

# ANNUAL REPORT

## FISCAL YEAR 2024



**BOSCH**



**LINCOLN** ECONOMIC  
LINCOLN COUNTY, NC DEVELOPMENT  
ASSOCIATION

## LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION

is a private, 501c(3) non-profit corporation charged with facilitating industrial, commercial and office development in Lincolnton and Lincoln County.

Through our public-private partnership the City of Lincolnton, Lincoln County, private citizens and the business community have come together to pursue well-balanced, quality growth for the community.

## MISSION STATEMENT

To foster an economic environment that promotes:

- An enhancement of the standard of living by creating more and better jobs for the citizens of Lincolnton and Lincoln County
- An increased and diversified tax base to provide needed community services

## OUR GOALS INCLUDE:

- Retention and expansion of existing businesses
- Attraction of diversified base industries
- Improvement of the overall business climate within Lincolnton and Lincoln County
- Assisting small business start-ups and expansions



## A LETTER FROM OUR CHAIR

Another absolutely banner year!! It is wonderful to again be able to report here that another robust year was enjoyed in economic development in our county! The last few years have been full of announcements of economic growth and this past year was no exception. During fiscal year 2023-24, Lincoln County Economic Development Association was pleased to announce \$361,190,289 in NEW investments and nearly 300 new jobs in the next two years!

Lincoln County Economic Development Association and our partners in government and industry work hard to partner and achieve these successes. There is no one who can better promote the economic benefits in our county than our local industry leaders and we greatly appreciate and celebrate their work. Because of this loyalty, our industry expansions once again make up much of our growth and we are grateful for the relationships we have with Lincoln County, the City of Lincolnton and our business and industry personnel.

The future continues to be bright for Lincoln County and the jobs and investments made will greatly benefit our citizens. Thank you to all our who work so diligently to promote our community and make it a desirable one in which to live, work and prosper.

Kimberly L. Phillips, Chair



Special thanks is extended to the city of Lincolnton and Lincoln County for their support.



## LEDA OFFICERS

Kim Phillips, Chair  
David Lee, Bosch, Vice Chair  
Myra Heavner, SEACORP, Treasurer  
Cliff Brumfield, LEDA, Executive Director, Secretary

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## LEDA BOARD OF DIRECTORS

Kelly Atkins, First Federal Bank  
Bud Cesena, Lincoln County BOC  
Ed Hatley, Mayor-City of Lincolnton  
Brent Reynolds, Edward Jones  
Henk-Jan van Ettehoven, Huber Technologies  
Dr. Jim Watson. WSRR Consulting Group, LLC

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## EX-OFFICIO

Dr. Aaron Allen,  
Superintendent-Lincoln County Schools  
Dr. Jonathan Bryant,  
Chief Administrator-Lincoln Charter School  
Dr. John Hauser, President-Gaston College  
Ritchie Haynes, City Manager-City of Lincolnton  
Davin Madden, County Manager-Lincoln County  
Anthony Simpson, Center Leader, NC Works  
Jen Weber, President-Chamber of Commerce

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## LEDA STAFF

Kristy Berkland, Office Manager  
Kara Brown, Business Development Manager  
John Dancoff, Existing Business Manager  
Rhonda Hunter, Entrepreneur Specialist

## COMMITTEES

### Product Development Committee

Kim Phillips, Chair  
Kara Brown, LEDA Liaison  
Bud Cesena, County  
Cliff Brumfield, LEDA  
Davin Madden, County Manager  
Ed Hatley, City Mayor  
Ritchie Haynes, City Manager

The Product Development Committee collaborates among strategic partners to plan, implement, and maintain an inventory of fully served, cost effective land and building options for new and expanding industry in Lincoln County.

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### BANK ADVISORY COMMITTEE

Joe Lampron, Chair  
Rhonda Hunter, LEDA Liaison  
Deanna Dula, First Citizens Bank  
Jennifer Thomas, Truist  
Kelly Atkins, First Federal Bank  
Kristy Berkland, LEDA  
TJ Thomas, Peoples Bank  
Will Wadsworth, United Bank

This committee does not contemplate pecuniary gain or profit to the members, and the specific purposes for which is formed are to promote, encourage and assist the economic development and welfare in Lincoln County. Any Lincoln County bank interested in the purpose of the committee shall be eligible to appoint one representative per bank to serve regardless of how many branches. The committee meets at least two times per year.



## NC ACCOLADES

**#1** Lowest Corporate Tax Rate in the US  
(2.5%)

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**#1** Workforce in the Nation (CNBC)

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**#1** Access to Qualified Labor  
(Area Development)

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**#2** Best State for Manufacturing  
(Site Selection Group)

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**#2** Best Business Climate  
(Site Selection Magazine)

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**#3** Fastest growing state in the US  
(Census)

## LINCOLN COUNTY RANKINGS BY NICHE

**A-** Overall

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**A** Public Schools

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**A-** Housing

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**A-** Good for Families

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**A-** Health and Fitness

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**B+** Jobs

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**B+** Cost of Living

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**B-** Diversity

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**C** Commute

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**#2** Best County to Buy a House in NC

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**#6** Population Growth in NC

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**#12** Best Public Schools in NC

## INCOME & HOUSING

|                                |                                 |
|--------------------------------|---------------------------------|
| Growth Rate                    | <b>7.2% (NC 2.5%)</b>           |
| Median Household Income        | <b>\$78,615 (NC \$67,516)</b>   |
| Median Home Price (Lincoln)    | <b>\$360,900 (NC \$289,300)</b> |
| Homeowners                     | <b>79% (NC 67%)</b>             |
| Household Expenditures Average | <b>\$75,002</b>                 |
| Child Poverty Rate             | <b>10.2% (NC 17.2%)</b>         |
| Broadband Access               | <b>97.99% (NC 95.81%)</b>       |

## EMPLOYMENT

|                               |                      |
|-------------------------------|----------------------|
| Total Employment              | <b>27,971</b>        |
| Manufacturing                 | <b>4,968 (17.8%)</b> |
| Retail                        | <b>3,620 (12.9%)</b> |
| Accommodations & Food Service | <b>2,662 (9.5%)</b>  |
| Healthcare & Social Services  | <b>2,608 (9.3%)</b>  |
| Construction                  | <b>2,105 (7.5%)</b>  |

## COMMUTING PATTERNS

|                     |               |
|---------------------|---------------|
| Inflow Workers      | <b>13,938</b> |
| Outflow Workers     | <b>26,413</b> |
| Within Area Workers | <b>6,435</b>  |

## LABOR FORCE

|                                    |                 |
|------------------------------------|-----------------|
| Population                         | <b>92,170</b>   |
| Total Labor Force                  | <b>47,758</b>   |
| Average Unemployment Rate          | <b>3.01%</b>    |
| County Private Sector Average Wage | <b>\$51,866</b> |
| High School Graduation Rate        | <b>89.2%</b>    |

## COUNTY PERMITTING FY 23-24

|  |                      |
|--|----------------------|
| Total Permit Applications<br>(Residential & Commercial): | <b>1,265</b>         |
| Residential Permits Issued:                              | <b>1030</b>          |
| Value of Residential Permits Issued:                     | <b>\$198,677,661</b> |
| Commercial Permits Issued:                               | <b>113</b>           |
| Value of Commercial permits Issued:                      | <b>\$168,622,763</b> |





# LEDA PRIVATE MEMBERS

LEDA would like to thank our Private Members for their support.

## Accountants

Sherrill, Blake & Harrison, CPA - Dana Harrison

## Advertising/Marketing/Printing

JK Enterprises, LLC - Jack Funk

## Architects/Engineers

Anderson REH, LLC - Tom Anderson

ECS-Carolinas, LLP - Paul Blake

Ground Technological Services, Inc. -

Gary Gechter

Mansour Edlin Consulting - Mansour Edlin

Progressive Companies - Barbara Briccotto

Seamon Whiteside - Trey Little

Southern Engineering & Testing, PC -

Rick Finnen

## Attorneys

Garfinkel Immigration Law Firm -

Steven Garfinkel

Jonas Law Firm - Rob Brown

Knox Law Center - Eddie & Frances Knox

## Automotive

Abernethy Chevrolet - Mitch Abernethy

## Banking

Carolina Federal Credit Union - Allison Brewer

Commercial Bank - Tracy Barger

First Citizens Bank - Deanna Dula

First Federal Savings Bank - Kelly Atkins

United Bank - Will Wadsworth

## Civic/Community

LC Coalition Against Child Abuse -

Sherry Reinhardt

## Commercial

Benton Roofing - Nicholas Mock

Consolidated Electrical Dist. - Kurt Merrill

Lail Electric Service, Inc. - Monte L. Lail

Lincoln Bonded Warehouse - John Lineberger

Warlick Funeral Home - L.D.(Bud) Warlick, Jr.

## Communications

Spectrum - Deanie Houser

## Construction

Denver Construction Co. - Ryan Rhodes

Edifice - Sloan Kormelink

Hope Springs Builders, Inc. - Walter Clark

Howard Construction - Tom Howard

Myers & Chapman - Dene Dawson

SC Hondros & Associates, Inc - Elizabeth Kleto

## Consulting

BizGrowth Inc. - Sherre' DeMao

Expectus - Denis Rinas

WSRR Consulting Group, LLC - Dr. Jim Watson

## Developers

Anderson Properties - John Anderson

The Keith Corporation - Alan Lewis

Plainsman, LLC - Amanda Barker

Prestige Corporate Developers - Elizabeth Brown

## Education

Gaston College Dallas Campus - Dr. John Hauser

Gaston College Dallas Campus - Greg Smith

Lincoln Charter School - Dr. Jonathan Bryant

Lincoln County Schools - Dr. Aaron Allen

## Golf/Country Clubs

Verdict Ridge Golf & Country Club - Scott Knox

## Hospitality

Vesuvius Vineyards - Jay Thompson

White Rose Manor

Bed & Breakfast - Allison Gahrman

## Industries

Active Concepts - Erica Batounis

American Tire Dist. - Jamie Wilson

American Woodmark - Tony Holifield

Annihilare - Marty Paris

Aptar - Kelly Weeks

Blum, Inc. - Michael Geis

Bosch - David Lee

Calico Coatings - Tracy Trotter

Campbell & Sons - Ronnie Campbell

Cargo Integrated Logistics - Mark Andrews

Carolina Roller & Supply - Mack Harvey

Cataler North America - Chris Painter



Cosette Pharmaceuticals - Mark Campbell  
Hood Container - Travis Hall  
Huber Technology - Henk-Jan van Ettehoven  
Husky Rack and Wire - Gisella Busse  
Hydac - Michael Moin  
Industrial Hard Carbon, LLC - George Barr  
Kaco USA, Inc. - Emilee Summerlin  
Keltec - Lyndy Gardner  
Kirk & Matz - Victor Matz  
LeeBoy - Shannon Seymour  
M Conley Company - Doug Edwards  
McMurray Fabrics - Mike Clark  
Modacam, Inc. - Bud Tschudin  
Nick's Trix - Nick Menudier  
Our Home - Chris Myers  
punker LLC - Linda Church  
Race City Steel - Damon Lusk  
Sennebogen LLC - Constantino Lannes  
Seymour Advanced Tech - Season Flowe  
Spantek - Mike Gilboy  
Steele Rubber Products, Inc. - Joanna Shere  
Tenowo - Fred Stephenson  
Texture Plus - Brian Kampe  
The Timken Company - Marty Hallman  
United Plate Glass - Mike Cully  
Unox, Inc. - Luciano Delpozzo  
Vapor Honing Technologies - Johnathan Wise  
wanzl North America - Ben Hinnen

### **Insurance**

Kale Insurance - Crayton Kale  
Paul Parker State Farm - Paul Parker  
Watson Insurance Agency - Neal Rhyne

### **Investment/Financial Services**

Chris Rhyne Financial Management - Chris Rhyne  
Edward Jones - Brent Reynolds  
Rhyne Financial - Joseph M."Jody" Rhyne III

### **Medical**

Advanced Family Eye Care - Dr. Amanda Barker  
Austin Dentistry - Dr. Jonathan Austin  
Austin Orthodontics - Dr. Steven M. Austin  
Carolina Eye Care - Dr. Scott Nishek  
Atrium Health Lincolnton - Tri Tang

Dedmond & Tallent Dentistry -  
Drs. Brian Dedmond & John Dock Tallent  
Hamilton & Whitecotton Orthodontics -  
Dr. Todd Hamilton  
John L. Cloninger, DDS, PA - Dr. Les Cloninger  
Lincolnton Animal Hospital - Dr. Karen Miller

### **Misc.**

MAC Papers & Packaging - Jimmy Chapman

### **Real Estate**

Allen Tate Corporate - Rachel Brumfiel  
Apple Realty - Marsha Jordan  
Clark Properties, Inc. - David Clark, Jr.  
Gilleland Realty, Inc. - John Gilleland, Jr.  
T & T Investments - Lloyd Trotter

### **Retail**

Kennedy Office - Bo King

### **Staffing**

BBSI - Tucker Smith  
Carnegie Partners Inc - Mike Williams  
Express Employment Professionals - Kevin Roberge

### **Trucking/Logistics**

Catawba Truck Rental - Danny Abernathy  
Drake Enterprises - Stephen Brusso  
Loftin Equipment Transport - Nick Loftin  
SEACORP - Myra Heavner

### **Utility**

Duke Energy Carolinas - Danielle Buckins  
EnergyUnited - Brett Alkins  
Piedmont Natural Gas - Timothy Miller  
Rutherford EMC - Randy Ward  
Times Oil - David Boyd

### **Individual**

Jim Beam  
Jerry Cochrane  
Dr. Martin Eaddy  
Carl Henline  
Joe Lampron

Sharon Patton  
Kim Phillips  
Betty Setzer  
Tony Simpson  
Rosalind Welder



Sennebogen

## EXISTING INDUSTRY PROGRAM

### Lincoln County Celebrates Record Year in Business Expansions and Job Growth

Lincoln County has cemented its reputation as one of North Carolina's top destinations for business investment and job creation, marking a record-breaking year in 2023. With over \$257 million in expansion investments and 460 jobs expected to be created, this surge places Lincoln County among the state's leaders in economic growth.

## MAJOR CONTRIBUTORS TO GROWTH

**Three industry pillars—Bosch, Sennebogen, and Cataler North America—played pivotal roles in this milestone.**

**Sennebogen:** This industry leader has broken ground on a new facility to expand its North American training center, reinforcing its commitment to workforce development and solidifying its position as an industry leader. This marks Sennebogen's second facility expansion since establishing its presence in Lincoln County in 2008. Sennebogen specializes in providing advanced equipment solutions for recycling and scrap metal yards, demolition projects, barge and port operations, log handling, transfer stations, and waste facilities.

**Cataler North America:** Founded in 1967, before automobile catalysts were even developed, Cataler has grown to become a leading global manufacturer of catalysts used in vehicles worldwide. Cataler consistently demonstrates its commitment to Lincoln County through significant industrial investments and ongoing growth. Since announcing its presence in



Cataler NA

Lincoln County on February 1, 2001, the company has implemented 20 incentive agreements and invested over \$240 million in its Lincoln facility.

**Bosch:** Leading the charge, Bosch followed up its historic 2022 investment with an additional \$227 million in 2023. The company is currently constructing a 325,000-square-foot facility in Indian Creek, which is set to open in the first half of 2025. This expansion underscores Bosch’s commitment to Lincoln County as a hub for innovation and manufacturing.

## CELEBRATING INDUSTRY ACHIEVEMENTS

October was declared Industry Appreciation Month, a time to honor the county’s robust manufacturing sector. A series of events highlighted the vital contributions of local industries:

**National Manufacturing Day:** Lincoln County Schools’ Career and Technical Education (CTE) students engaged with industry leaders to explore career pathways in manufacturing. These interactions showcased the opportunities available in this dynamic and growing sector.

**Forklift Rodeo:** A highlight event, the annual Forklift Rodeo held at Gaston College saw spirited competition among local industry professionals. VT LeeBoy emerged victorious, earning the coveted first-place trophy with an impressive display of skill and precision.

**Signature Celebration at Vesuvius Vineyards:** The month culminated in a gathering of LEDA investors, industry leaders, and community stakeholders. This event not only celebrated the achievements of local businesses but also featured product demonstrations, providing attendees with a tangible connection to the innovative work happening across Lincoln County.

## EXISTING INDUSTRY HIGHLIGHTS

- NC Works**-Blum, Governor’s Award of Distinction-Best Employer
- Newsweek**-Timken, America’s Greatest Workplaces
- US News**-Timken, Best Companies to Work
- NCDOL**-Prestige, First Year Gold Safety Award
- Duke Energy**-LeeBoy, Energy Excellence Award
- German American Chamber of Commerce**-Huber Technologies, NC Carolina Gateway Award
- National Association of Business Resources**-American Tire, Best and Brightest Companies to Work
- 3BL Media**-Aptar, 100 Best Corporate Citizens
- Charlotte Business Journal**-American Tire Distributors, #2 Largest Employers



## FY 2023–2024 EXPANSIONS

| COMPANY      | INVESTMENT    | JOBS |
|--------------|---------------|------|
| Sennebogen   | \$11,800,000  | 40   |
| Cataler NA   | \$18,198,289  | 3    |
| Robert Bosch | \$227,513,000 | 74   |

## EXISTING INDUSTRY SPECIAL EVENTS

- Forklift Rodeo
- Industry Appreciation Celebration
- Industry of the Year
- Milestone Achievement Awards

# INDUSTRY OF THE YEAR

In recognition of exceptional contributions and outstanding corporate citizenship, LEDA is proud to announce Husky Rack and Wire as the recipient of the 2023 Industry of the Year Award. This prestigious honor is given to a company that not only excels in its industry but also shows a deep commitment to supporting the local community.

A family-owned business with over 50 years of history, Husky Rack and Wire has been a staple in Denver since 1986 and expanded with a second location in 2020 at Airlie Business Park. Their impact goes beyond business, as they actively support veterans through their partnership with HKY4Vets and provide opportunities for individuals re-entering the workforce through correctional system programs. Additionally, Husky is a proud supporter of numerous community organizations such as The Dove House Foundation, Giving Kids Hope Foundation, and many more, further demonstrating their dedication to making a positive difference in Lincoln County and beyond.



Husky Rack and Wire



Milestone Achievement Awards

## MILESTONE ACHIEVEMENT AWARDS

Each year, Milestone Achievement Awards are presented to manufacturers and distributors in Lincolnton and Lincoln County. These awards recognize and thank companies for their lasting commitment to the community—past, present, and future. Companies are honored on their fifth-year anniversaries.

|           |                                       |
|-----------|---------------------------------------|
| 10 YEARS  | R & R Powder Coating                  |
| 15 YEARS  | Sennebogen, Spantek, TriStar Plastics |
| 20 YEARS  | Industrial Hard Carbon, RW Garcia     |
| 25 YEARS  | Crawford Composites                   |
| 35 YEARS  | Universal Rubber                      |
| 45 YEARS  | Blum, Timken                          |
| 55 YEARS  | Leonard Automatics                    |
| 60 YEARS  | NC Spinning                           |
| 110 YEARS | Haynes Dairy                          |



# INDUSTRIAL MANAGERS ASSOCIATION: 30 YEARS OF IMPACT

In 1994, local industrial leaders united to create a platform for collaboration, advocacy, and resource sharing, leading to the formation of the Industrial Managers Association (IMA) of Lincoln County. Now celebrating its 30th anniversary, the IMA remains a cornerstone of the industrial community, fostering alliances among industries, education systems, and government.

The IMA's mission is clear: to support manufacturing in Lincoln County by building strong partnerships. Over the years, the organization has provided tools and resources to help industries thrive, hosting luncheons, appreciation events, and networking opportunities to connect leaders and address workforce challenges.

Recognizing the importance of workforce development, the IMA has partnered with Lincoln County Schools and Gaston College to create educational programs emphasizing science, technology, engineering, arts, and math (STEAM). These initiatives inspire students to pursue industrial careers while addressing the skills needed in today's evolving manufacturing landscape. From sponsoring educational tours to judging robotics competitions, IMA members have played a vital role in bridging the gap between education and industry.

As the IMA celebrates its legacy, members reflect on its impact. "Nobody understands the future of an industry better than those who have built their careers on it," said David Lee of Bosch. Marty Hallman of The Timken Company added, "The IMA's collaboration has helped Lincoln County move forward together toward a collective goal of supporting local manufacturing."

Founding member Michael Geis of Blum Incorporated highlighted the IMA's role in fostering growth: "Over the years, it has evolved into a robust collaboration, raising awareness of manufacturing and developing a pipeline of talent to support our business."

As it looks to the future, the IMA remains committed to strengthening Lincoln County's industrial community and driving continued success.



## SPECIAL EVENTS

Bowl-A-Thon for Lincoln County Education Foundation

Forklift Rodeo-LeeBoy Winner

IMA tour of Duke Energy Marshall Steam Station

Salem Industries Cookout

IMA Annual Social



Aptar-Student Tours



## WORKFORCE DEVELOPMENT

### Customized Training: Empowering Lincoln County's Workforce

Workforce development is the foundation of a thriving manufacturing sector, and in Lincoln County, we recognize that preparing the workforce of tomorrow begins today. While Lincoln County boasts an impressive inventory of industrial parks and connectivity and proximity to Charlotte Douglas International Airport, the most critical component for sustained economic growth is skilled labor.

One of the most impactful tools in our workforce development strategy is North Carolina's Customized Training Program, delivered locally by Gaston College. Tailored specifically to the needs of new, expanding, and existing businesses, this program provides education, training, and support services that directly address workforce challenges. Training experts partner closely with local employers to design programs that foster job growth, enhance productivity, and drive technology investment.

Lincoln County plays a pivotal role in the success of Gaston College's program, which is the second largest customized training program in the state, following Wake Technical Community



Aptar-Student Tours

College. Among Gaston College's two-county reach, Lincoln County represents the largest portion of the program's activity, underscoring the county's commitment to workforce excellence.

### EARLY ENGAGEMENT: BUILDING THE WORKFORCE PIPELINE

While customized training supports existing workers and businesses, Lincoln County Schools is also addressing the need to cultivate a future pipeline of talent. With proactive programs starting in elementary school, these initiatives plant the seeds of possibility, breaking down misconceptions about manufacturing and showcasing the rewarding, high-paying careers available in skilled trades.

These efforts are yielding measurable success. Lincoln County Schools rank 5th in the state for graduating 80.6% of students with a credential, contributing to North Carolina's statewide goal of 2 million certified, credentialed, or degreed residents by 2030.

# WHY IT MATTERS

The connection between economic development and workforce development is undeniable. By investing in both students and existing workers, Lincoln County is creating a bridge to a stronger, more resilient local economy. Customized training programs enhance the skills of today's workforce, while early engagement initiatives ensure the next generation is ready to meet the challenges of tomorrow.

In Lincoln County, workforce development is not just about filling jobs—it's about empowering individuals, supporting businesses, and fostering innovation. By focusing on tailored training and career readiness, we ensure that Lincoln County remains a beacon of opportunity for companies and workers alike.

## STUDENT TOURS AND OCCASIONS FOR CAREER EXPLORATION AND TRAINING

|   |              |
|---|--------------|
| National Manufacturing Day Student Tours    | 184 students |
| Tenth Grade Student Tours at Gaston College | 275 students |
| Summer College Internships Applications     | 18           |
| Bosch Foundation Grant Award                | \$15,000     |

## WORKFORCE DEVELOPMENT INITIATIVES

|  |           |
|--|-----------|
| Industries with Customized Training Programs | 7         |
| Employees Receiving Customized Training      | 971       |
| Customized Training in Dollars Expensed      | \$684,402 |
| Apprenticeship 321                           | 13        |
| Apprenticeship 2000                          | 13        |
| Pre-Apprentices                              | 5         |

## WORKFORCE & CAREER ENHANCEMENT OPPORTUNITIES

- Advanced Manufacturing Industry Field Trips
- CTE Summer Camps
- Student Opportunity Fair
- Wednesday works at Asbury Academy
- Spring & Fall Job Fairs
- Careers on Wheels
- College Summer Internship Program
- Prison to Community Reentry Simulation
- Regional Manufacturing Roundtable
- Veteran Job & Resource Fair





## BUSINESS DEVELOPMENT

### A Record Year in Growth

This year, LEDA announced three significant new business projects and three industry expansions, showcasing the robust economic momentum in Lincoln County. These projects propelled the county to rank 7th among North Carolina's 100 counties in job creation and 10th in total investment, a testament to the county's dynamic business environment and LEDA's strategic approach. These accomplishments highlight the strength of our partnerships and the effectiveness of our business development efforts in attracting investment and creating opportunities for growth.

LEDA remains committed to fostering and strengthening relationships with partner organizations, an essential element of our business development strategy. By actively participating in key networking and professional development opportunities, we ensure Lincoln County remains a competitive and attractive destination for new businesses and expansions. These collaborative efforts not only enhance our ability to support the local economy but also position the county for sustained success in an increasingly competitive marketplace.

NC Economic Developer's Association



NC Economic Developer's Association

### HOSPITALITY SEATING CONCEPTS: EXPANDING AMERICAN CRAFTSMANSHIP

Hospitality Seating Concepts (HSC) chose Lincoln County for its new operations, setting up shop in an existing facility on North Generals Boulevard in Lincolnton. As a leading manufacturer of high-quality furniture for the hospitality industry, HSC combines style, comfort, and durability in its products. The project is set to create 20 new jobs, with an average annual wage of \$52,000. Greg Libson, President of G&A Seating, highlighted the county's welcoming environment, saying, "Lincoln County's central location and the success of other manufacturers in the area drew us here. The community's kindness and the proactive support from local officials have been exceptional, and we are proud to join this thriving business ecosystem."

## WANZL NORTH AMERICA: RELOCATING HEADQUARTERS TO LINCOLN COUNTY

Wanzl North America, the leading manufacturer of shopping carts and retail solutions, announced its decision to relocate its North American headquarters to Denver, NC. This \$10 million investment will establish their new headquarters at the Lincoln Commerce Center while also enhancing their manufacturing operations in nearby Newton, NC. The project, supported by LEDA's incentive programs and endorsed by county commissioners, will create 35 jobs and contribute to the continued growth of the local economy. Wanzl's expansion is a testament to Lincoln County's strategic advantages and business-friendly environment.

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## GREEN NEW ENERGY MATERIALS: LEADING CLEAN ENERGY INNOVATION

Green New Energy Materials announced its first U.S. manufacturing operation would be in Lincoln County, representing a groundbreaking moment for the clean energy economy. With a two-phased investment plan over 5 years and \$140 million total investment in the Denver community, this project will create 545 jobs and position Lincoln County as a leader in advanced manufacturing for lithium-ion battery components.

Governor Roy Cooper celebrated the announcement, stating, "North Carolina's momentum in the clean energy economy grows stronger every day, bringing great manufacturing jobs that will put money in the pockets of families in Lincoln County and beyond." The project is projected to deliver a 105% return on public investment, demonstrating the tremendous value of clean energy innovation in the local economy.

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## THE POWER OF CONNECTION

This year's accomplishments reflect LEDA's commitment to fostering meaningful connections that enable business success. By attracting new companies, supporting existing industries, and raising awareness of Lincoln County's many advantages, LEDA continues to create opportunities that benefit our community and position us for an even brighter future.

As we look ahead, our focus remains clear: strengthening relationships, driving investment, and ensuring that Lincoln County remains a place where businesses and families thrive.

## ATTENDED

**Southern Economic Development Councils-Meet the Consultants**

**North Carolina Economic Development Association-Annual Meeting**

**Charlotte Regional Business Alliance-Consultant trip to Greenville, SC**

**Economic Development Partnership of NC-Southwest Regional Roundtable**

**Economic Development Partnership of NC-Select USA**

**Economic Development Partnership of NC-International Battery Show**

**Charlotte Regional Business Alliance-Hosted German American Chamber of Commerce**



German American Chamber



Greenville, SC Mission Trip

# ENTREPRENEUR AND SMALL BUSINESS

## A Year of Growth and Achievement

This year, Lincoln Economic Development Association's (LEDA) Entrepreneur and Small Business program had another busy and impactful year, assisting 16 small businesses through ribbon cuttings, grand openings, groundbreakings, and relocations. These milestones represent more than just ceremonial moments—they are the culmination of dreams realized and new opportunities created.

Our program serves as the first stop for entrepreneurs looking to start a small business. By offering free advisory services and local referral assistance, LEDA provides the tools and support needed to navigate the complexities of launching and growing a business.



Crowe Mansion



Crowe Mansion

## THE CROWE MANSION: A HIGHLIGHT OF SUCCESS

The Crowe Mansion, a historic property in Lincoln County, has been transformed into a wedding and event venue by owners Kayla Fuller, Allison Fuller, and Brandi Wyant. With a vision to restore the mansion's legacy, the team received vital support from the Lincoln Economic Development Association (LEDA). LEDA conducted a thorough market analysis, including leakage studies, retail demand, and demographic reports, to assess the project's potential. The new owners were introduced to key resources, including the Small Business and Technology Development Center for business planning and Preservation North Carolina for historic restoration expertise. Additionally, LEDA assisted the owners in navigating the rezoning process to secure necessary permits. The project's May 1st groundbreaking ceremony marked the start of new amenities, including

a pavilion and catering kitchen, enhancing the venue's appeal. This endeavor demonstrates how LEDA's comprehensive support helps turn entrepreneurial ideas into successful ventures.

## LOOKING AHEAD

In celebrating a year of success, the commitment remains to ignite the passion of entrepreneurs and small business owners. The stories of this year—like the vision of The Crowe Mansion—are a testament to the creativity, determination, and resilience that define Lincoln County's business community.

For LEDA, this work is more than a service; it's an investment in the future of our community. Supporting and fostering the growth of small businesses will remain a core mission of the organization, as these enterprises are essential to making Lincoln County a vibrant place to live, work, and thrive.

## LEDA RIBBON CUTTING/GRAND OPENINGS/ GROUNDBREAKING/RELOCATIONS TOTAL 16

### **Rubedo Brazilian Jiu Jitsu**

1565 N Aspen Street – Lincoln Plaza Shopping Ctr.  
Owners: Adrian & Haley Ike

### **One Stop Screening Solutions**

119 Vandiver Drive – North Gate Shopping Ctr.  
Owner: Keisha Clark

### **Collier Family Medical, PLLC**

1814 N Aspen Street – Colonial Village Shopping Ctr.  
Owner: Amanda Collier, FNP-C

### **Quozix – Toys & Candy**

116 E Main Street, Downtown  
Owners: Lin & Amber Sutton

### **Three Sons Brewing**

112 Performance Drive – South Creek Business Ctr.  
Owners: Josh & Erica Abernathy

### **Lincoln Social**

112 Court Square, Downtown  
Owners: Josh & Erica Abernathy

### **LKN Cheesecakeery**

107 W Court Square, Downtown  
Owner: Kim Greene

### **A Freezy Tale**

109 W Court Square, Downtown  
Owner: Melanie Myers

### **Sweet Side Bakery & Café**

230 E Main Street, Downtown  
Owner: Hailee Jarry

### **LKN Cheesecakeery-A Freezy Tale Bakery**

527 N Aspen Street  
Owner: Kim Greene

### **The Crowe Mansion**

3727 E NC Hwy 150-Lincolnton  
Owner: Brandi Wyant

### **Beauty on Tap**

124 E Main Street, Downtown  
Owner: Lacey Segura

### **Plum Krazy Play**

2616 E Main Street, Lincolnton  
Owners: Noel & Franco Treglia

### **A Twist N Time Custom Upholstery**

2436 Industrial Park Road, Lincolnton  
Owner: Renee C Johnson

### **Advance Urgent Care & Wellness**

111 Dave Warlick Dr.  
Owner: Austin Gates, PA-C

### **Proper Provisions**

111 S Academy Street, Downtown  
Owner: John Abernathy



Proper Provisions



Lincoln Social



One Stop Screening Solutions



Plum Krazy Play

## PRODUCT DEVELOPMENT

### **Building Momentum: Lincoln County's Vision for Industrial Growth**

The appeal of the South—and particularly the Charlotte region—continues to attract manufacturing projects from across the globe. Known for its pro-business environment, exceptional connectivity, and skilled workforce, the region offers unmatched potential for companies seeking to thrive. However, when opportunity knocks, having the right product in place is essential. Lincoln County is meeting that demand by supporting the development of world-class industrial facilities, ensuring businesses have the space they need to succeed when they choose to call our community home.

### **LINCOLN COMMERCE CENTER**

Lincoln Commerce Center West has quickly become a prime example of how available product drives results. Of the three buildings completed in this state-of-the-art development, two were leased almost immediately. The remaining 367,886-square-foot facility, visible from NC Highway 16, offers unmatched accessibility to Charlotte's metro market. The building is designed to meet the needs of a wide range of projects, with the flexibility to be leased in full or subdivided for multiple tenants. Its strategic location and premium design make it a standout for prospective companies, fueling optimism for its future.

Looking ahead, Lincoln Commerce Center East is set to break ground with plans for three new facilities ranging from 226,900 to 462,000 square feet. This continued private investment in class-A industrial product underscores Lincoln County's commitment to providing the infrastructure and opportunities businesses need to grow.

## AXIAL MIDWAY 321

Crescent Communities has begun construction on Axial Midway 321, a 174,721-square-foot speculative building in the Lincoln County Industrial Park. Scheduled for completion in early 2025, the facility will offer modern features such as 32-foot clear ceiling heights, parking for 133 employees, 50 dock doors, and a truck court with space for 17 tractor trailers. Located at 3075 Finger Mill Road, this facility will be available for sale or lease, adding flexibility for companies seeking a prime industrial location.

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## RIVERBEND PRESERVE

The Riverbend Preserve project represents a significant investment in Lincoln County's industrial future. With \$18.55 million in funding from the North Carolina General Assembly for water and sewer infrastructure, the groundwork is being laid for robust development. Once infrastructure installation begins in 2025, this site has the potential to support 2.5 million square feet of new industrial space. The project highlights the county's proactive approach to preparing for long-term growth and attracting large-scale manufacturing projects.



Riverbend Preserve

## AIRPORT BUSINESS PARK: TAKING GROWTH TO NEW HEIGHTS

The Airport Business Park is poised to become a hub for both personal and corporate aviation while adding new business opportunities to Lincoln County. Over the past year, significant progress was made on earthwork to prepare the site for development, with completion expected in 2024. Once finished, this project will create new hangar space, bolster the local tax base, and provide prime locations for future business expansion.

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## WHY PRODUCT MATTERS

Industrial growth isn't just about attracting companies—it's about being ready when they arrive. Lincoln County's commitment to the development of world-class speculative facilities ensures that when the right project comes along, we're prepared to meet its needs. With the appeal of the South and the strength of the Charlotte region, Lincoln County is creating opportunities for businesses to thrive and making its mark as a leader in industrial growth.



Airport Business Park



**LINCOLN** ECONOMIC  
LINCOLN COUNTY, NC DEVELOPMENT  
ASSOCIATION