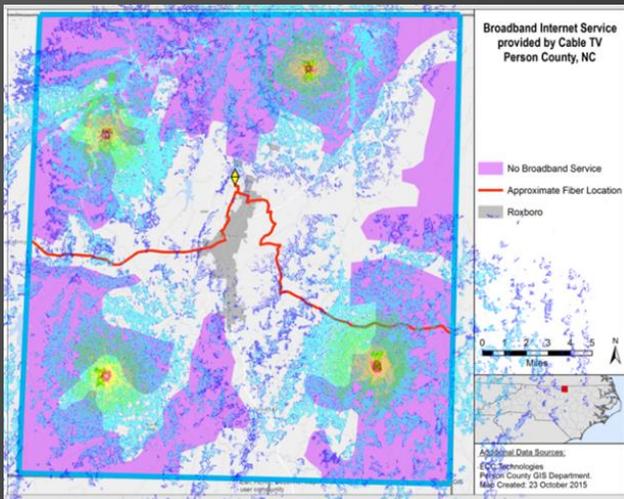
Infrastructure

Fiber

In 2015, the Person County Commissioners invested in the enhancement of broadband access for residential and business customers in previously unserved areas of the county. This investment increases access to fiber-based broadband infrastructure along key routes through the county to serve the county's direct needs for broadband access (administration, public safety, citizen services) and to enhance Economic Development.

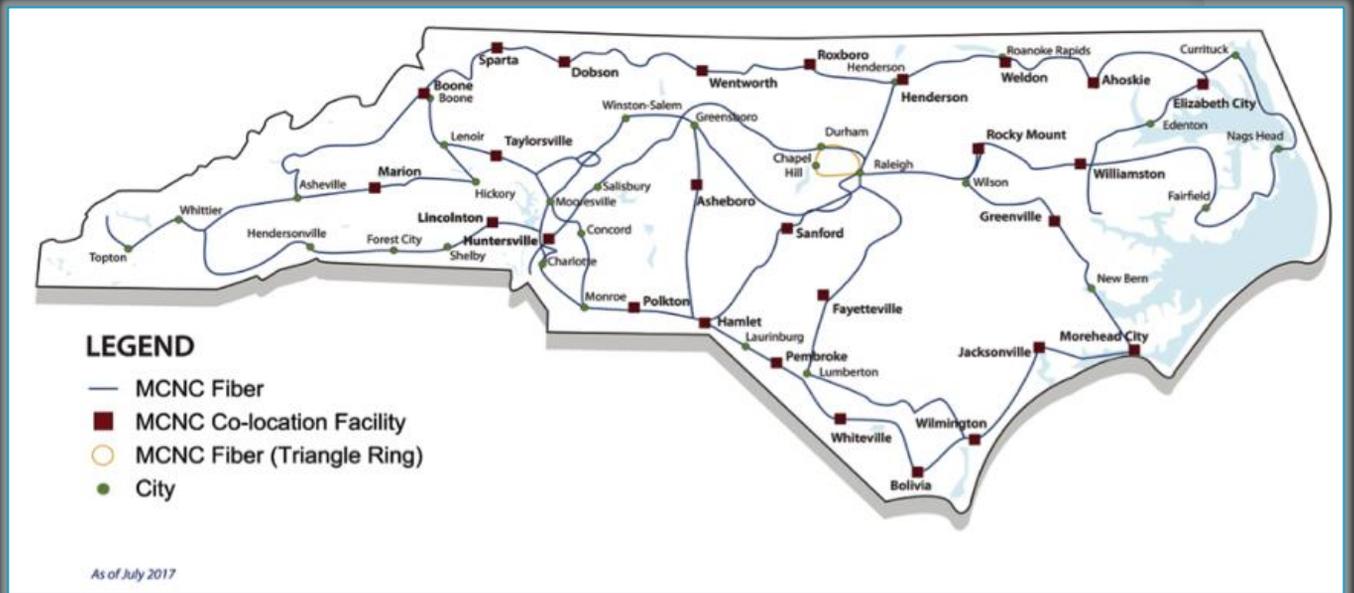


Person County has the most comprehensive county-owned fiber network in the state, with multiple open access dark fiber strands available for economic development projects.

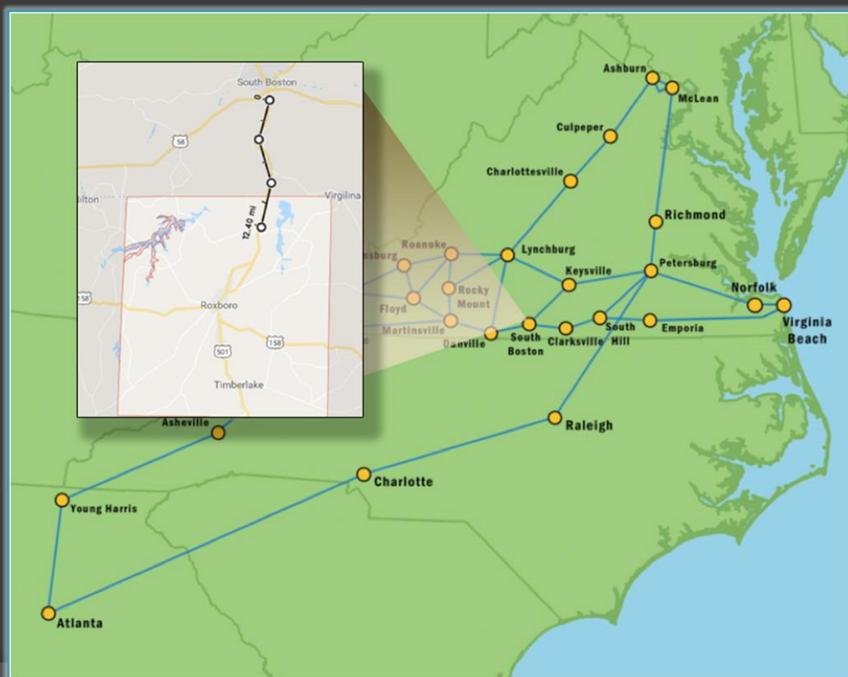


Broadband Coverage Areas Before & After

The Person County Fiber Network interconnects with a privately-owned state-wide open access network which connects network access points in Charlotte and Raleigh.



Additionally, the Person County fiber network is 12 miles from an access point with a regional network partnership which runs from Virginia to Georgia.



Infrastructure

Natural Gas

Dominion Energy is the natural gas provider for Person County, with substantial existing infrastructure and capacity throughout the county, including within key areas in **Opportunity Zones**.



Water and Wastewater



The City of Roxboro is Person County's service provider for water and wastewater, with excess capacities of 5MGD and 3MGD, respectively.

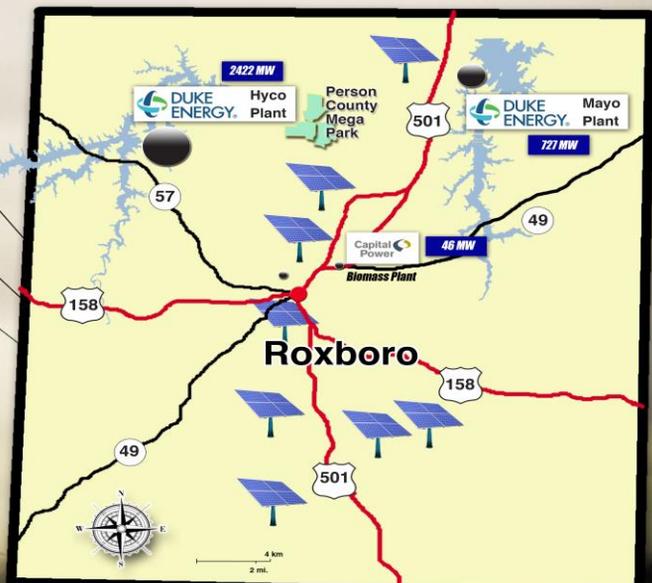
Infrastructure

Power

In Person County, we have power supply like no other. The Duke Energy Roxboro Plant is one of the largest power plants in the US, and combined with the second Duke Energy plant at Mayo, provides a capacity of more than 3,000 MW of power. Large transmission lines connecting these plants are added benefits to Person County **Opportunity Zones**. In addition to the Duke Energy plants, the Capital Power Biomass plant has a capacity of 46 MW, and solar power adds more than 25 MW of renewable energy.



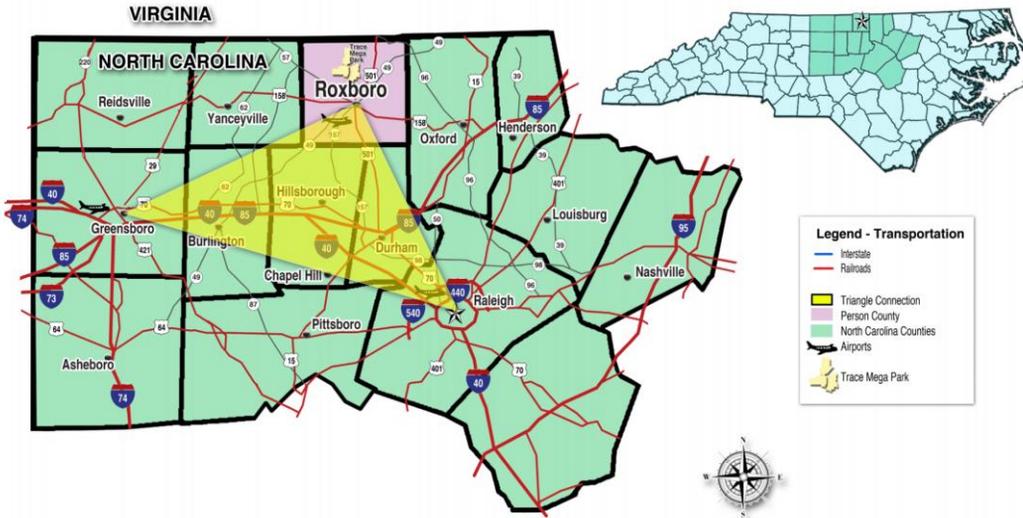
Power Generated in Person County NC



Quality of Life

Triangle/Triad Regional Proximity

Person County is part of the Research Triangle Region. Within an hour's drive, we offer all the recreational, educational and entertainment amenities of Raleigh, Durham and Chapel Hill, as well as the Triad areas of Mebane, Burlington and Greensboro.



NC STATE
UNIVERSITY

Duke
UNIVERSITY



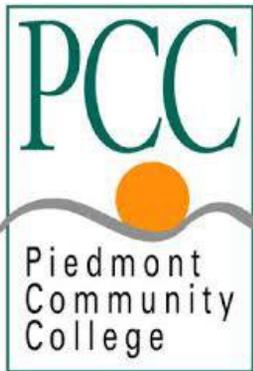
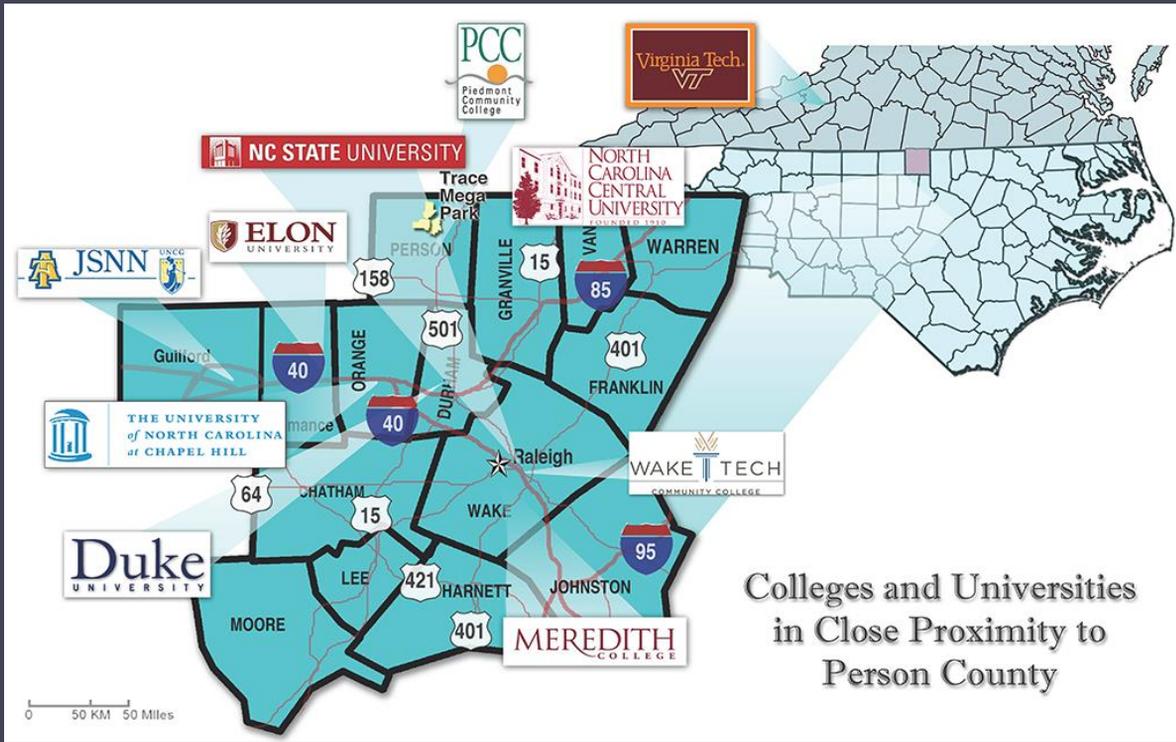
THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



Quality of Life

Education

With Tier 1 Universities right at our backdoor, educational opportunities abound in Person County.



Piedmont Community College offers certification courses as well as programs that lead to an Associate in Applied Science (AAS), Associate in Arts (AA), Associate in Fine Arts - Visual Arts (AFA-VA), Associate in General Education (AGE) or Associate in Science (AS) degrees and currently has articulation agreements more than a dozen universities.

Person County offers school choice at all grade levels through public, charter, private and homeschool options.



Quality of Life

Recreation, Arts and Parks

Person County has the oldest County Recreation Department in North Carolina. Our 12 parks, including Mayo Park on Mayo Lake, account for nearly 6 acres of developed park land per 1,000 people. Person County also acquired the Rock Athletic Multi-Field Complex, which brings in travel teams from all around the region. Whether you're into RVs or RBIs, fitness or fishing, we have something for you.



The Kirby Cultural Arts Complex



Home to the Kirby Theater, Art Galleries and Event Center. Come catch a show, take a class, or enjoy FREE Movie Friday.



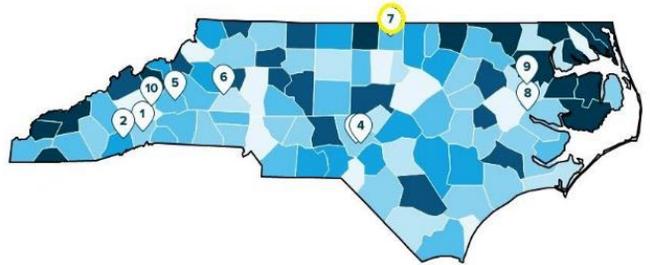
Quality of Life

Recreational Lakes and Person County Senior Center

Person County has two recreational lakes which allow for year-round fun with hiking, camping, boating, fishing and more. Come to Hyco or Mayo for a day, a weekend or a lifetime.



Person County provides a rich Quality of Life for all. The county-owned Senior Center offers activities to stimulate body, mind and soul with a fully equipped gym in addition to a multitude of activities. Combine amenities like this with affordable living and unmatched healthcare and you will know why Roxboro made Smart Asset's Top Ten Cities to Retire for 2 years running.



Map data ©2017 Google, INEGI Terms of Use Report a map error

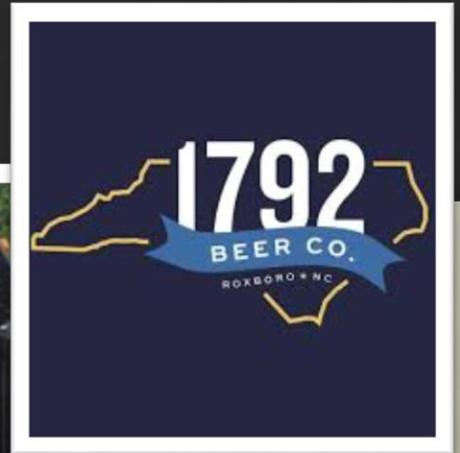
WORSE BETTER

Rank	City	Tax	Doctors' Offices per 1,000 People	Recreation Centers per 1,000 People	Retirement Centers per 1,000 people	% of Seniors	Recreation & Social Index
1	Hendersonville, NC	17.4%	8.2	1.6	1.2	27.6%	56.96
2	Brevard, NC	17.4%	3.0	1.7	0.7	27.5%	43.55
3	Pinehurst, NC	17.4%	3.5	0.6	0.2	42.4%	41.55
4	Southern Pines, NC	17.4%	2.4	1.4	0.5	29.2%	41.24
5	Marion, NC	17.4%	2.9	0.6	0.9	16.1%	37.17
6	Hickory, NC	17.6%	3.0	0.7	0.8	16.0%	35.60
7	Roxboro, NC	17.4%	2.9	0.8	0.6	18.7%	32.74
8	Washington, NC	17.4%	3.5	0.9	0.5	21%	32.67
9	Williamston, NC	17.6%	4.1	0.9	0.5	20.1%	32.47
10	Black Mountain, NC	17.6%	2.0	1.4	0.2	26.1%	31.31
	NC	17.5%	0.7	0.3	0.1	17.4%	



Quality of Life

Uptown Roxboro



SAT, MAR 23

COUSINS MAINE LOBSTER

1792 Beer Co. · Roxboro, NC



Growing Uptown Roxboro:

- First Brewery in the County- Black Creek Brewery opened in 2017 at 111 Depot Street
- First Craft Beverage Bottle Shop in County- 1792 Beer Company opened in 2019 at 106 N. Main Street



- First Hemp/CBD Product Store in County- Rooted for Life opened in 2019 in Hall's Way
- Rox n' Roll Cruise-in held on the 3rd Friday monthly, May through October continues to grow numbers of participants and visitors from Virginia and as far as Charlotte/Angier!



Since 2015

- Nearly \$4,000,000 in Private Investments
- 35 Façade Improvements Projects
- 32 Public Improvement Projects
- 22 Rehabilitations to Buildings
- 40 Full-time jobs created
- 28 Part-time jobs created
- 28 New Businesses Opened/ 4 Businesses Expanded



Quality of Life

As a part of the Triangle Region, Person County residents have ready-access to the major medical systems and top-rated teaching hospitals of Wake Med, UNC Healthcare, Rex UNC and Duke University Health System.

Healthcare



Person County also has two Urgent Care facilities to conveniently provide service 365 days per year.



Person Memorial, the local 110-bed hospital, is a Duke Lifepoint Hospital, serving the community through a recently renovated Intensive Care Unit, an Emergency Department, Surgical Suites, Laboratory and Specialty Care Clinic.

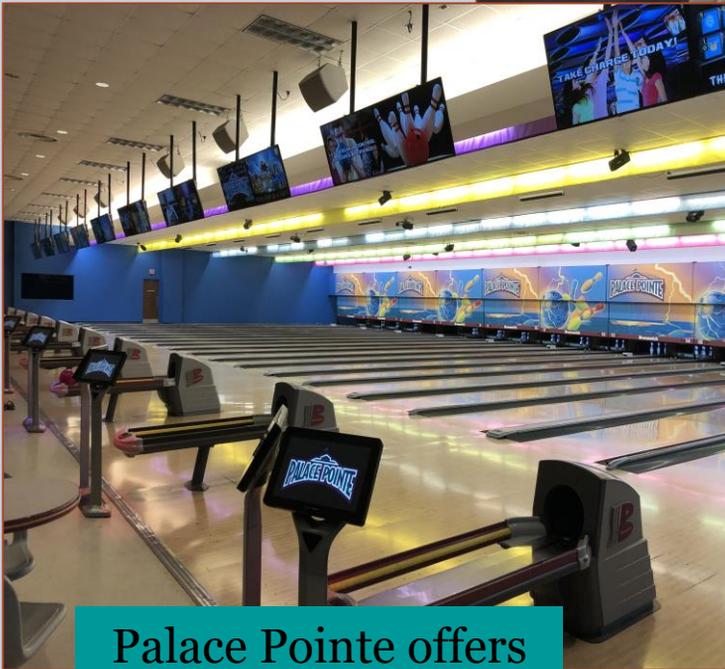


Transportation is available by appointment Tuesday – Thursday through Person Area Transportation System (PATS) to any medical office in Durham, Chapel Hill and Hillsborough.



Quality of Life

Palace Pointe
Entertainment
Complex



Conveniently located on 501S with abundant parking and easy access, Palace Pointe houses 8 movie theaters, Thunder Lanes Bowling Alley, Skating, Arcades, Billiards, City Diner and More!

Palace Pointe offers meeting and event spaces of all sizes, in addition to in-house catering for parties and functions.



Quality of Life

Attractions and Events

Person County Museum

An eight-building museum campus, Person County Museum brings to life charming stories and interesting information about the many facets of Person County's rich history: the old schools and sports memorabilia, early uptown Roxboro and its businesses, our military heroes, the African-American history of Person County, the Sappony Indians of the High Plains community, memorabilia of Victorian lifestyles of the county, Person County's link to the Titanic and much more. The past is indeed alive here!



Coming Soon!
Electric Vehicle (EV)
Charging Station

More Event Venues and Attractions:

- Palace Pointe Entertainment Complex
- Tunnel Creek Vineyard
- Willow Oak Music Park
- Hycos Lake Recreation Area with Event Facilities
- Mayo Lake Environmental Education and Community Center
- Kirby Cultural Arts Complex
- Merritt Commons
- Jingle on Main
- Flem Whitt Beach Music Festival
- 4th of July Fireworks Display
- Annual Christmas Parade



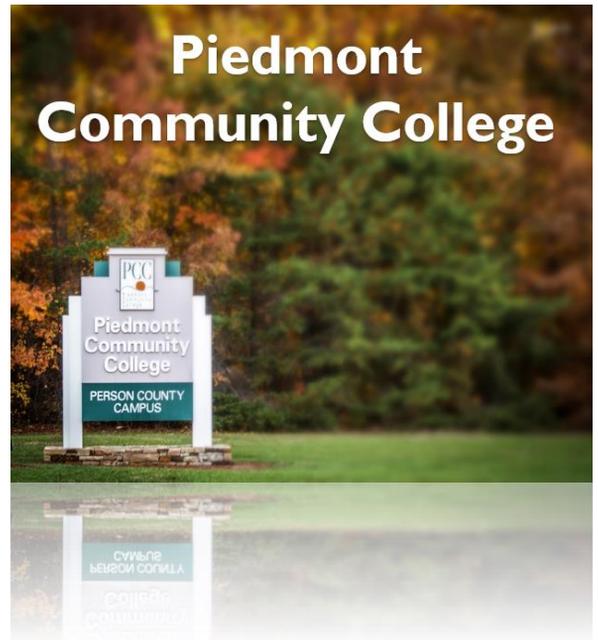
Personality Festival

"Person"ality is an annual two-day event that takes place each fall in Uptown Roxboro, the heart of Person County. Each year, 10,000+ people gather to enjoy mechanical rides, entertainment, great food vendors, and booths for awareness, business and crafts / merchandise. This is the largest single event held in Roxboro/Person County, NC.

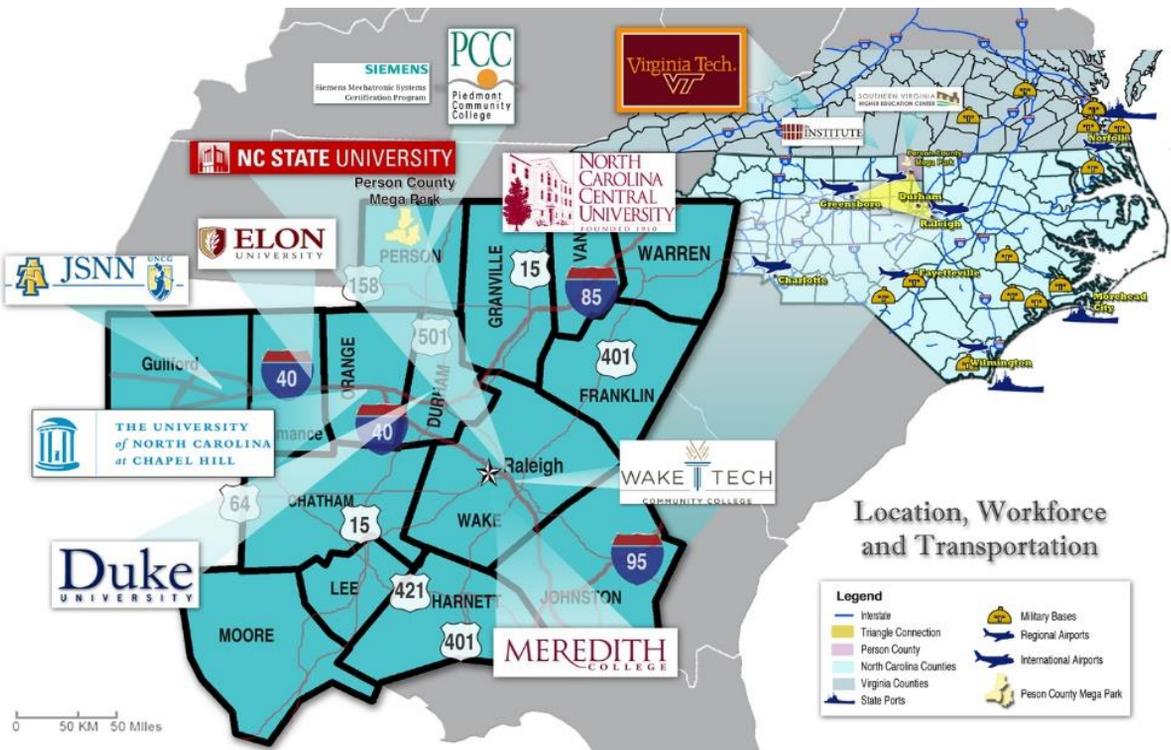


Workforce

Person County Schools and Piedmont Community College (PCC) work closely together to ensure a local pipeline of skilled workers, and PCC offers Customized Training to employers with personalized assistance such as WorkKeys testing. They also facilitate internships and externships to further support local industry.



NCWorks offers employment support, including on-the-job training assistance.



Person County has 1.2 million workers within a 50-mile radius, with 10 colleges and universities and 7 community colleges producing more than 40,000 graduates per year. North Carolina also has eight military bases contributing annually to the skilled workforce.

Business Support Services

Person County has no shortage of partners ready to help you succeed. Services range from How to Write a Business Plan to Revolving Loan Funds to Tax Incentives for Jobs and Investment. Check out the list of partners below and visit our website at www.personcountyedc.com to learn more.

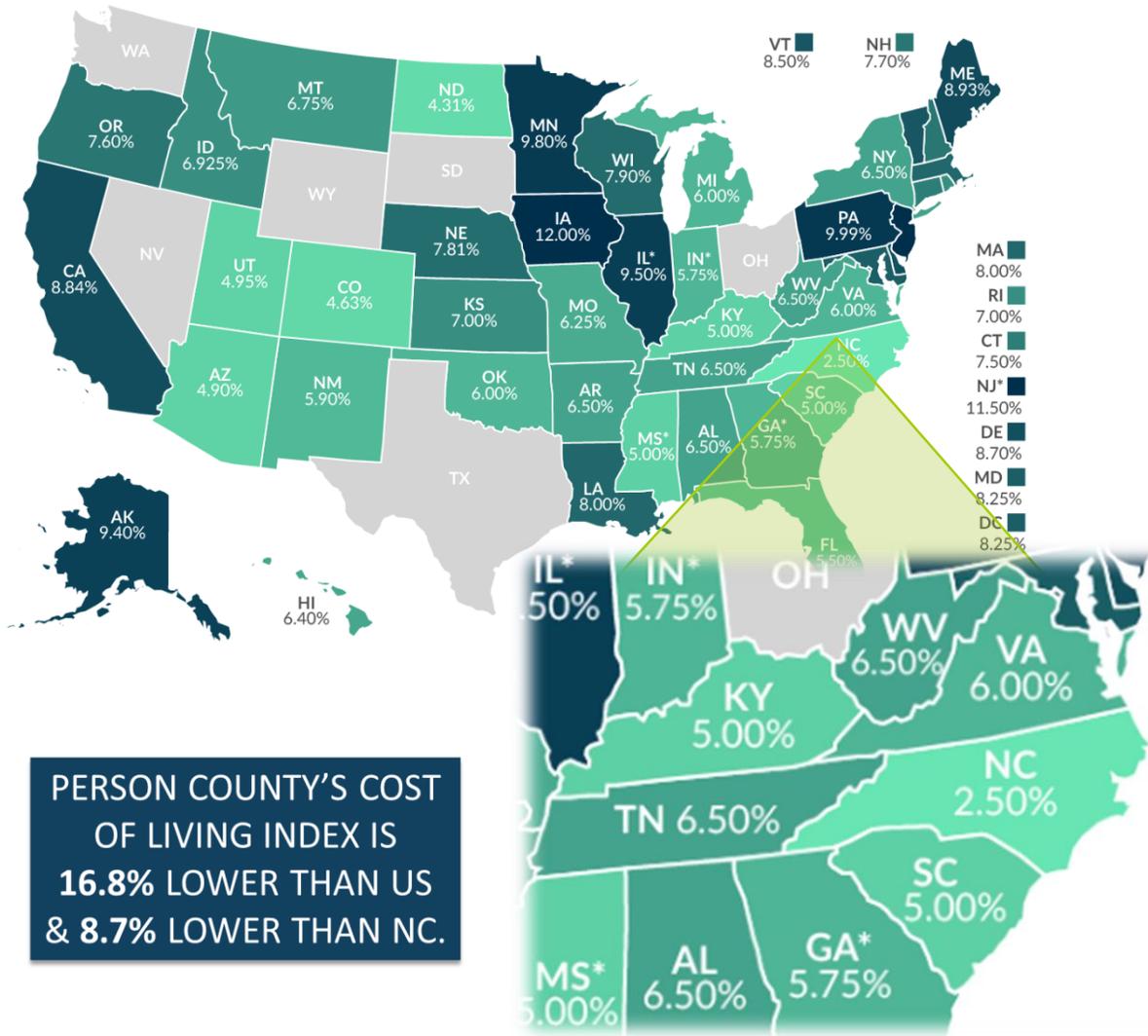


Other Affiliates



Business Climate

Top Marginal Corporate Income Tax Rates as of January 1, 2019



PERSON COUNTY'S COST OF LIVING INDEX IS 16.8% LOWER THAN US & 8.7% LOWER THAN NC.

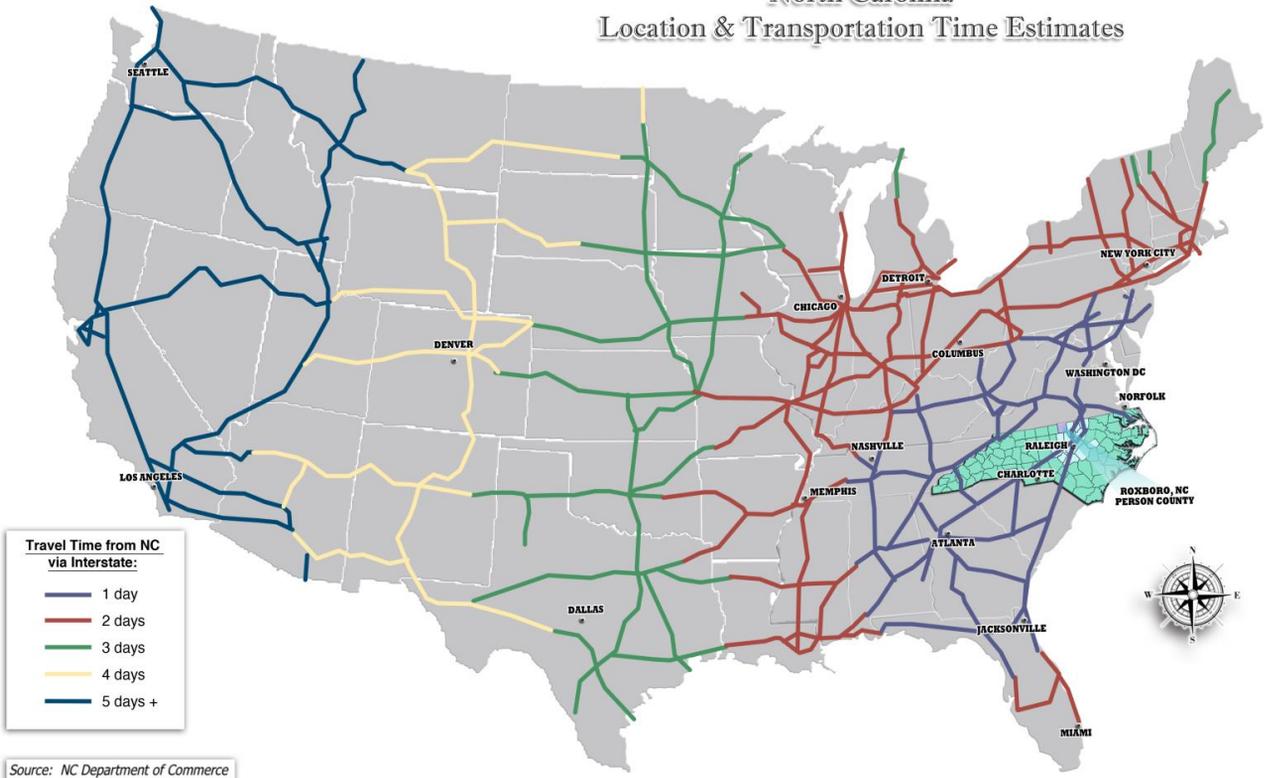
Lowest Corporate Income Tax Rate – 2.5%

Personal Income Tax Rate - 5.25%

Sales & Use Tax Exemptions – M&E

State and Local Incentives for Job Creation

North Carolina Location & Transportation Time Estimates



A Person County location offers highway access to nearly 60% of the US population within 2 days.



AgriBusiness, AgTech

Person County, since its formation, has relied heavily on agriculture to produce a substantial income for its local residents. Person County's soils and weather conditions offer a better than favorable climate for high quality and high yield crops.



A substantial part of the county's 392 square miles of land area is in agricultural land. With harvested cropland totals at about 33,600 acres with pastures accounting for another 20,000 acres, woodland acreage is by far the largest of the county's remaining 256,000 total acres and is becoming a more significant natural resource, as well as serving a more important role in the county's overall agricultural basis.

Additional Target and Existing Industry Sectors in Person County Include:

Automotive Components	NonWovens Furniture
Power Generation	Manufacturing (Plastics)
Wood Product Manufacturing	Agribusiness Aerospace

Many of Person County's top manufacturing businesses are made of agricultural raw materials. US Flue Cured Tobacco (tobacco), Boise Cascade (wood products), Louisiana Pacific (wood products) and Spuntech (non-woven cotton) all use agricultural products as raw materials for their manufacturing processes.

With an effort to smart growth and sustainable development, Person County seeks to take advantage of her agricultural roots and provide more agribusiness opportunities to the Raleigh and Durham MSAs and for additional business opportunities in Person County's future.



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