



JOINT PITT COUNTY COMMISSIONERS / GREENVILLE CITY COUNCIL MEETING

Tuesday, March 11, 2025, 4:00 P.M.

Wellcome Middle School



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

Call to Order

Chairman Benji Holloman and Mayor P.J. Connelly



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

Invocation

Mayor Pro-Tem Monica Daniels



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

Pledge of Allegiance

Vice-Chairwoman Mary Perkins-Williams



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

Approval of Agenda

Chairman Benji Holloman and Mayor P.J. Connelly



**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

New Business:

Future Pitt County Megasite Development



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**JOINT PITT COUNTY COMMISSIONERS /
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Welcome!

Janis Gallagher, Pitt County Manager



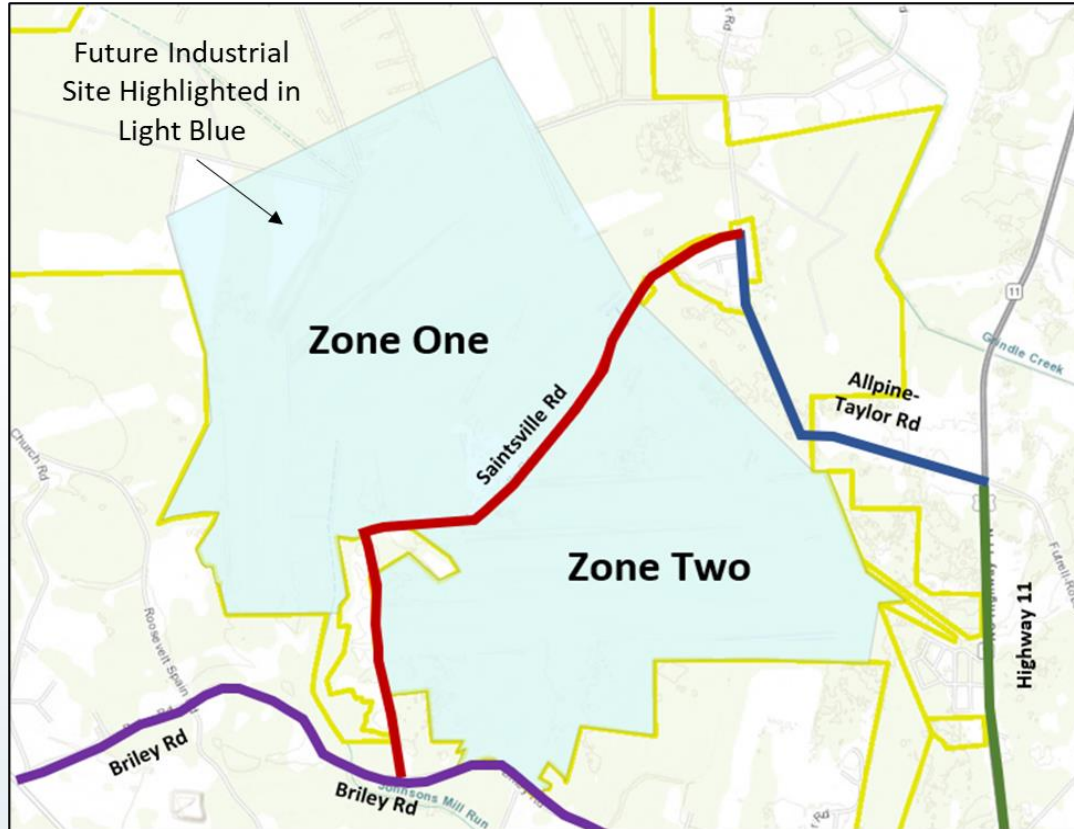
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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

**Bus Tour of Future Pitt County
Megasite**

BUS TOUR OF FUTURE MEGASITE



Bus One:

- County Commissioners
- City Council
- County & City Manager
- ENC Alliance
- Pitt County Economic Development
- Weyerhaeuser
- EDPNC
- Timmons Group
- The Daily Reflector

Bus Two:

- Ark Consulting
- County & City Staff



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**JOINT PITT COUNTY COMMISSIONERS /
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Megasite Overview

Garrett Wyckoff, EDPNC Product Development Manager

MEGASITE OVERVIEW BACKGROUND

- Recent Success = Significant Challenges
- Megasite Readiness Program (MRP) was Authorized by the General Assembly in the 2022 Budget Legislation
- Goal to Identify, Support, and Expedite Megasite Preparation
- Improve Competitive Positioning for Major Manufacturing Opportunities

MEGASITE OVERVIEW

SCOPE OF WORK

- Definition of a Megosite: Parcel of Contiguous Property of More Than 1,000 Acres Viable for Industrial Development
- Megasites Require a Significant Amount of Infrastructure Such as Roads and Utilities in Order to be Shovel Ready
- Recent NC Example: Greensboro Randolph Megosite

MEGASITE OVERVIEW

SCOPE OF WORK

Greensboro Randolph Megosite

- Located on Randolph/Guilford County Boarder in Liberty, NC
- Approximately 1,800 Acres
- Home to Toyota's First North American Electric Battery Plant
 - Approximately \$13.5 Billion Investment
 - Over 5,000 Jobs Projected



MEGASITE OVERVIEW

SCOPE OF WORK

- Economic Development Partnership of North Carolina (EDPNC) RFP/Public Bid Process
- Selection and Engagement of Jones, Lang, LaSalle (JLL) and its Partner Firms, Timmons Group and Nexsen Pruettt to Perform a Third-Party Independent Analysis
- Report to Include Up to Five of the Most Viable Sites in NC Based on Strengths/Weaknesses, Suitability for Different Advanced Manufacturing Sectors, Estimated Costs and Timelines. Also, a Listing and Analysis of Competitive Megsites in Other States, Focusing on SEUS

MEGASITE OVERVIEW METHODOLOGY

- JLL Team Implemented the Same Process it Uses to Identify, Evaluate and Recommend Sites to its Corporate Clients
- Solicited Sites From Statewide Economic Development Partners, Including Power and Rail Providers
- Internal Search Utilizing a Proprietary GIS-Based System
- Ultimately, Proposals for Thirty (30) Sites Were Submitted



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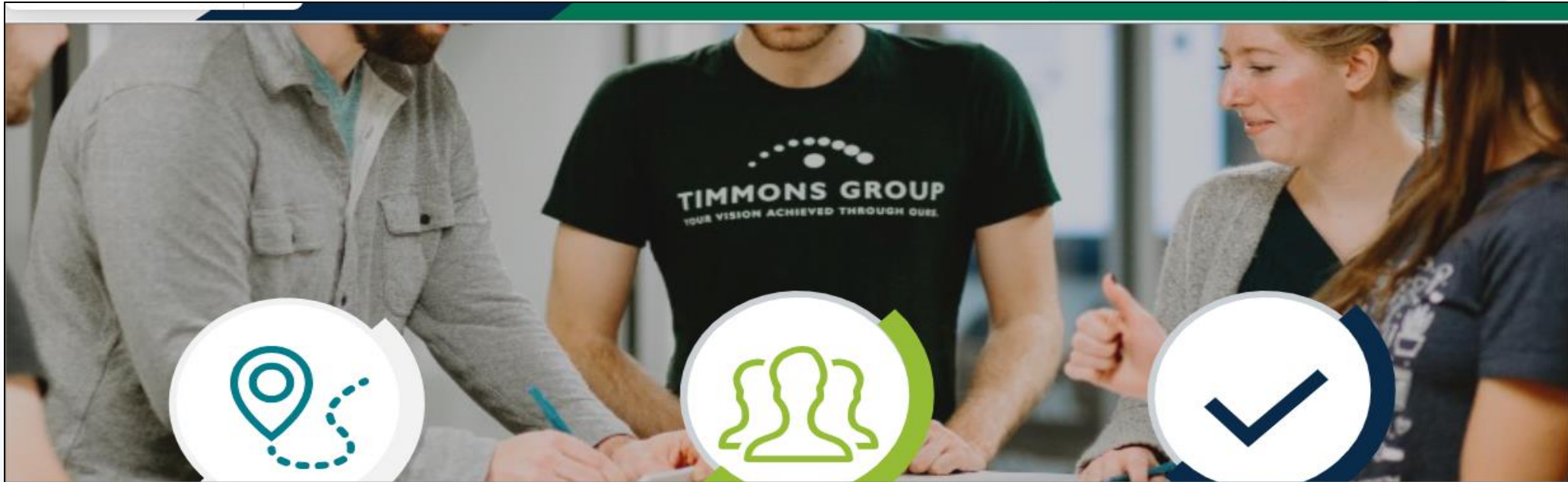


**JOINT PITT COUNTY COMMISSIONERS /
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Megasite Selection Process

Joe Hines, Timmons Group

MEGASITE SELECTION PROCESS



5 North Carolina Offices



Established in 1953

Over 71 years
Work in all 50 states
1,200+ Employees



**Full-Service Engineering
& Technology Firm**

Site Selection, Economic
Development, Infrastructure,
Design & Technology

TIMMONS GROUP

MEGASITE SELECTION PROCESS

Timmons Group Site Selection & Economic Development Practice

- Committed to our Client's Long-Term Economic Prosperity
- Assisted Local Government Clients close over \$55 Billion in announced investment with over 30,000 jobs created (since 2007)
- Conducted Site Assessment Studies for over 1,200 sites in the Southeast
- Performed GIS Site Selection Studies in over 200 Localities in Southeast
- Work with Site Selectors to evaluate sites for Prospective Companies
- Work with Localities & States to prepare Sites & Infrastructure to be competitive

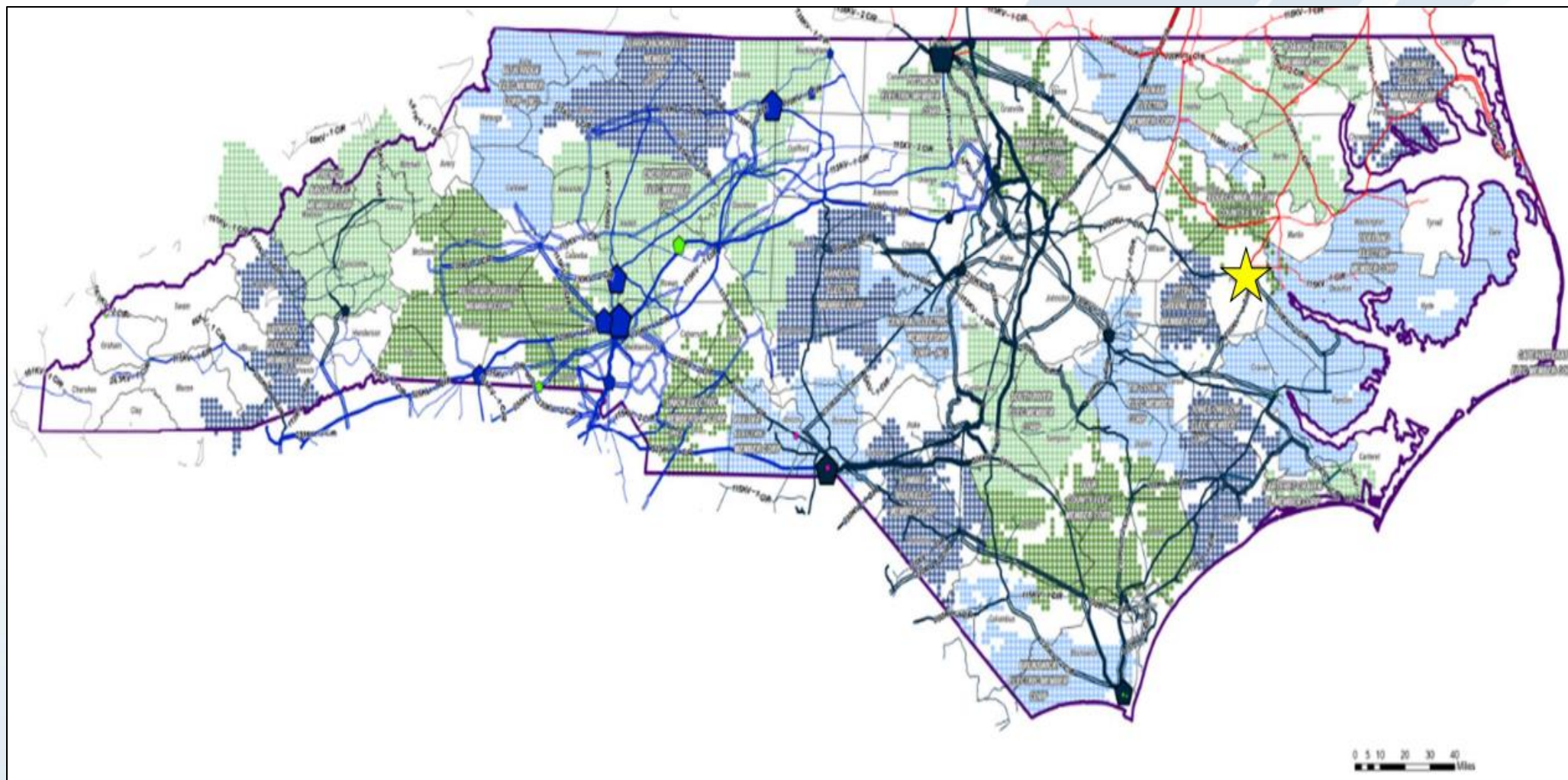


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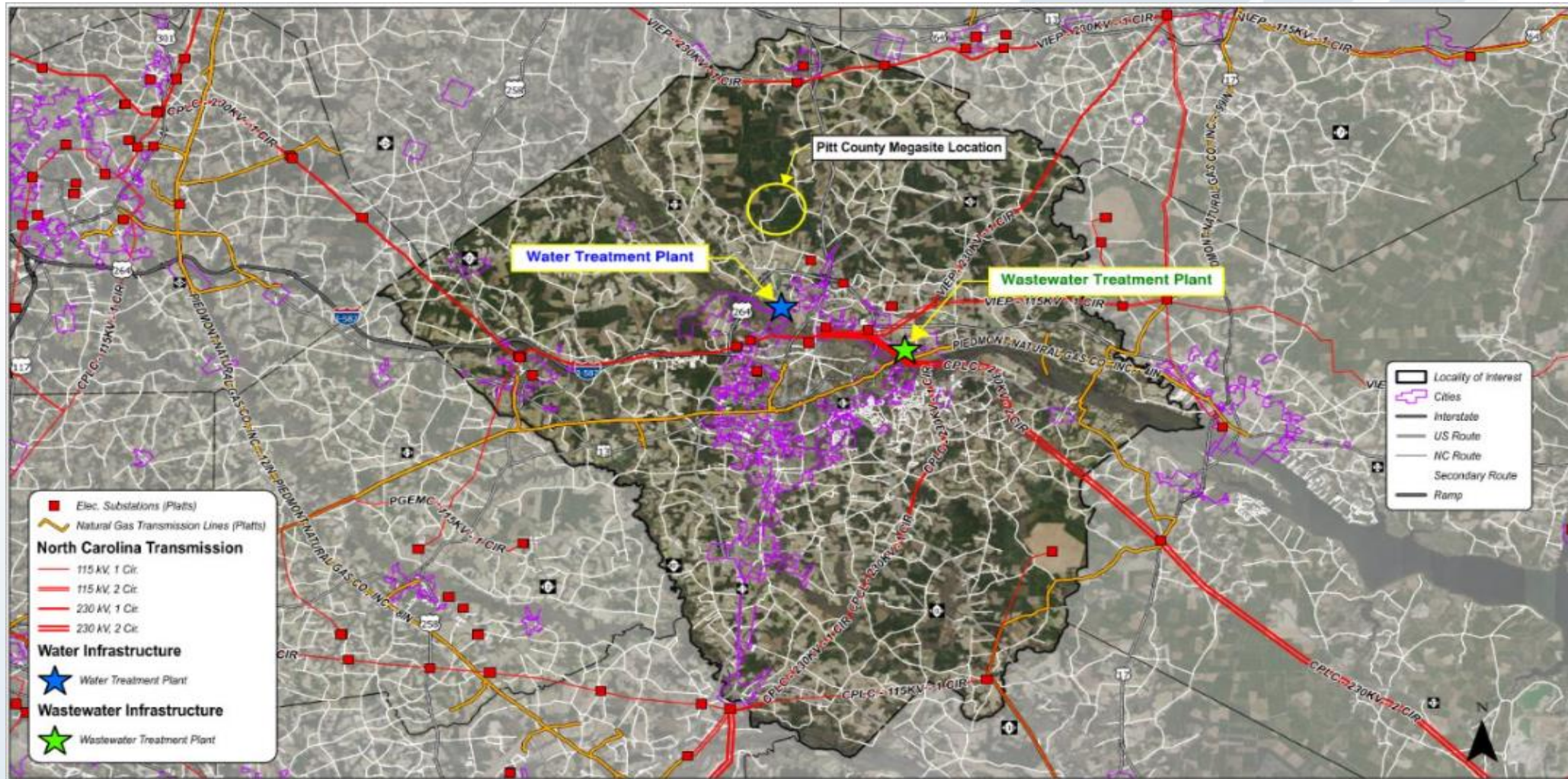
MEGASITE SELECTION PROCESS

PITT COUNTY MEGASITE OVERVIEW



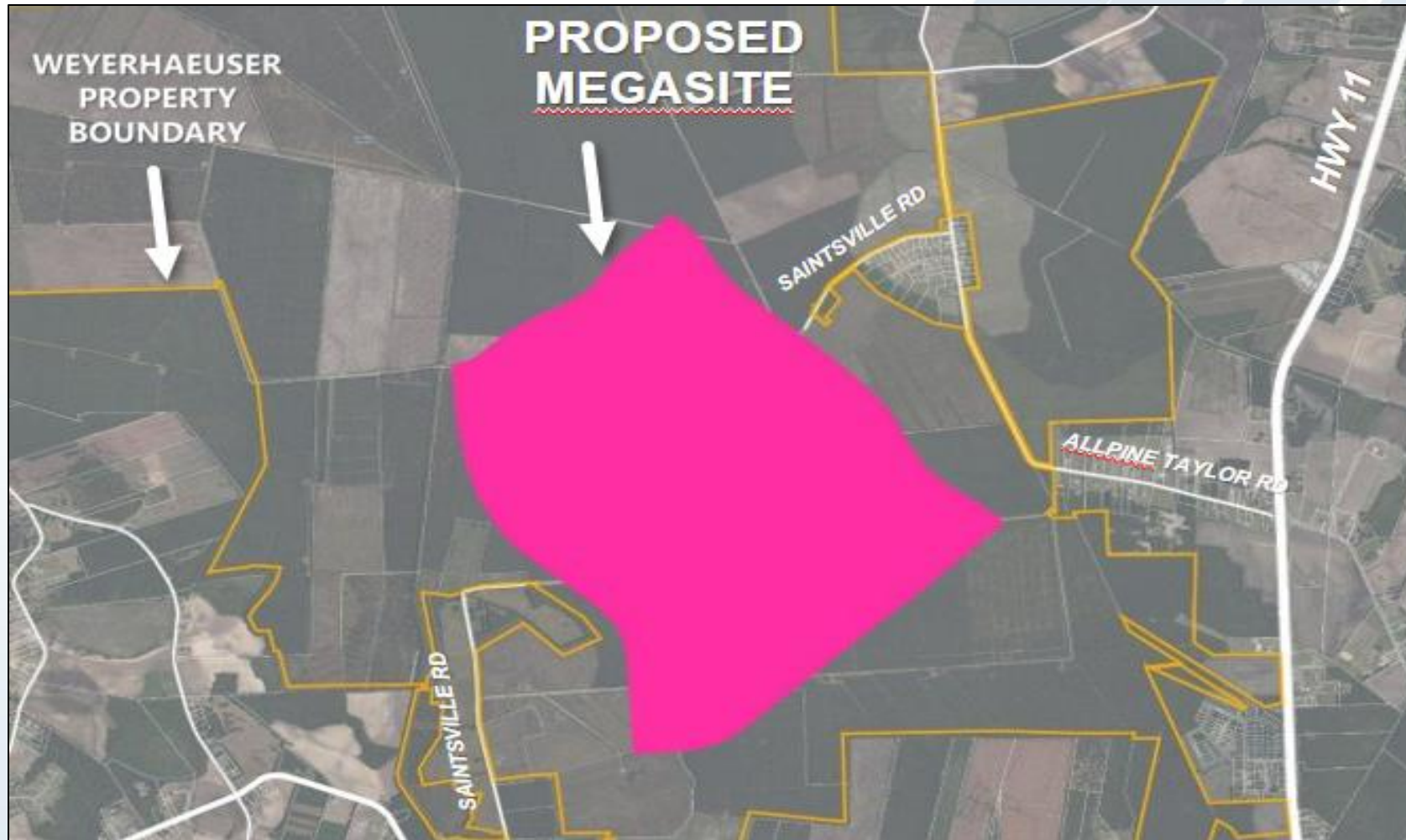
MEGASITE SELECTION PROCESS

REGIONAL INFRASTRUCTURE MAP



MEGASITE SELECTION PROCESS

PROPOSED PITT COUNTY MEGASITE



MEGASITE SELECTION PROCESS

SUBMISSIONS & EVALUATION CRITERIA

Submissions & Site Visits:

- 30 Site Proposals Submitted
- 11 Site Visits Conducted

Evaluation Criteria:

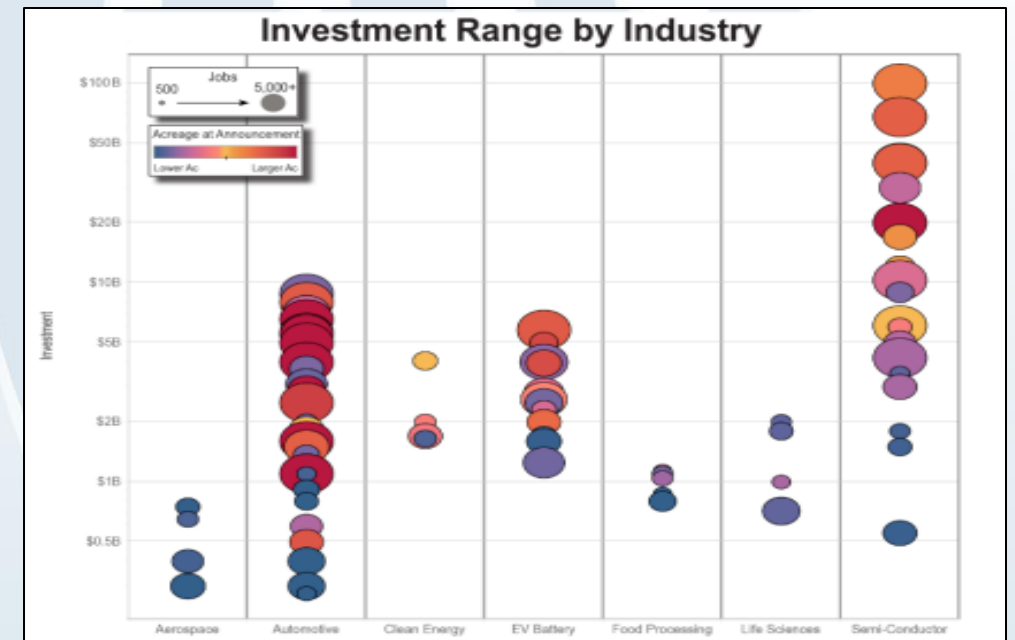
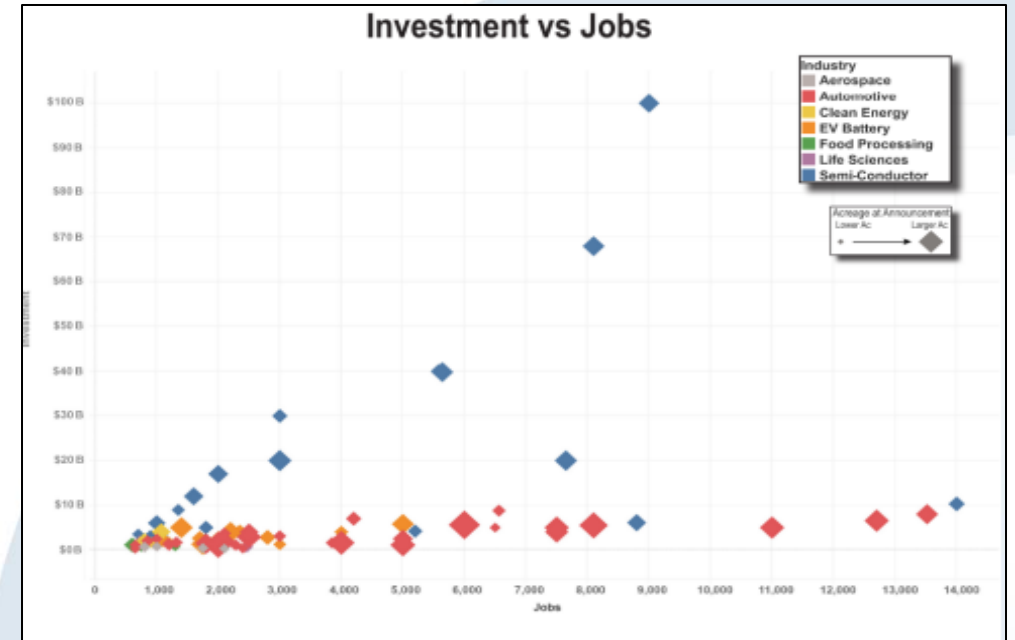
- Site Control & Ease of Assemblage
- Site Size & Topography, East of Permitting & Development
- Electric Power
- Water & Wastewater
- Natural Gas
- Roadway Access
- Railway Access
- Air & Port Accessibility
- Labor Availability



MEGASITE SELECTION PROCESS

MEGAPROJECT ANNOUNCEMENTS & ANALYSIS

- 60 Megaproject Announcements Evaluated
- Industries Evaluated:
 - Aerospace
 - Auto Manufacturing
 - EV Battery Manufacturing
 - Clean/Alternative Energy
 - Food Processing
 - Life Sciences
 - Semiconductors



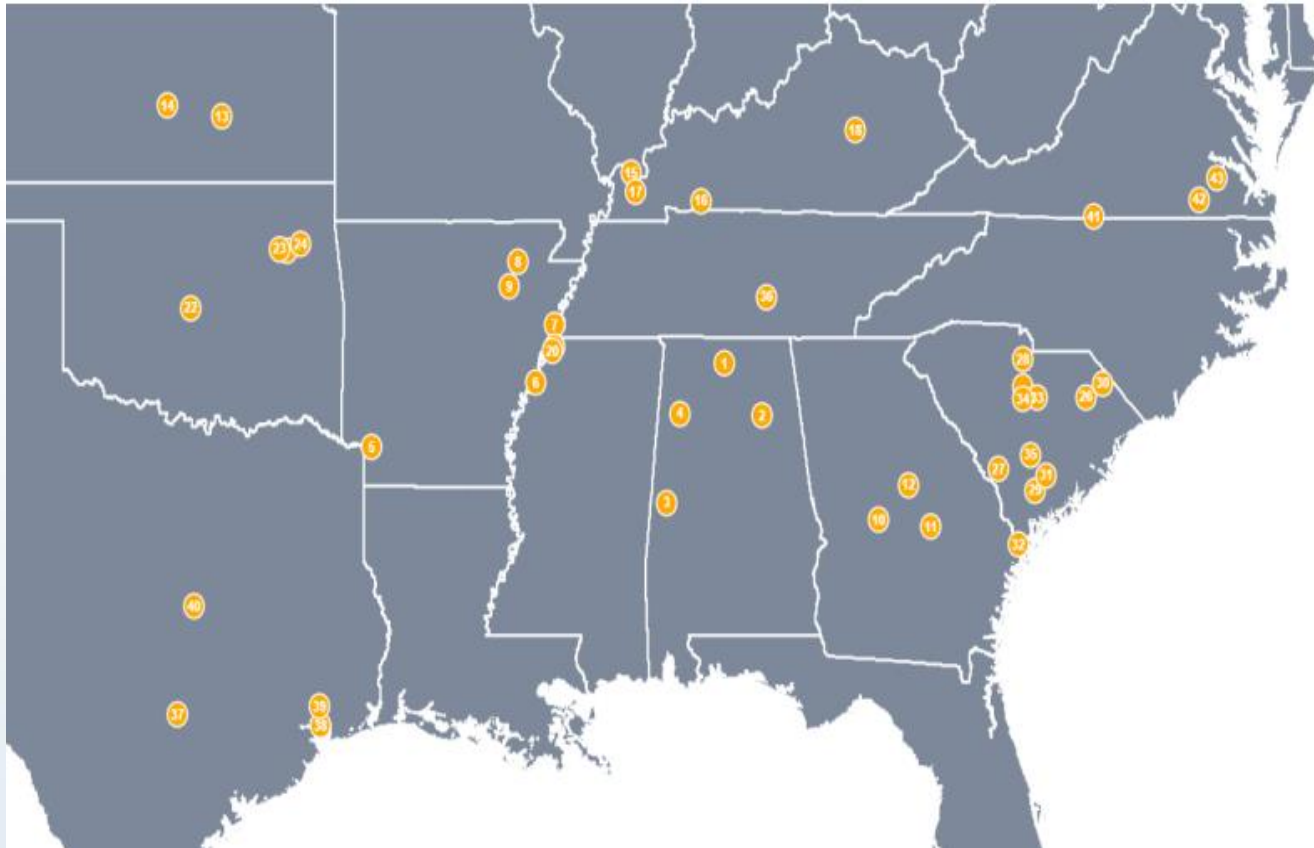
MEGASITE SELECTION PROCESS

MEGAPROJECT ANNOUNCEMENTS & ANALYSIS

Industry Category	Announced Investment (\$ Billion)	Announced Jobs	Facility Size (SF)	Acreage (ac)	Power (MW)	Water (MGD)	Sewer (MGD)	Natural Gas (MCFH)
	Range	Range	Range	Range	Range	Range	Range	Range
Aerospace	\$0.15 - \$2.2 Bil	800 - 5,000	115,000 - 1,200,000	65 - 400	2 - 50	0.1 - 1.0	0.1 - 1.0	100 - 500
Automotive (OEM, Man. & Incl. E.V.)	\$0.3 - \$8.8 Bil	650 - 13,500	150,000 - 20,000,000	180 - 3,600	100 - 350	0.1 - 20	0.1 - 3.5	100 - 600
Clean Energy	\$0.7 - \$4.0 Bil	200 - 2,000	160,000 - 2,400,000	100 - 2,000	2 - 20	0.05 - 2.8	0.01 - 2.5	2 - 100
EV Battery	\$0.1 - \$5.8 Bil	1,100 - 5,000	120,000 - 4,500,000	120 - 1,825	50 - 250	1.0 - 5.5	0.15 - 2.2	100 - 600
Food Processing	\$0.75 - \$1.1 Bil	400 - 1,300	300,000 - 1,300,000	200 - 600	1 - 50	0.25 - 1.0	0.25 - 1.0	2 - 100
Life Sciences	\$0.55 - \$2.1 Bil	150 - 1,000	62,000 - 1,000,000	150 - 600	2 - 50	0.4 - 1.5	0.25 - 1.0	Unavailable
Semiconductor	\$0.55 - \$100 Bil	700 - 14,000	350,000 - 6,000,000	25 - 1,800	200 - 1,100	0.2 - 45	0.5 - 41	50 - 1,000

MEGASITE SELECTION PROCESS

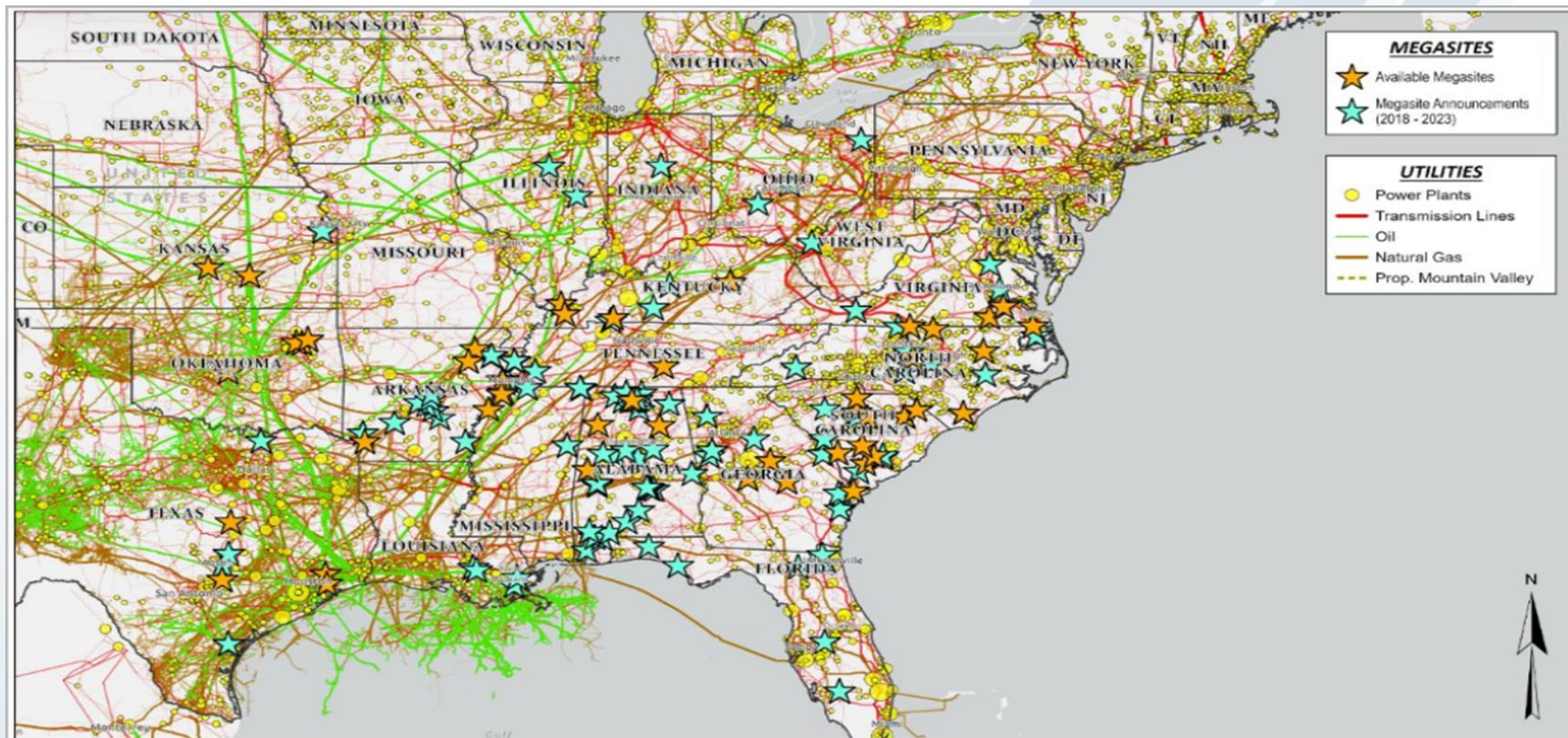
COMPETITIVE MEGASITES IN SOUTHEAST US



	Site Name	County	State	Site Acreage
1	Murphy Site	Limestone	AL	1,300
2	NEAR Mega-Site	Etowah	AL	1,091
3	Crossroads of America	Greene	AL	1,240
4	Black Creek	Marion	AL	1,600
5	REDI Arkansas Manufacturing Center	Miller	AR	1,350
6	Helena Harbor Industrial Park	Phillips	AR	4,000
7	West Memphis I-40 Megasite	Crittendon	AR	1,800
8	Lawrence County Mega Site	Lawrence	AR	2,426
9	Newport Mega Site	Jackson	AR	1,000
10	Middle Georgia Megasite	Peach	GA	1,113
11	Heart of Georgia Mega Site	Laurens	GA	1,999
12	Silbey Smith Industrial Park	Baldwin	GA	1,643
13	El Dorado Industrial Area	Butler	KS	1,600
14	K-96 Industrial Complex	Reno	KS	1,009
15	Ohio River Triple Rail Industrial Site	McCracken	KY	1,001
16	Commerce Park II	Christian	KY	1,001
17	West Kentucky Megasite	Graves	KY	2,112
18	Begley Site	Madison	KY	1,008
19	Northwest Mississippi Mega Site	DeSoto	MS	1,665
20	Tunica Mega Site	Tunica	MS	2,221
21	Tulsa Port of Inola	Rogers	OK	2,500
22	OKC 577	Oklahoma	OK	577
23	Robson East	Tulsa	OK	1,000
24	MidAmerica Industrial Park	Mayes	OK	400
25	I-77 International Megasite	Fairfield	SC	1,141
26	White Hawk Commerce Park	Florence	SC	1,779
27	South Carolina Adv. Technology Park	Barnwell	SC	1,606
28	Magnolia Industrial Park	Chester	SC	1,700
29	Colleton Mega Site	Colleton	SC	1,481
30	I-95 Megasite	Clarendon	SC	1,417
31	Winding Woods	Dorchester	SC	1,092
32	Sherwood Tract	Jasper	SC	1,438
33	Central SC Megasite	Kershaw	SC	1,426
34	Blythewood Industrial Park	Richland	SC	1,349
35	Orangeburg County Power site	Orangeburg	SC	745
36	Middle Tennessee I-24 Industrial Site	Coffee	TN	1,855
37	Lockhart Mega Site	Caldwell	TX	1,800
38	TGS Cedar Port Industrial Park	Chambers	TX	11,000
39	Gulf Inland Logistics Park	Liberty	TX	1,157
40	McGregor MegaSite	McLennan	TX	2,012
41	Southern Virginia Megasite	Pittsylvania	VA	1,015
42	Mid-Atlantic Advanced Mfg Center	Greensville	VA	1,570
43	Sussex Megasite	Sussex	VA	1,130

MEGASITE SELECTION PROCESS

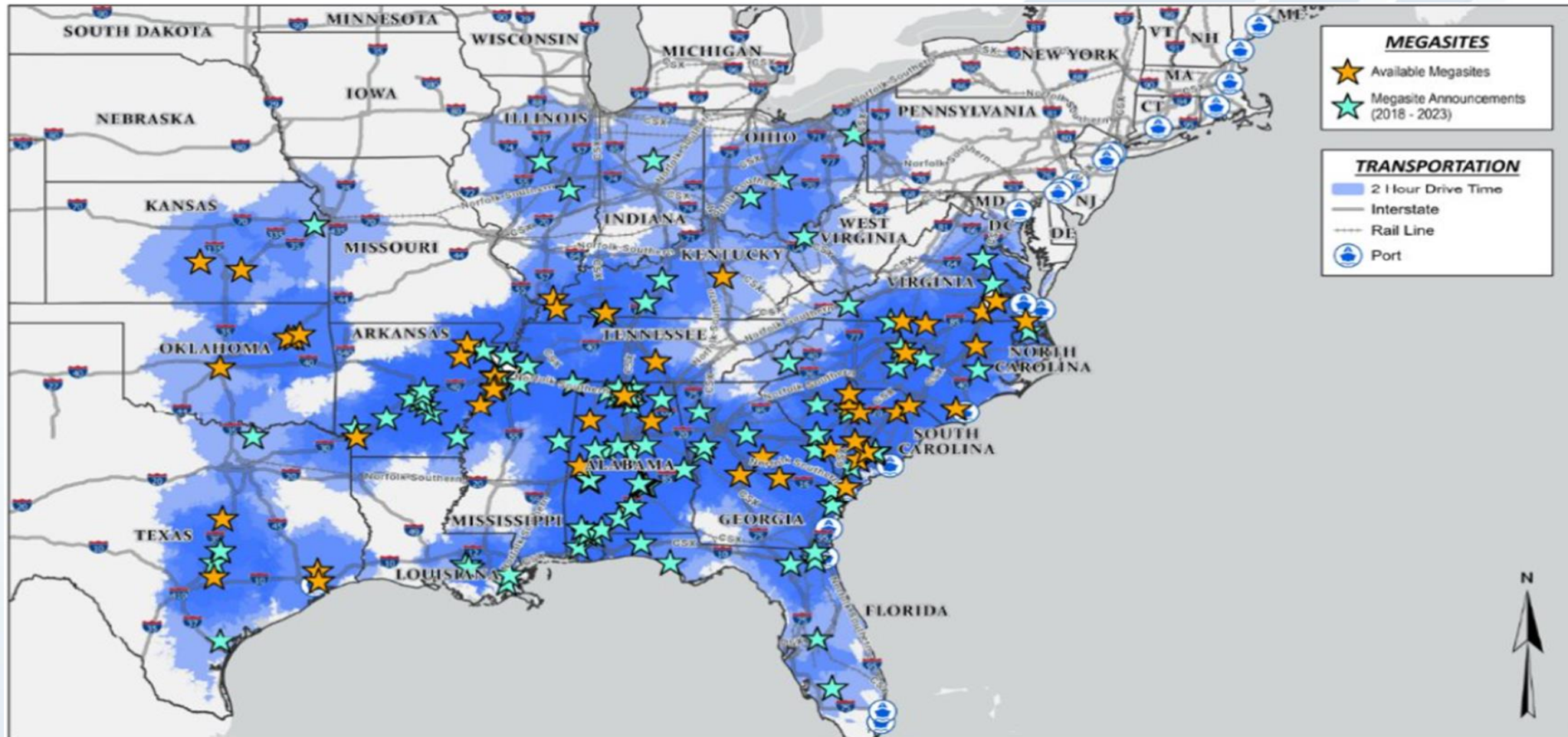
COMPETITIVE MEGASITES IN SOUTHEAST US



SOUTHEAST US MEGASITES

MEGASITE SELECTION PROCESS

COMPETITIVE MEGASITES IN SOUTHEAST US

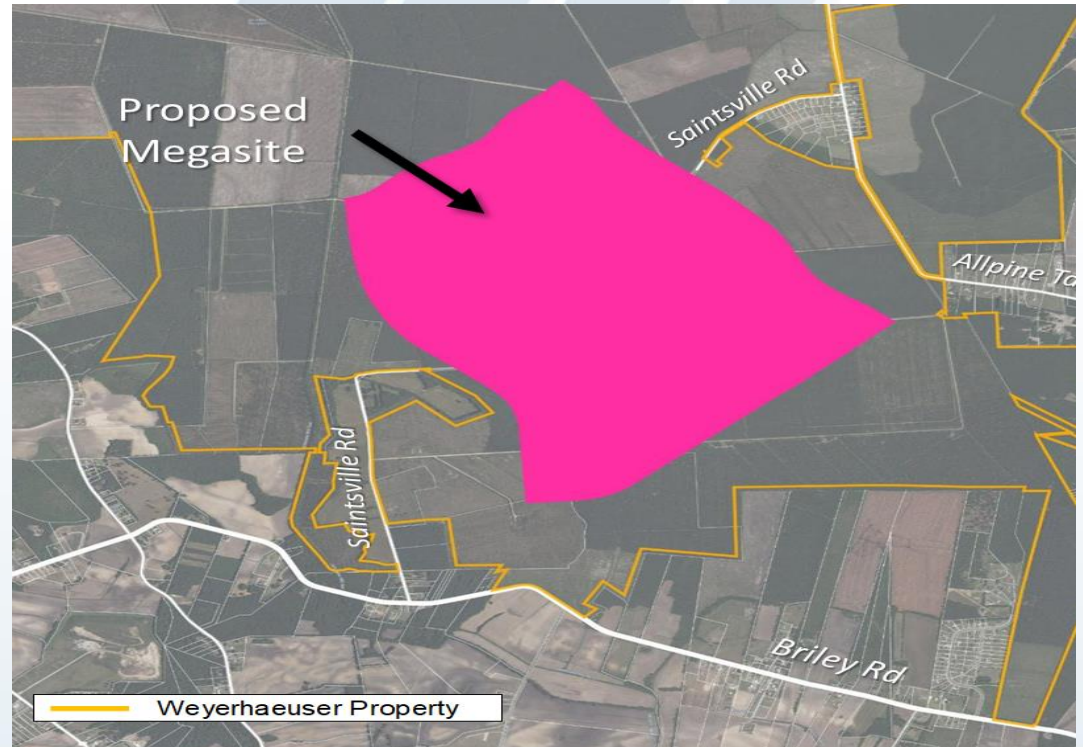


SOUTHEAST US MEGASITES - DRIVE TIME

MEGASITE SELECTION PROCESS BASICS FROM REPORT

Pitt County Megasite

- Acreage: 1,000+ Available
- Zoning/Land Use RA
- 4 Lane US-13
- Interstate I-95
- Water GUC / 8"
- Sewer GUC / 15" Gravity
- Natural Gas GUC
- Power GUC
- Telecom Optimum



MEGASITE SELECTION PROCESS

FINAL SITE- PITT COUNTY

Summary of Air & Port Accessibility

Port	Distance
Morehead City	81 Miles
Norfolk, Va	94 Miles
Wilmington	113 Miles

Airport	Distance
Pitt-Greenville	8 Miles
Raleigh-Durham	81 Miles

MEGASITE SELECTION PROCESS

FINALIST SITE- PITT COUNTY

Site Strengths

- Single Property Owner
- Property Well Maintained
- Significant Water/Sewer Available Capacities
- Significant Power Capacities Available
- Natural Gas Availability
- Very Flat Throughout the Site
- Relative Location to Future I-87
- Regional Airport Nearby

Site Weaknesses

- Environmental Features & Potential Permitting Challenges
- Rail Service to the North

MEGASITE SELECTION PROCESS

FINALIST SITE- PITT COUNTY

Recommended Infrastructure Improvements

- Complete & Update Due Diligence Studies to Include Water & Wastewater and Transportation Studies to Determine Recommended Improvements & Costs
- Planning, Design and Construction of:
 - Interchange and 4 Lane Access Road to the Site
 - Dedicated Water Line to Serve a Heavy Water User
 - 2 MG Elevated Water Tank on Site
 - Dedicated Wastewater Pump Station and Force Main to WWTP to Serve Heavy Water User

MEGASITE SELECTION PROCESS

FINALIST SITE- PITT COUNTY

Anticipated Order of Magnitude (OOM) Costs*

Due Diligence Studies:	\$10,000,000
Transportation OOM Costs:	\$230,000,000
Water OOM Costs:	\$44,200,000
Wastewater OOM Costs:	\$41,800,000
<u>Pad Ready Site Development:</u>	<u>\$125,000,000</u>
<i>Total OOM “All in” Costs:</i>	<i>\$451,000,000</i>

- OOM Development Costs Based Upon Best Available Information & Professional Judgement as of May 2023.

MEGASITE SELECTION PROCESS

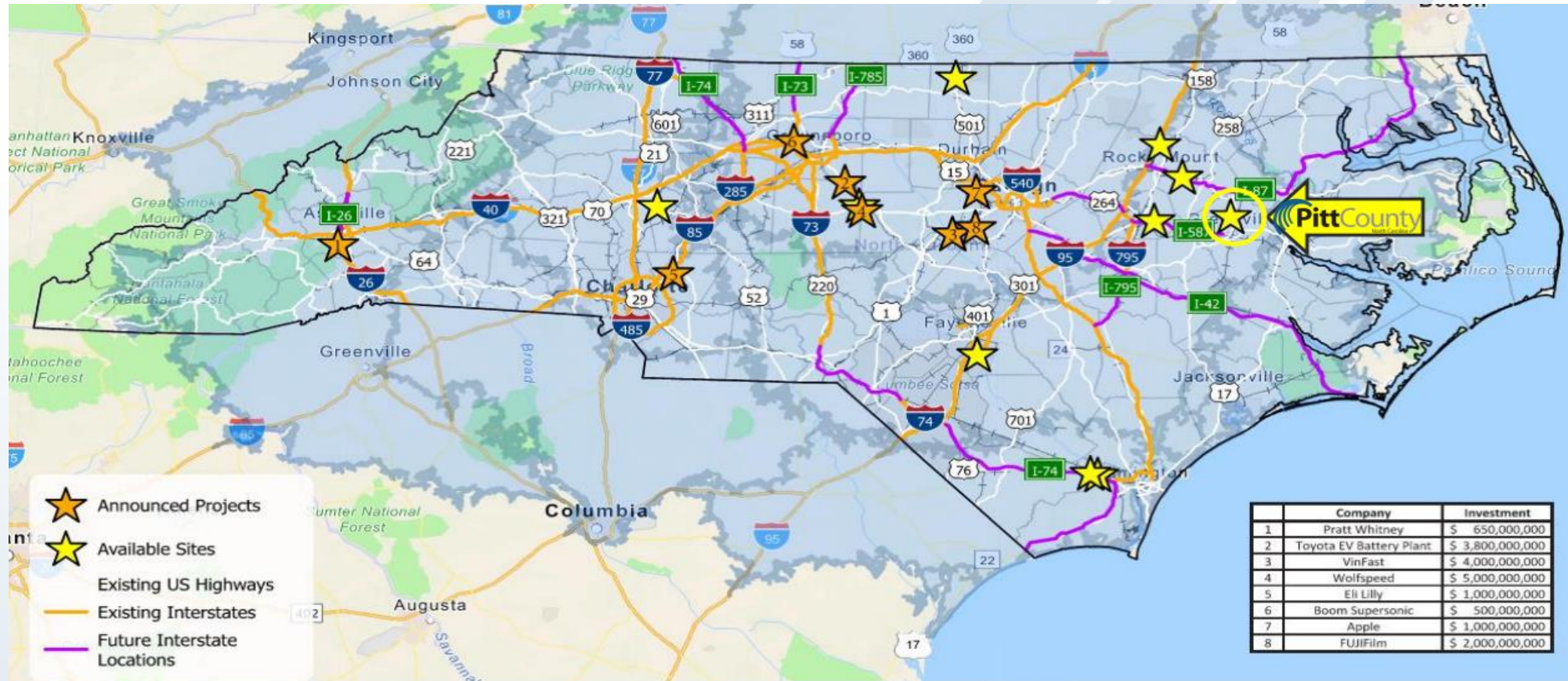
ORDER OF MAGNITUDE (OOM) DEVELOPMENT COSTS*

Description	Pitt County Site	Brunswick County Site	Cumberland County Site	Nash County Site	Wilson County Site	Rowan County Site
Due Diligence Costs (1)	\$10,000,000	\$2,000,000	\$6,000,000	\$8,900,000	\$7,400,000	\$5,000,000
Transportation Costs - NCDOT Vetted (2)						
Transportation Improvements	\$230,000,000	\$130,000,000	\$170,000,000	\$145,000,000	\$130,000,000	\$135,000,000
Jobs limitations due to transport. Network	2,000+ jobs	2,000+ jobs	2,000+ jobs	2,000+ jobs	2,000+ jobs	2,000+ jobs
Water System Costs (3)						
Ex Available Water System Capacity (MGD)	19	12	26	10	4	14
Min WTP Expansion Required (MGD)	0	0	0	5	10	0
Water System Improvements	\$44,200,000	\$41,800,000	\$44,200,000	\$161,000,000	\$243,500,000	\$101,000,000
Wastewater System Costs (3)						
Ex Avail. Wastewater System Capacity (MGD)	7	3	3.5	11	3	2.5
Min WWTP Expansion Required (MGD)	0	6	6	0	6	6
Wastewater System Improvements	\$41,800,000	\$259,000,000	\$235,000,000	\$49,000,000	\$232,000,000	\$302,000,000
Total Due Diligence & OOM Infrastructure Costs	\$326,000,000	\$432,800,000	\$455,200,000	\$363,900,000	\$612,900,000	\$543,000,000
"Pad Ready" Site Development Costs (500 Acres Total)	\$125,000,000	\$125,000,000	\$125,000,000	\$125,000,000	\$125,000,000	\$125,000,000
Total "All In" OOM Development Costs (4)	\$451,000,000	\$557,800,000	\$580,200,000	\$488,900,000	\$737,900,000	\$668,000,000

- OOM Development Costs Based Upon Best Available Information & Professional Judgement as of May 2023.

MEGASITE SELECTION PROCESS

SUPPLY CHAIN FOOTPRINT FOR NC MEGASITES (2 HR DRIVE RADIUS)



MEGASITE SELECTION PROCESS

POTENTIAL TAX REVENUE MEGA PROJECT

PHASE 1 BUILD-OUT

Assumptions

- 2.5 Million Square Feet
- \$2,000 per Square Foot
- \$5 Billion Investment
- \$400 / SF Real Estate
- \$1,600 / SF Business & Personal Property
- Does Not Include Water & Sewer Revenue
- Assume 2,000 Employees @ \$85,000
- Annual Direct Payroll: \$170 Million
- Annual NC Direct Income Tax Revenue @5.25%: \$8.9 Million

Pitt County Tax Information		
Real Estate Tax Rate	\$0.5663	per \$100 Assessed
Bus Pers Property Tax Rate	\$0.5663	per \$100 Assessed
Avg Depreciation Bus Pers Prop	62.7%	A-10 NCDOR Dep Schedule
Pitt County Megasite Phase 1		
Facility Size	2,500,000	SF
Investment Amount	\$2,000	per SF
Total Investment	\$5,000,000,000	
Real Estate Investment	\$600	per SF
Bus Pers Property Investment	\$1,400	per SF
Taxable Real Estate	\$1,500,000,000	
Taxable Bus Pers (Depreciated)	\$3,500,000,000	
Annual Real Estate Tax Revenue	\$8,494,500	
Annual Bus Pers Prop Tax Revenue	\$12,427,454	
Total Potential Annual Tax	\$20,921,945	Pitt County Tax Rev
Municipal Bonding Capacity		
\$20.8M @ 20 years (4.0% Interest)	\$288,000,000	Borrowing Capacity
\$20.8M @ 30 years (4.5% Interest)	\$344,000,000	Borrowing Capacity

MEGASITE SELECTION PROCESS SUMMARY- WHY INVEST?

- Top Megasite Out of 30 Submitted
- Great Workforce Story
- Reasonable Infrastructure Investment
- Regional Supply Chain Development
- Missed Opportunities:
 - February 2025: Eli Lilly \$50 Billion Investment
 - October 2023: Toyota New \$8 Billion Investment & 3,000 Jobs Total Investment \$13.9 Billion & 5,000 Jobs



The screenshot shows the top portion of a web page. At the top left is the red 'Lilly' logo. At the top right is the text 'Menu' followed by a hamburger menu icon. Below the header is a large heading: 'Lilly plans to more than double U.S. manufacturing investment since 2020 exceeding \$50 billion'. A red horizontal line is centered below the heading. Underneath is a paragraph: 'On Feb. 26, 2025, Lilly announced plans to bolster its domestic medicine production across therapeutic areas by building four new pharmaceutical manufacturing sites in the United States.'

Toyota Announces New \$8 Billion Investment at Greensboro-Randolph Megasite

Post Date: 10/31/2023 9:24 AM

Toyota today announced a new investment of nearly \$8 billion that will add approximately 3,000 jobs at Toyota Battery Manufacturing North Carolina (TBMNC). This brings total investment to approximately \$13.9 billion and job creation to more than 5,000 - further supporting Toyota's multi-pathway approach to global vehicle electrification.



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

EDPNC Megasite Readiness Program

Garrett Wyckoff, EDPNC Product Development Manager

MEGASITES READINESS PROGRAM BACKGROUND

MRP Funding was Authorized by the General Assembly in the 2022 Budget:

- \$1.0M to Provide Initial Funding for the Program (Site Study)
- \$10.0M in FY 23-24 (Site Due Diligence)
- \$97.8M in FY 24-25 (Site Development)

MEGASITES READINESS PROGRAM PROGRAM PURPOSES

- Identification and Evaluation of up to Seven (7) Sites for Preferred Development and Marketing.
- Assist Local Governments or a Partnership of Local Governments in the Acquisition of a Megasite.
- Support Local Governments/Partnerships in Efforts to Analyze, Plan, Install, and/or Upgrade Public Infrastructure

MEGASITES READINESS PROGRAM

PROGRAM PURPOSES

- Assist Local Governments/Partnerships with the Costs of Site Due Diligence Activities
- Support Local Governments/Partnerships in Certain Site Preparation Costs
- Facilitate Coordination of Economic Development Agencies and Partners at State and Local Levels (DEQ, DOT, etc.)

MEGASITES READINESS PROGRAM

ELIGIBLE APPLICANTS

- A Program Application with EDPNC Must be Completed by an Applicant Seeking a Grant Related to a Megasite.
 - Essentially, must be one of the 7 Sites Identified in the Final Site Study
- Applicant Must be a Local Government or Government Partnership. A Government Partnership is Defined as:
 - A North Carolina 501c3 Nonprofit in Partnership With One or More Local Governments
 - A Group of Local Governments

MEGASITES READINESS PROGRAM

ELIGIBLE APPLICANTS

- Applicant Must Either a) Own the Property or b) Have a Sales Contract or Option Agreement to Purchase the Property:
 - Due Diligence Funding: Option Must be Valid for At Least 2 Years After Grant Award.
 - Site Development Funding: Option Must be Valid for At Least 5 Years After Grant Award.
- Applicant Must Demonstrate that the Property is Zoned for Economic Development.

MEGASITES READINESS PROGRAM

ELIGIBLE PURPOSES

Site Due Diligence

- Reports / Assessments Necessary for a Comprehensive Site Analysis / Review Such as:
 - Preliminary Engineering Reports
 - Assessments Related to Transportation Infrastructure
 - Phase I/Phase II Environmental Assessments
 - Wetland and Stream Determination
 - Threatened and Endangered Species Reporting

MEGASITES READINESS PROGRAM

ELIGIBLE PURPOSES

Site Acquisition

- Binding Option or Offer to Purchase
- Completion of all Basic Due Diligence
- Demonstrate the Funds Available and Willingness to Pay for the Balance of the Acquisition Costs of the Site
- The maximum Amount Awarded is the Lesser of 85% of:
 - Purchase Price of the Property, or
 - Tax Value of the Property

MEGASITES READINESS PROGRAM

ELIGIBLE PURPOSES

Public Infrastructure

- Must be Publicly Owned Infrastructure to Meet the Needs of Prospective Employers. Onsite Infrastructure May Only be Considered if the Applicants Owns the Site.
- Upgrade and/or Installation of Water, Wastewater, Gas, Electric, Stormwater, Roads, Highways, Bridges Infrastructure Owned by a Governmental Entity or a 501c3 Nonprofit.

MEGASITES READINESS PROGRAM

ELIGIBLE PURPOSES

Onsite Preparation

- An Eligible Applicant Must Own the Land on Which the Activities Funded by the Grant are Performed
- Eligible Activities Include, But Are Not Limited To:
 - Clearing and/or Grading of the Site
 - Other Related Expenses, as Deemed Eligible by the EDPNC

MEGASITES READINESS PROGRAM APPLICATION & AWARD PROCESS

Applications are Accepted/Reviewed on a Quarterly Basis to Coincide with the EDPNC Board Schedule

- Q1 Funding Cycle – March 14, 2025 March 27, 2025
- Q2 Funding Cycle – May 23, 2025 June 5, 2025
- Q3 Funding Cycle – September 5, 2025 September 18, 2025
- Q4 Funding Cycle – November 19, 2025 December 4, 2025

MEGASITES READINESS PROGRAM APPLICATION & AWARD PROCESS

Upon Receipt and Verification of a Complete Application, Next Steps Include:

- Evaluate the Grant Applications per Program Guidelines.
- Recommend Grant Approval, Partial Approval, or Denial to a Board Subcommittee.
- If Approved by the Subcommittee, Present to the Board for Approval With Performance Criteria, Remedies, and Other Safeguards to Ready the Megasite and Recapture Provisions for Failure to Perform.
- If Approved by Board, Present to Economic Investment Committee (EIC) for Approval.
- If Approved by the EIC, Provide Copy of the Grant Agreement to the Applicant.

MEGASITES READINESS PROGRAM

PROGRESS TO DATE

- Three Grant Awards Approved to Date, Including:
 - Edgecombe County - Kingsboro Business Park Megasite
 - \$299,467 (Site Due Diligence)
 - \$29.7m (Site Development-Project Neptune)
 - Brunswick County – Mid-Atlantic Industrial Rail Park
 - \$245,600 (Site Due Diligence)
 - Update on the Remaining Newly Identified Sites
 - Category 1 – Nash and Pitt Counties
 - Category 2 – Cumberland, Rowan, and Wilson Counties

SUMMARY OF CONCLUSIONS

- North Carolina is positioned well for continued investment by the targeted industries.
- We need to provide the critical sites and infrastructure to meet those needs.
- Many of our competitor states have megasite readiness programs already in place and are providing the financial resources to develop these sites.
- For North Carolina to remain competitive, we need to proactively and preemptively have a strong readiness program.
- It is normally a 5–15year process from the time a mega-site is identified through development and realization of a project.
- NC should take a multi-year approach/commitment to this initiative.



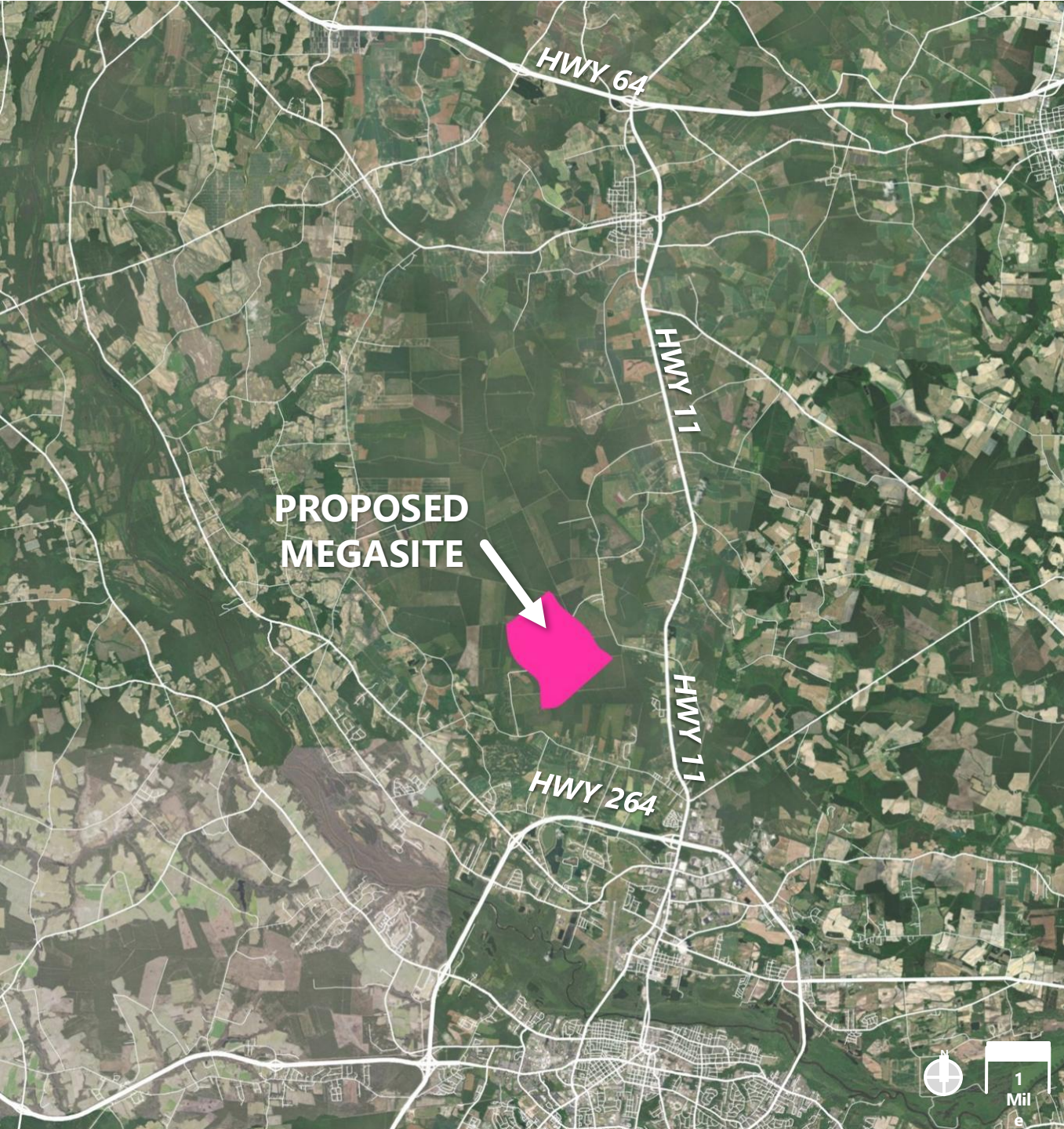
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Pitt County Megasite Plan Design

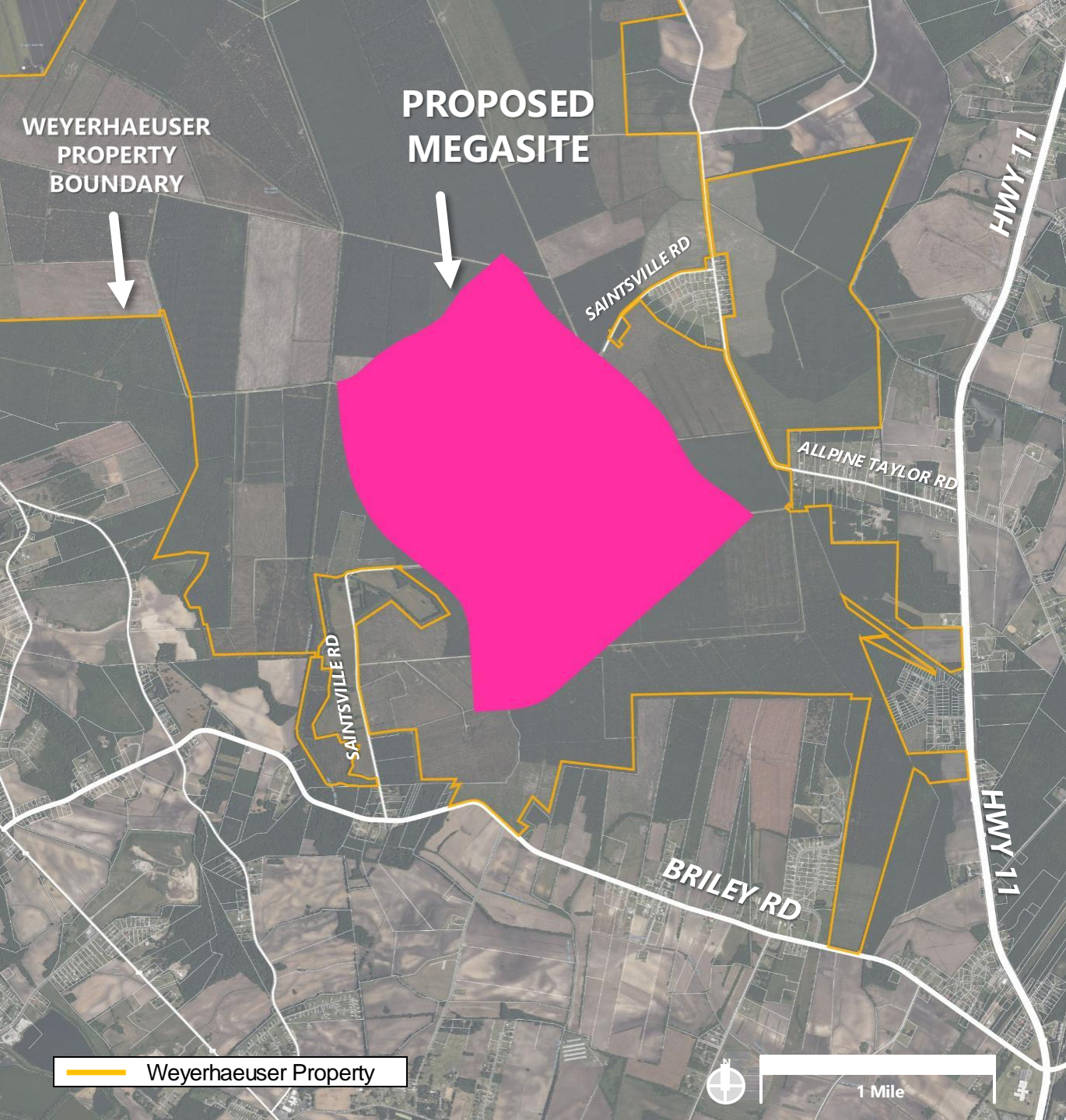
Weyerhaeuser / Ark Consulting



PITT COUNTY MEGASITE PLAN DESIGN

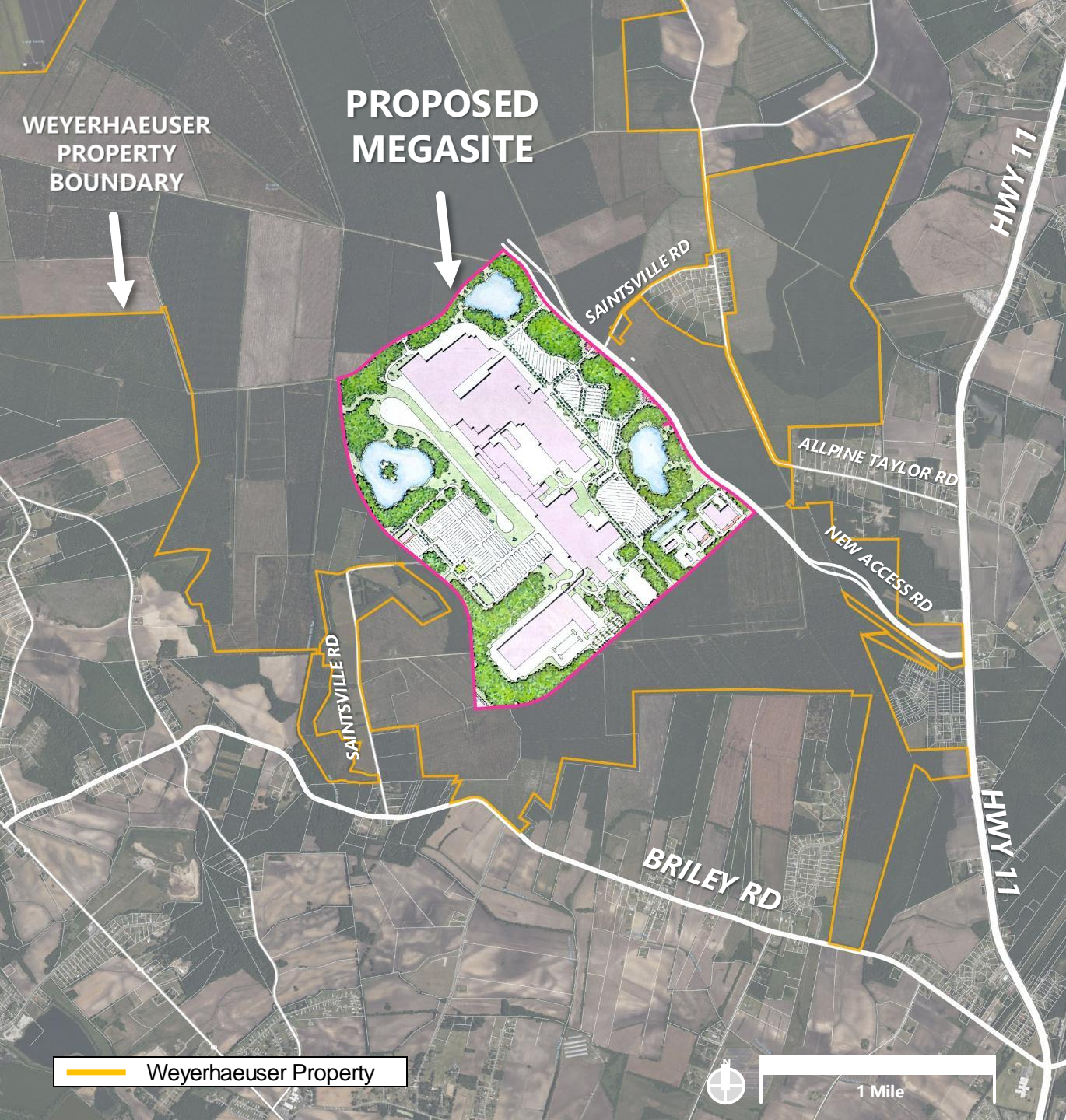
REGIONAL LOCATION

- Located North of Greenville, West of Highway 11
- Approximately 3,300 Acres
- Property is a working forest managed to provide wood to local lumber and pulp mills



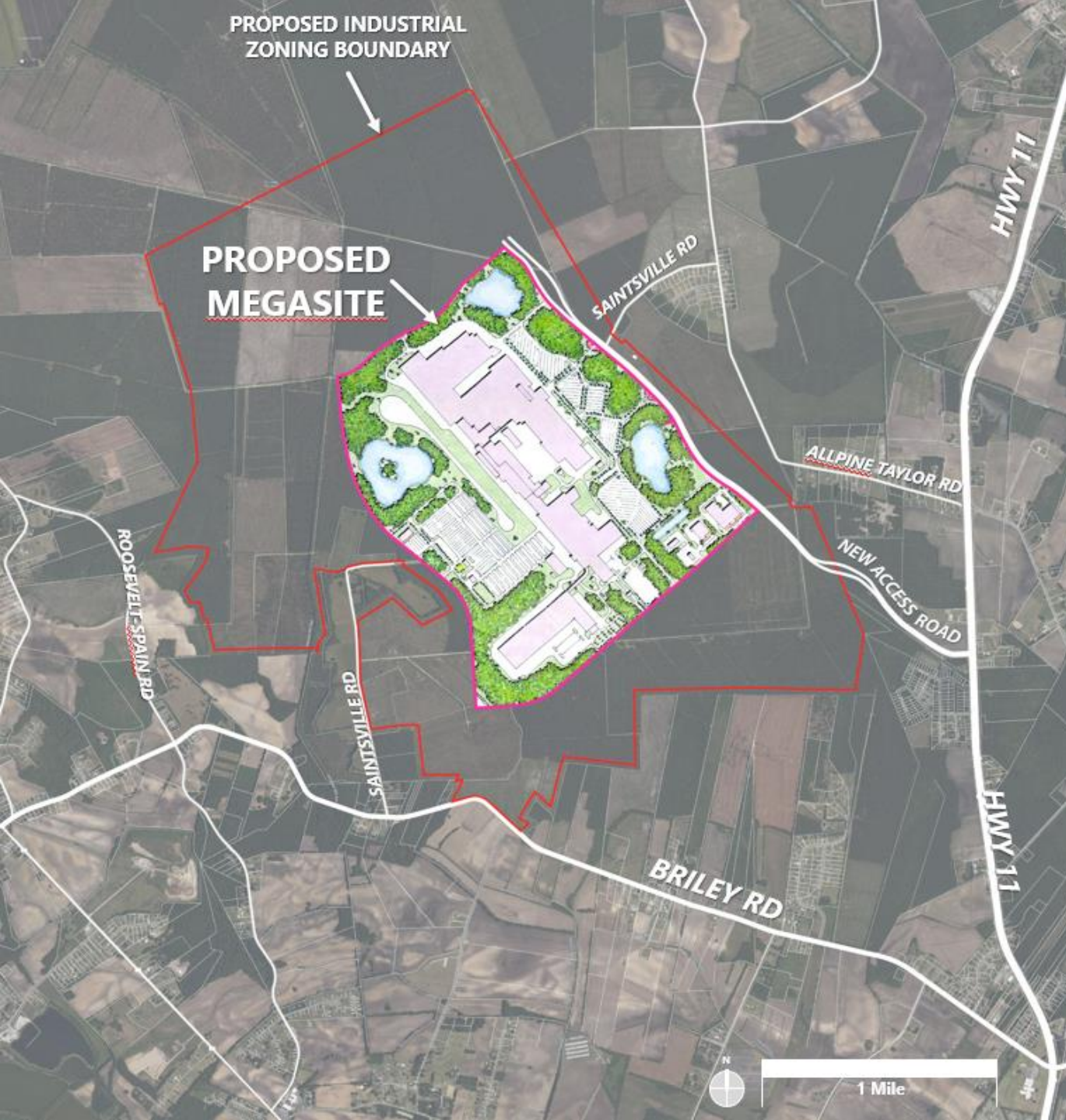
PITT COUNTY MEGASITE PLAN DESIGN

LOCATION



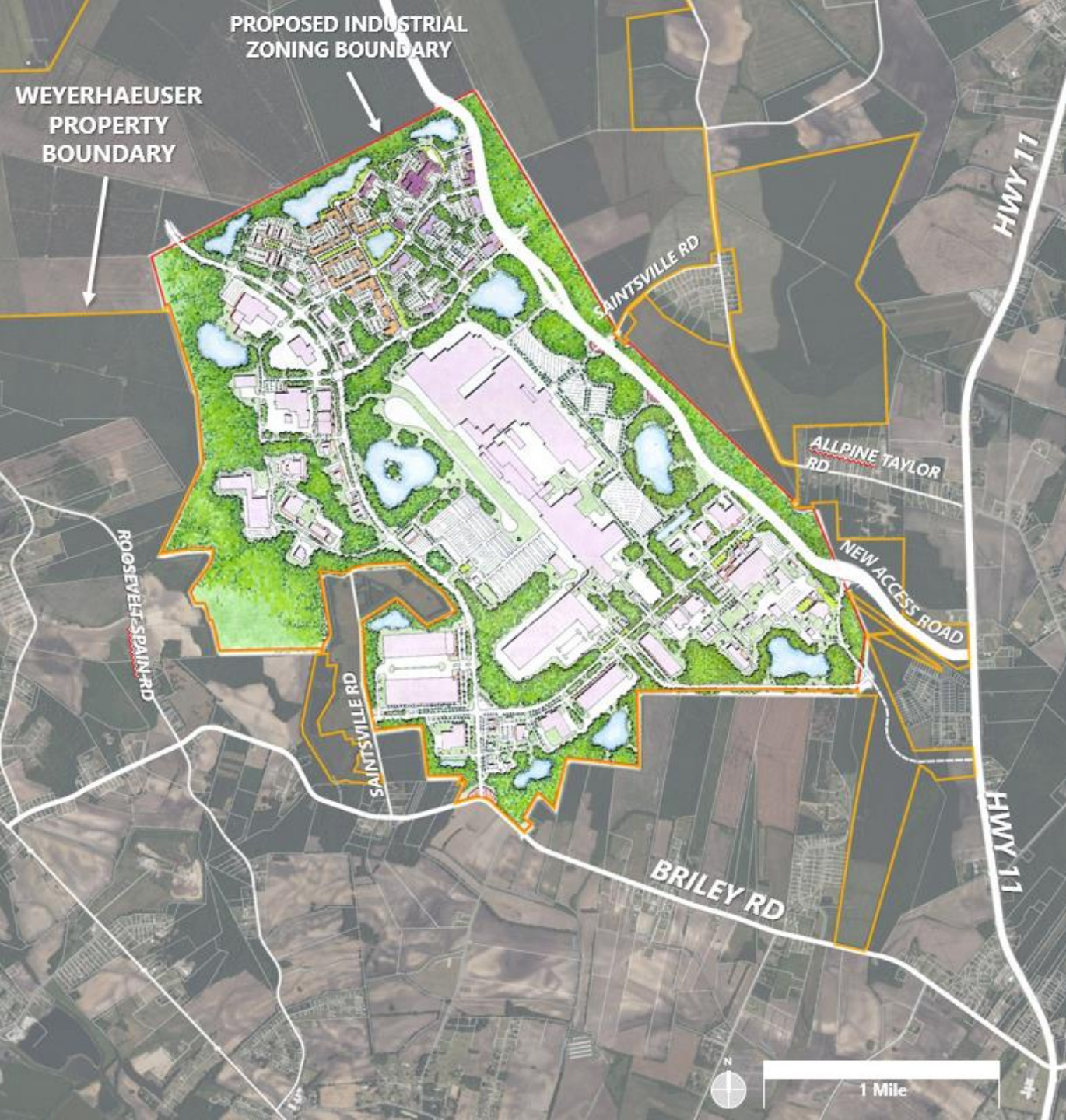
PITT COUNTY MEGASITE PLAN DESIGN

EXAMPLE OF DEVELOPMENT PLAN AND ACCESS



PITT COUNTY MEGASITE PLAN DESIGN

EXAMPLE OF DEVELOPMENT PLAN AND ACCESS

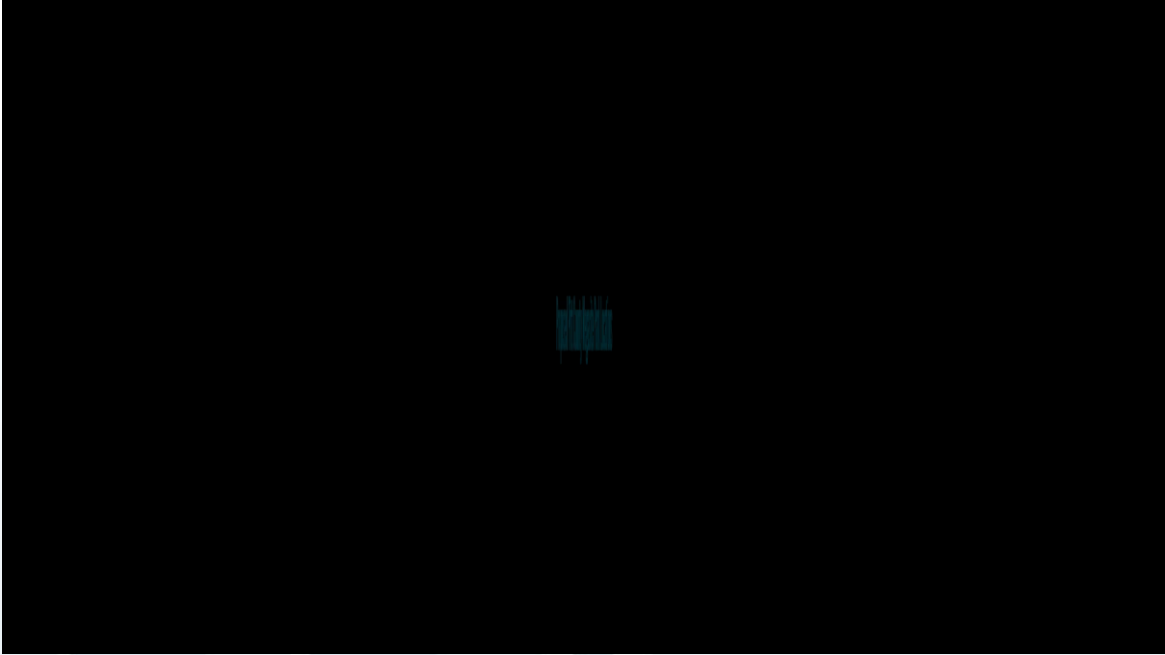
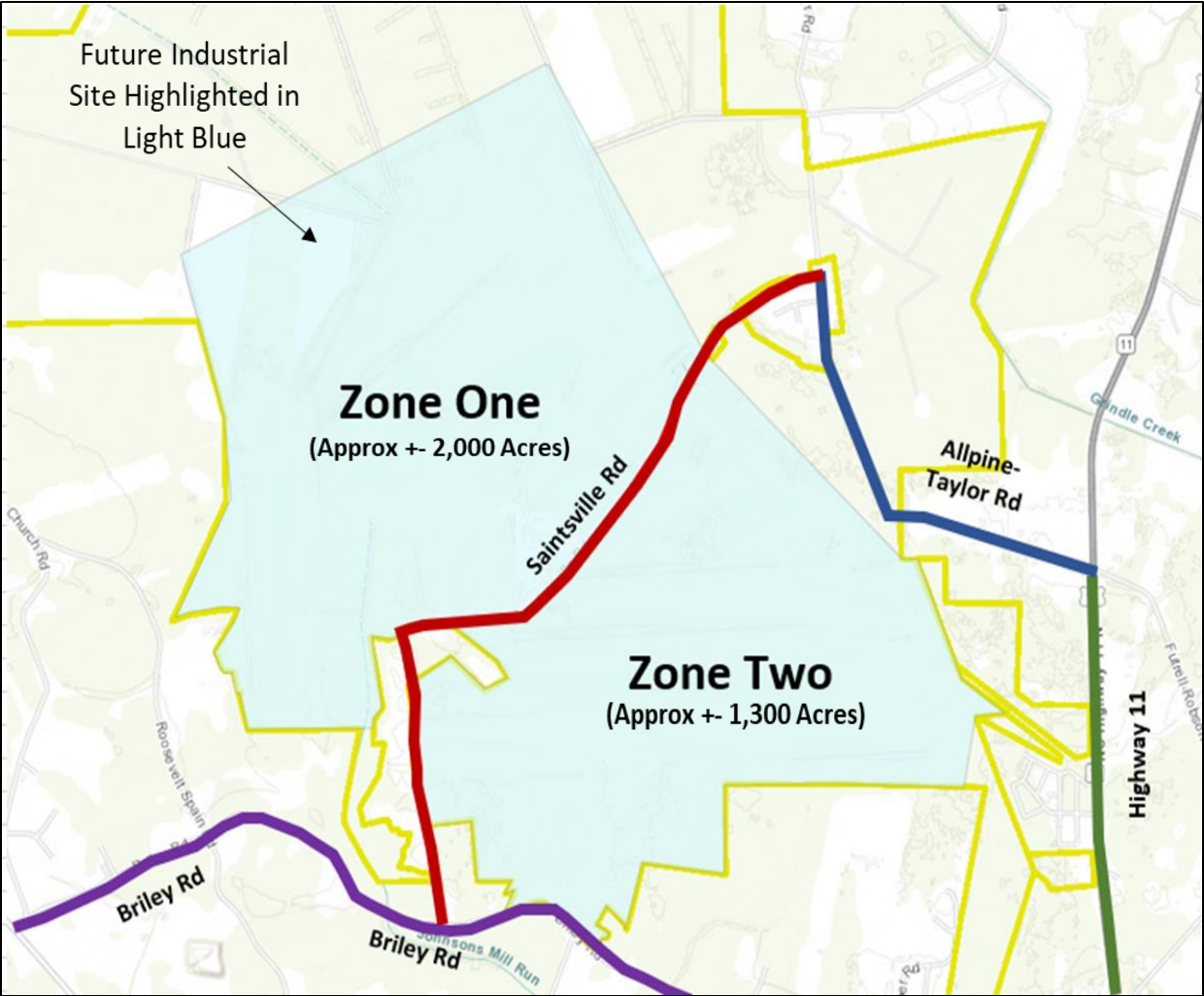


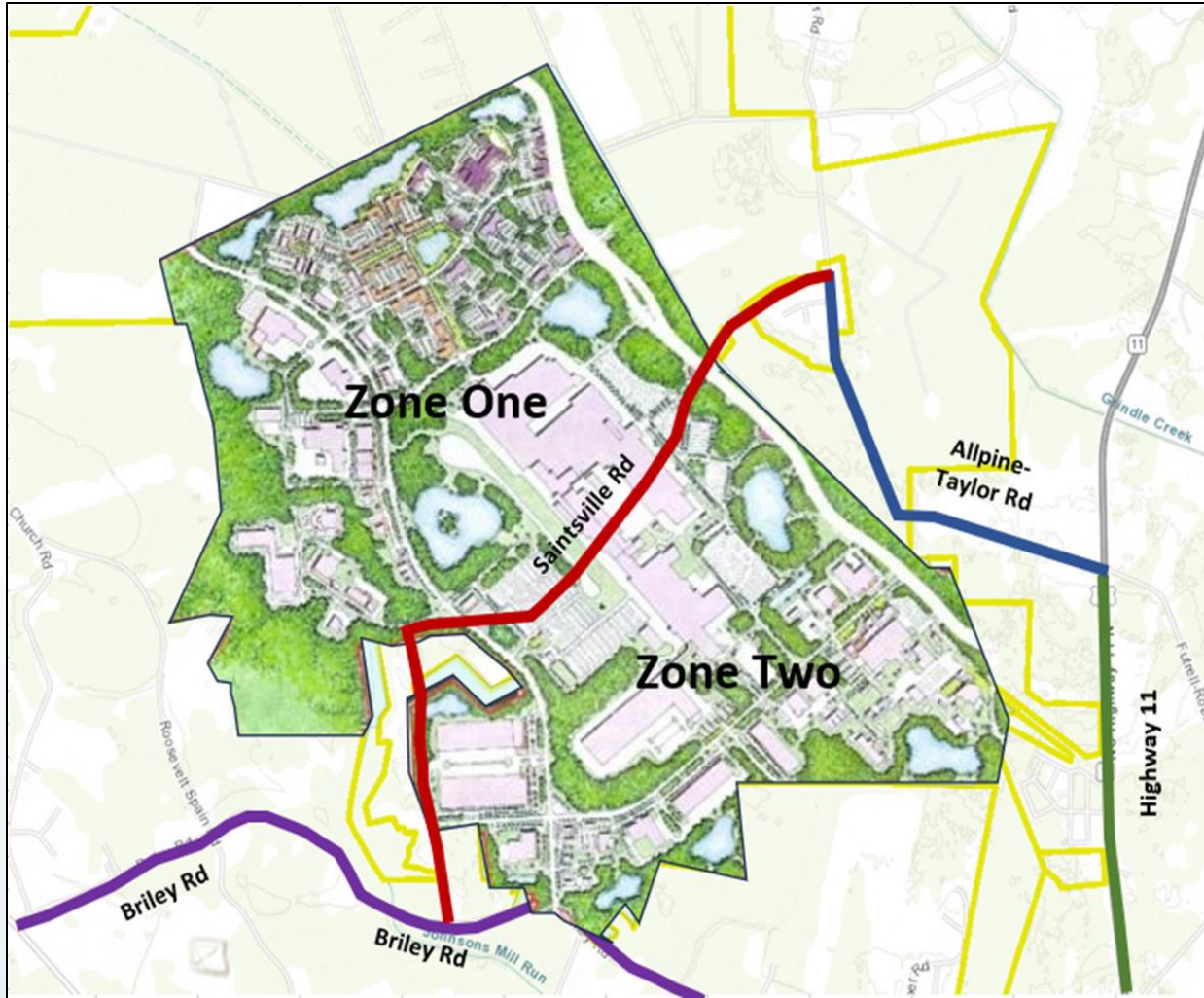
PITT COUNTY MEGASITE PLAN DESIGN

EXAMPLE OF DEVELOPMENT PLAN - PITT COUNTY NORTH INDUSTRIAL PARK

PITT COUNTY MEGASITE PLAN DESIGN

BUS TOUR MAP



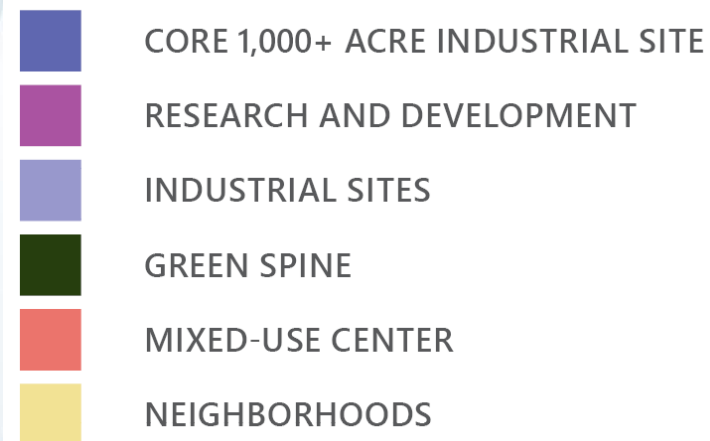
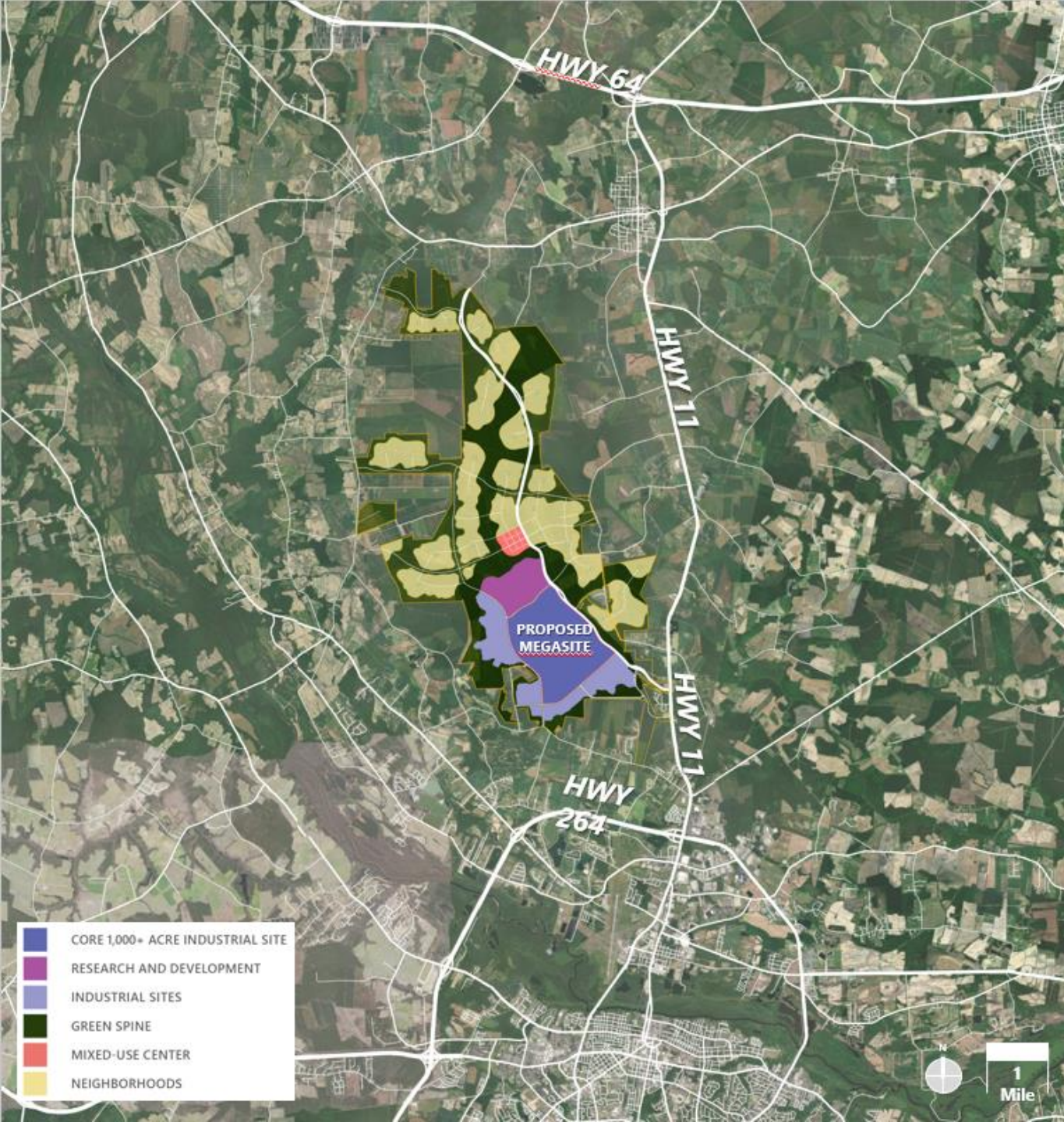


PITT COUNTY MEGASITE PLAN DESIGN

BUS TOUR MAP WITH INDUSTRIAL OVERLAY

PITT COUNTY MEGASITE PLAN DESIGN

EXAMPLE COMMUNITY PLAN





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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

Infrastructure Requirements: Greenville Utilities Commission

Tony Cannon, GUC General Manager / Chief Executive Officer

INFRASTRUCTURE REQUIREMENTS- GUC ELECTRIC

GUC has Existing Electric Infrastructure to the Southern Portion of the 8,000+ Acre Site and will Work With the Team to Determine the Most Cost-Effective Solution to Easily Accommodate Future Expansion Needs.

- 2nd Largest Electric Municipal System in North Carolina
- New 115 kV Transmission Line -.9 Miles From the Site- Closest Existing is 1.9 Miles
- GUC Provides Electric Service to City of Greenville and 75% of Pitt County
- Total System Capacity- 720 MVA With an All-Time System Peak +/- 380 MVA
- GUC Electric Service Reliability is 99.9949% (ASAI)



INFRASTRUCTURE REQUIREMENTS- GUC ELECTRIC

Mega Site Electric Utilities

- Electric Lines
- Mega Site

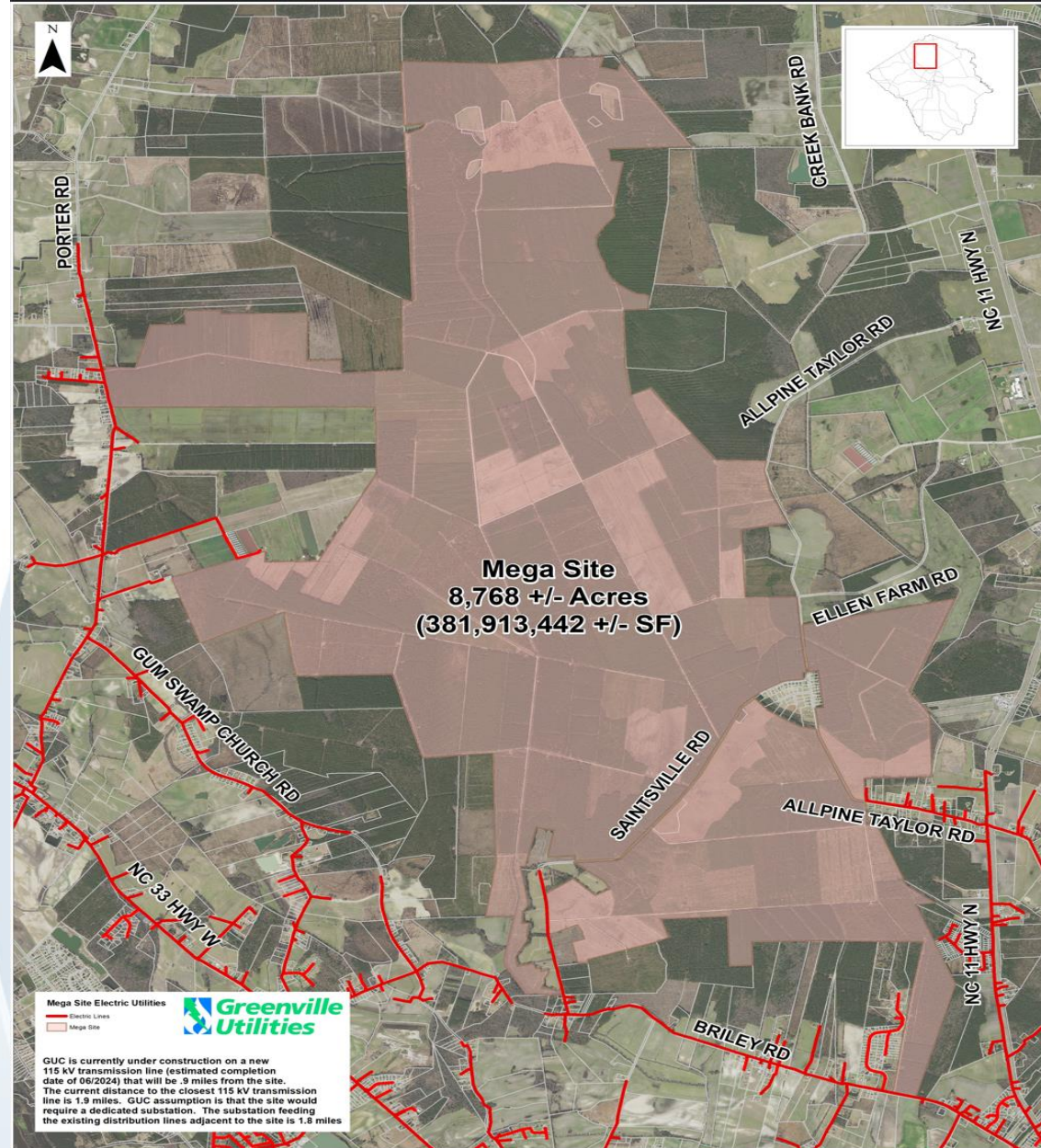


New 115 kV Transmission Line Will be .9 Miles From the Site.

The Current Distance to the Closest 115 kV Transmission Line is 1.9 Miles. GUC Assumption is that the Site Would Require a Dedicated Substation.

The Substation Feeding the Existing Distribution Line Adjacent to the Site is 1.8 Miles.

Estimated Project Buildout Costs = Approx. \$72.0 Million



INFRASTRUCTURE REQUIREMENTS- GUC NATURAL GAS

GUC is the largest public natural gas supplier in NC with more than 23,000 customer connections and will provide natural gas services to the site.

- The mains operate at 60 psi
- Nearest transmission line is 10" south of the property (6 miles)
- Distributions lines 4" and 8"
- Gas purchased on open market through contracts
- Total capacity 48,800 DT
- Contract capacity 24,000 DT
- LNG Plant capacity 24,840 DT
- Projected peak demand 31,025 DT
- Available Capacity 17,775 DT



INFRASTRUCTURE REQUIREMENTS- GUC NATURAL GAS

Mega Site Gas Utilities

- Gas Main
- Mega Site

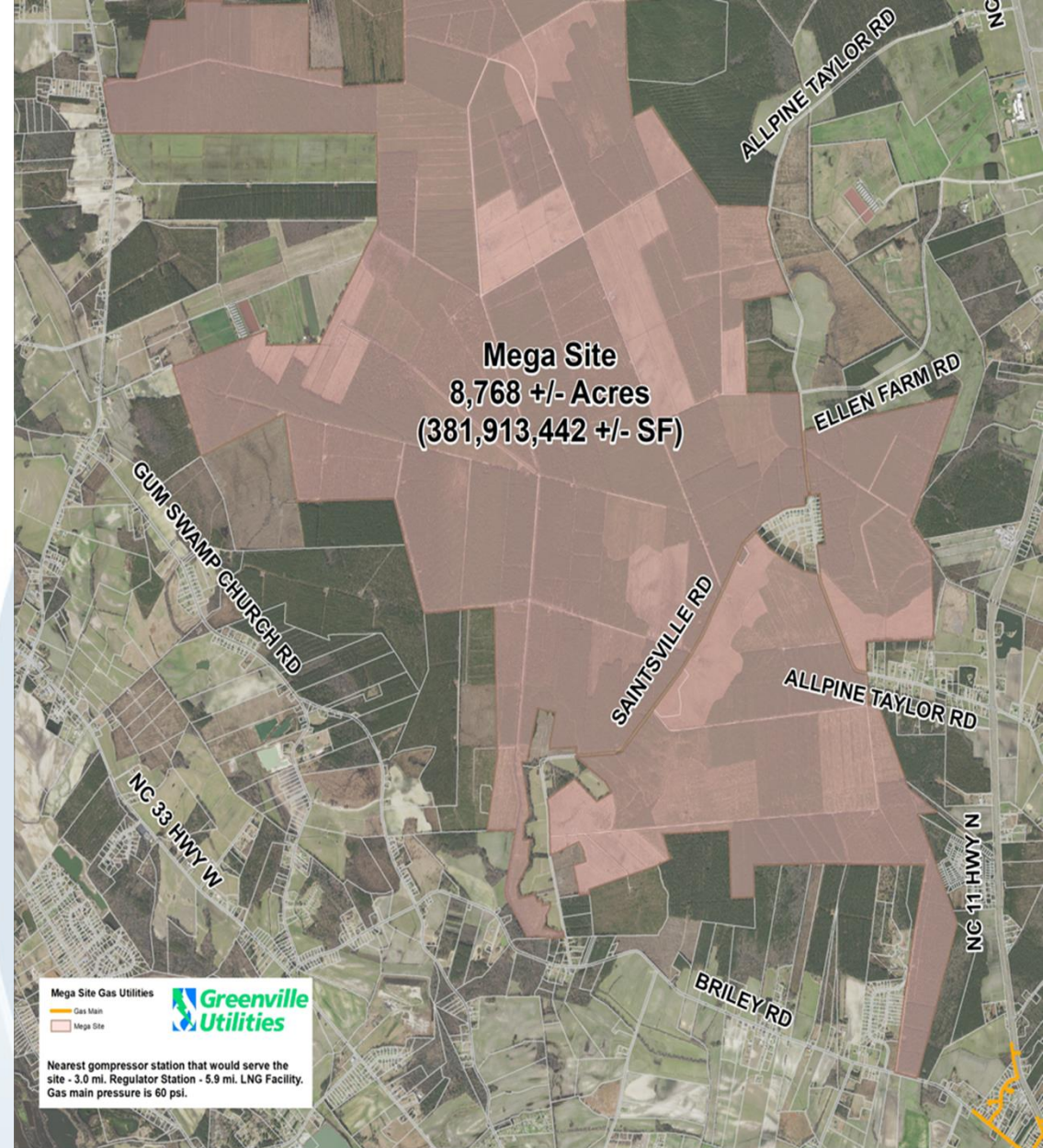


Nearest Gompessor Station That Would Serve the Site – 3.0 Miles.

Regulator Station- 5.9 Miles LNG Facility.

Gas Main Pressure is 60 PSI.

Estimated Project Buildout Costs = Approx. \$29.5 Million



INFRASTRUCTURE REQUIREMENTS- GUC WATER

GUC's Water Treatment and Distribution System Provides Water Services to Greenville, Bethel, and a Portion of Pitt County

- Surface Water Source: Tar River
- 32 mgd Plant Capacity
- 1 mgd (Deep Wells)
- 33.5 mgd Total Capacity
- 14.3 mgd Average Usage
- 19.2 mgd Maximum Usage
- 8" Main Currently Available at Site; Could Tie Into Existing 12" Main Along Hwy 11



INFRASTRUCTURE REQUIREMENTS- GUC WATER

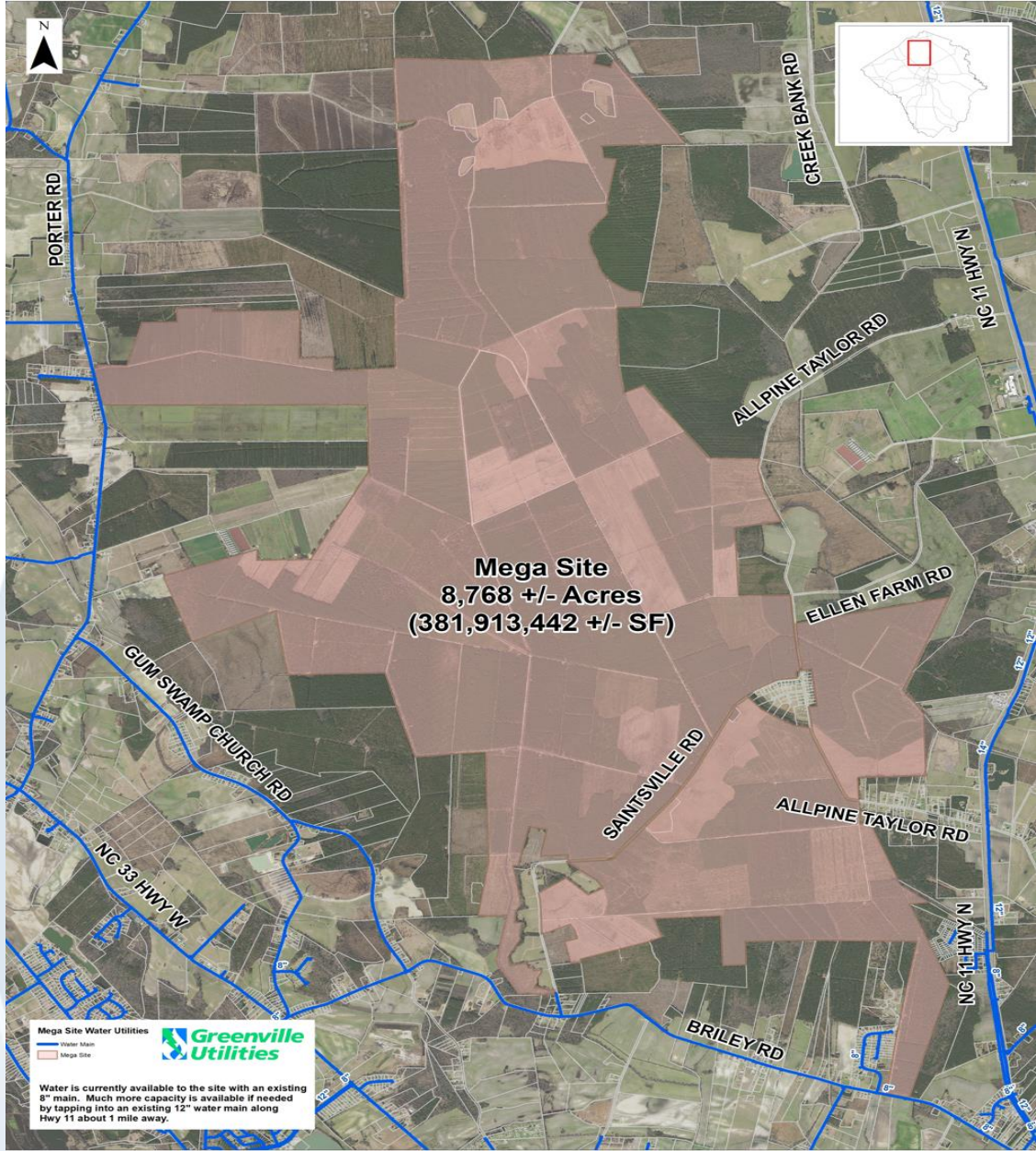
Mega Site Water Utilities

- Water Main
- Mega Site



Water is Currently Available to the Site with an Existing 8” Main. Much More Capacity is Available if Needed by Tapping Into an Existing 12” Water Main Along Highway 11 About 1 Mile Away

Estimated Project Buildout Costs = Approx. \$44.2 Million (As of May 2023)



INFRASTRUCTURE REQUIREMENTS- GUC WASTEWATER

- >25,000 lbs/day CBOD & >30,000 lbs/day TSS Available for Industrial Permitting
- Effluent Meets 95% of Drinking Water Standards and is Cleaner than Raw Water Taken From River
- 17.5 mgd Advanced Tertiary Treatment Facility
- 7 mgd Flow Available
- 10.5 mgd Average Treated
- Pump Station (<1 mile) With 6" Force Main. More Capacity Available With Longer Force Main Constructed (+/- 2 miles)
- (15") Gravity Sewer Main (+/- 2 miles)
- Dedicated Industrial Services Specialist to Assist With Initial Permit Application, Permit Implementation, Sampling and Compliance to Determine Any Additional Operating Costs



INFRASTRUCTURE REQUIREMENTS- GUC WASTEWATER



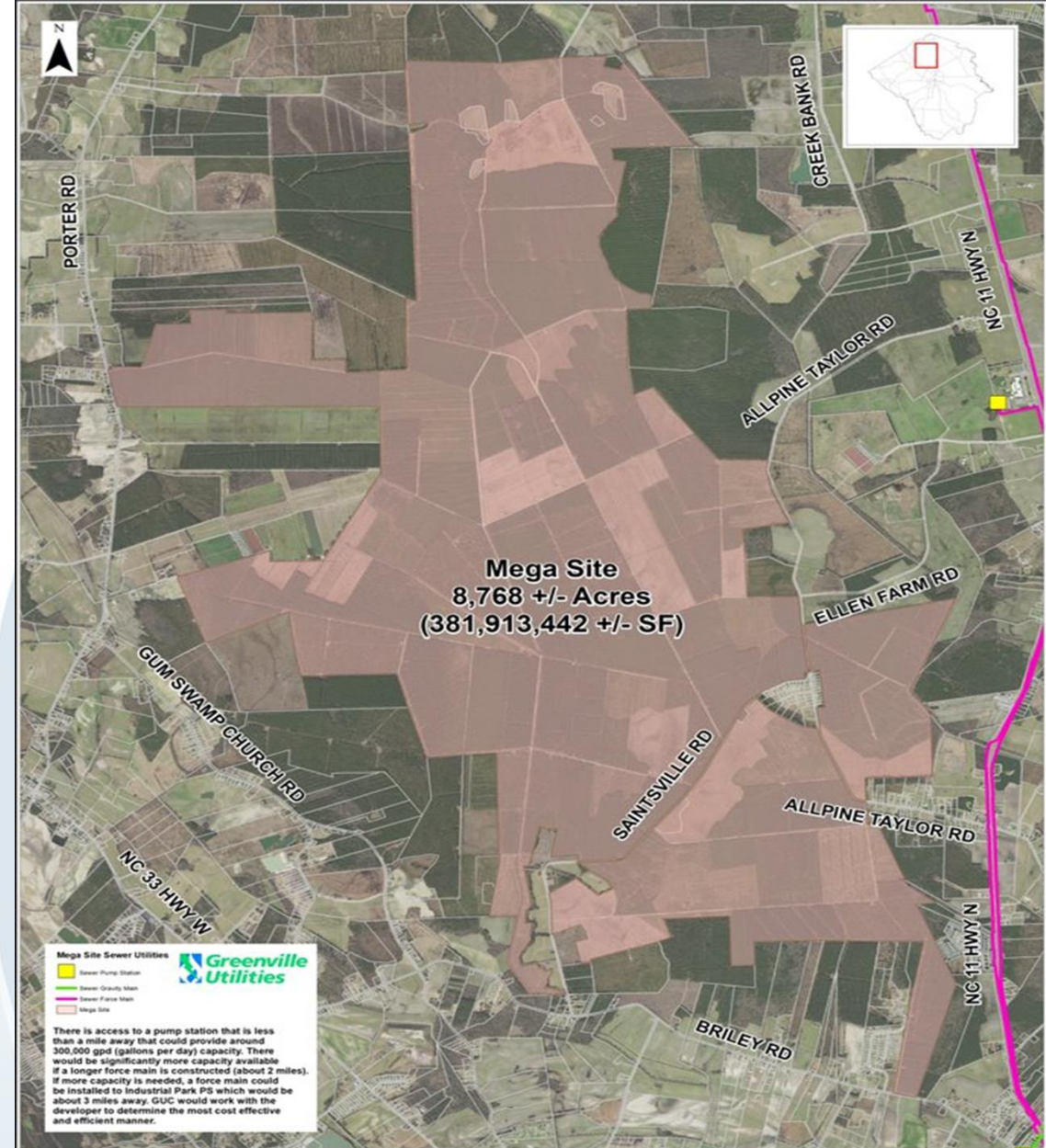
There is Access to a Pump Station that is Less Than a Mile Away That Could Provide Around 300,000 Gallons per Day Capacity.

There Would be Significantly More Capacity Available if a Longer Force Main is Constructed (About 2 Miles).

If More Capacity is Needed, a Force Main Could be Installed to Industrial Park PS Which Would be About 3 Miles Away.

GUS Would Work With the Developer to Determine the Most Cost Efficient and Effective Manner.

Estimated Project Buildout Costs = Approx. \$41.8 Million (As of May 2023)



SUMMARY OF CONCLUSIONS

- Greenville and Pitt County are Very Fortunate to Have a Very Strong Utility System to Sustain Future Economic Development of our Region.
- However, the Extension of Utility Services to the Future Megasite Property will be Significant in Terms of Time and Cost (Design and Construction):
 - Design and Construction Estimated to Exceed \$180 Million for All Phases
- What has been Presented With Concerns to Infrastructure is Only From a Utility Perspective. Note that a Very Significant Investment in Roads and Highways Will be Needed to Make the Megasite “Shovel Ready”.



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**JOINT PITT COUNTY COMMISSIONERS /
GREENVILLE CITY COUNCIL MEETING**

**Proposed Local Administrative
Requirements and Timelines**

Michael Cowin, Greenville City Manager

PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

- Since 2023 the N.C. General Assembly has Set Aside Over \$100 Million in Grant Funding for the Future Development of the 7 Potential Megasites:
 - \$10 Million in FY2023-24
 - \$97.8 Million in FY2024-25

PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

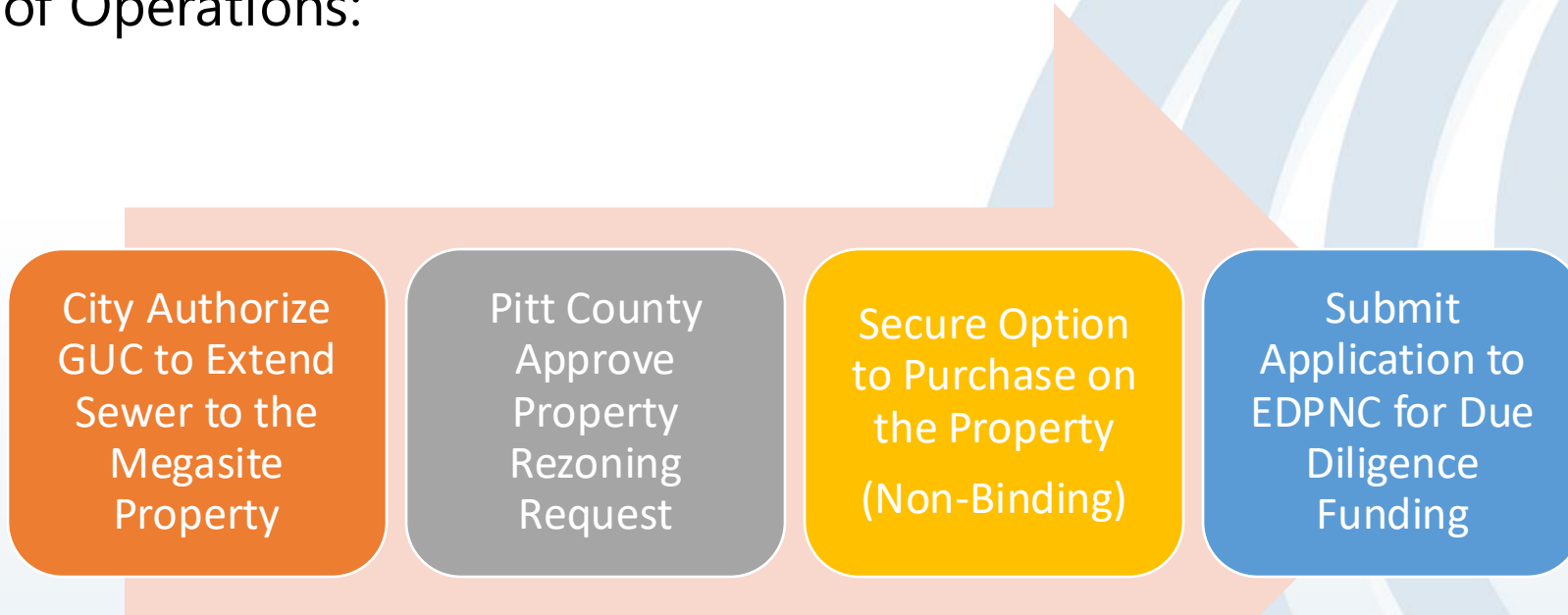
- The 7 Potential Megasites can Apply for the Grant Funding on a First Come, First Serve Basis Until Funding has Been Exhausted.
- In Order to be Eligible to Apply for and Receive Grant Funding, the Following Must Occur First:
 - Applicant Must Either a) Own the Property or b) Have a Sales Contract or Option Agreement to Purchase the Property.
 - Applicant Must Demonstrate that the Property is Zoned for Economic Development.

PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

- The Proposed Megasite Property Currently Has a Pitt County Zoning of Rural Agricultural.
- **Pitt County will Need to Approve** a Zoning Request to Rezone the Property to General Industrial.
- Before Pitt County Can Consider the Zoning Request, the Property has to Have Approved Access to Municipal Sewer.
- The **City Will Need to Authorize** GUC to Extend Municipal Sewer to the Site Without Annexation so That the Pitt County Rezoning Request Can Move Forward.

PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

Order of Operations:



PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

Proposed Administrative Timeline:

- March/April 2025: Four Public Information Sessions Held
- April 2025: Resolution Authorizing Extension of Sewer Presented to GUC Board for Approval
- May 2025: Resolution Authorizing Extension of Sewer Presented to City Council for Approval
- June 2025: Rezoning Request Presented to Pitt County Planning & Development for Approval
- June/July 2025: Option to Purchase Secured on the Property (Non-Binding)
- July 2025: Rezoning Request Presented to Pitt County Commissioners for Approval
- July/August: Application to Receive Grant Funding Submitted to EDPNC for Consideration

PROPOSED LOCAL ADMINISTRATIVE REQUIREMENTS AND TIMELINES

Proposed Public Information Sessions (All Sessions Start at 6:00 P.M.):

- | | |
|---------------------|---|
| Monday, March 31: | Pitt County Agriculture Center
(403 Government Circle, Greenville, NC 27834) |
| Thursday, April 3: | Ayden Middle School
(192 West 3 rd Street, Ayden, NC 28513) |
| Tuesday, April 8: | Wellcome Middle School
(3101 North Memorial Drive, Greenville, NC 27834) |
| Thursday, April 17: | Virtual via Zoom |

QUESTIONS?

THANK YOU!

