



Randolph County, NC
Economic Development
Corporation

Expanding Opportunities in the Heart of North Carolina

JULY 2021 - JUNE 2022
**ANNUAL
REPORT**



FY22



Chairman’s Message – Scott Darr

It has been a great year to lead the Randolph County EDC Board of Directors. Coming on the heels of the COVID-19 pandemic, Randolph County saw an unprecedented level of industrial announcements as we welcomed Toyota to the community and announced a significant expansion of Asheboro-based Technimark which is currently the county’s largest private sector employer. In addition to these two very large announcements, we had expansion announcements by Häfele America in Archdale, Kraftsman Trailers in Ramseur, and Mickey Truck Bodies in Trinity. In total, we saw investment announcements across the county exceeding \$1.36 billion which will result in creation of more than 2,000 new jobs in the county!

At \$1.29 billion and 1,750 jobs, this year’s Toyota announcement is the largest in the county’s history and one of the largest ever in North Carolina. Toyota will build its first electric vehicle battery manufacturing facility here in Randolph County on the 1,825-acre Greensboro-Randolph Megasite. The project announcement is the result of a decade of hard work and regional collaboration, bearing witness to the fact that strong partnerships and preparation will ultimately bear fruit.

On a scale a bit smaller than the megasite, the EDC is working hard to foster partnerships and prepare other sites around the county for future growth, benefitting either expansion of local industry or attracting new industrial operations to the community. For example, in Archdale, the EDC is leading an effort to better prepare a prime 35-acre industrial site, and a 160-acre industrial park in Randleman is getting closer to reality each day as a result of EDC leadership.

Recognizing the importance of supporting our established industry, the EDC is also working hard to implement new programming focused specifically on existing industry. In October, which our County Commissioners designated as Industry Appreciation Month in Randolph County, the EDC team coordinated industry tours for our Partnership members, a first annual Forklift Rodeo, and a luncheon celebrating industry milestone anniversaries of operations here in the county. The culmination of this year’s luncheon was the recognition of Technimark as the recipient of our first annual Outstanding Industry Award.

The Randolph County Economic Development Corporation has a strong team of both staff and Board members that is getting things done. As this year’s Board Chairman, it has been a privilege to serve an organization that is seeing big wins now and aligning itself for future success.



2021-2022 A Year in Review

Total New Jobs	2,042
Investment	\$1,366,378,630
Grants Awarded	\$400,000
Site & Building Requests	117
Marketing Trips	4
Website Pageviews	28,521

Toyota Announcement - EV Battery Plant

The Vision: The vision for what would become the Greensboro-Randolph Megasite began to take form in 2013 when a group of Triad leaders paid a visit to Governor Pat McCrory with a message – “We’ll assemble a megasite in the Triad suitable for a transformational automotive project if the state will commit to a suitable incentive package.” The meeting was productive, prompting the Piedmont Triad Partnership – a regional economic development organization – to commission an engineering study of the region to identify a suitable site of 1,000+ acres. A site in northeast Randolph County rose to the top due in large part to accessibility of water and sewer, excellent transportation infrastructure and an outstanding regional pool of talent. The race was on to turn that vision into what would become the future home of Toyota Battery Manufacturing North America.



The Partnerships: Identifying a suitable location for a megasite is one thing. Assembling that land and getting it ready for use by a transformational end user is quite another. It was clear from the outset that strong partnerships would be required, partners that could help fund land acquisition, extend utilities, complete site due diligence, and attend to the countless other details required to convert raw land into a marketable site. For rural Randolph County, partnerships would be key to a successful outcome that would positively impact the entire region. And partners stepped up – the Greensboro-Randolph Megasite Foundation, the North Carolina Railroad Company, the City of Greensboro, Guilford County, Duke Energy, NCDOT, Golden LEAF Foundation, NC Commerce, and a myriad of other supporting organizations and individuals working diligently behind the scenes to ensure success.

The Strategy: The development of the Greensboro-Randolph Megasite was focused on a specific goal: to attract a transformational project which would create at least 1,750 jobs, invest at least \$500 million, and utilize rail. The owners committed to conveying the site, in its entirety, to the right end user and to market the property as a single-user megasite rather than divide the property for a mega-park. Armed with this strategy, the marketing team got to work visiting site selection consultants and major corporations to ensure that the Greensboro-Randolph Megasite would be a contender for large projects. It turned out to be a winning strategy.

The Win: December 6, 2021 is a date that will long be remembered in Randolph County as the culmination of a decade-long vision to attract a transformational project to the Greensboro-Randolph Megasite. On that date, Toyota announced that it would invest \$1.29 billion to construct the company’s first North America electric vehicle battery production facility at the 1,825-acre megasite. The project will create at least 1,750 new jobs with an annual average wage of more than \$62,000. This is, by far, the largest project ever to land in Randolph County, and Toyota is already considering potential plans for future expansion on the site. As of this writing, site grading is well under way, Toyota now owns the megasite property, and the general contractor has broken ground on the first building. The transformation of Randolph County and the region has begun with Toyota and other big wins announced in the Carolina Core. Buckle up; it’s going to be a great ride!



New and Expanding Industries



Toyota Battery Manufacturing NC announced that its first North America electric vehicle battery production operation will locate at the Greensboro-Randolph Megasite in Liberty. Production is slated to begin in 2025 with four production lines, each of which will be capable of producing enough lithium-ion batteries for 200,000 vehicles.

- 1,750 Jobs
- \$1,290,000,000
- Liberty, NC (**New**)



Mickey Truck Bodies, a manufacturer of truck bodies and trailers, expanded into Randolph County with the purchase and upfit of a 17,000 square foot building on nearly 10 acres in Trinity.

- 20 Jobs
- \$488,630 Investment
- \$175,000 NC Commerce Building Reuse Grant
- Trinity, NC (**Expansion**)



Technimark, a global plastic injection molding manufacturing provider for the healthcare, consumer packaging and specialty industrial markets, will expand its healthcare production operations in Randolph County. Technimark is the county's largest manufacturing employer.

- 220 Jobs
- \$62,000,000 investment
- Asheboro, NC (**Expansion**)

KRAFTSMAN



TRAILERS FOR THE LONG HAUL

Kraftsman Trailers, a manufacturer of open trailers, will grow its Ramseur plant by 9,600 square feet. The expansion will double the plant's trailer painting and paint preparation area, allowing the company to increase its overall production.

- 20 Jobs
- \$390,000 Investment
- \$140,000 NC Commerce Building Reuse Grant
- Ramseur, NC (**Expansion**)



Häfele America, a leading global supplier of furniture and architectural hardware components for cabinet, doors, kitchens, bathrooms and more, has broken ground on a 94,200 square-foot high-rise distribution center space at the company's campus in Archdale, NC. Once complete, the facility will comprise 221,200 square feet and will increase storage capacity by 60%.

- 15 Jobs
- \$13 million investment
- Archdale, NC (**Expansion**)



Aeolus Filter Corporation, a manufacturer of high quality filtration products, is once again expanding its production capacity with the addition of new machinery which will expand capabilities. The growth will require upfits to the facility to accommodate the new equipment.

- 17 Jobs
- \$1.8 million investment
- \$85,000 NC Commerce Building Reuse Grant
- Archdale, NC (**Expansion**)

Product Development

Product development is a key economic development driver in any community, and RCEDC is working hard to bring more quality industrial sites online across Randolph County.

In Randleman, preparing the future I-74 Industrial Center is a top priority of the county. The 160-acre site has a prime location at an I-74 interchange and has been evaluated and vetted through the Duke Site Readiness Program. Access to water and sewer has been the primary deficiency at this site, but that will soon be remedied. Design and engineering for utilities is now under way and local governments have committed to extending services once the design work is complete.

In Archdale, the 35-acre site Eden Terrace site is seeing strong interest, and for good reason – it lies just two miles from I-85, is already zoned for industrial use, and has utility infrastructure on site. Thanks to public/private participation, the site is being further readied with completion of site due diligence, civil design, and structural and architectural design for a 117,000 +/- square foot building. Financial partners on the project are the City of Archdale, Randolph County, RCEDC, and Samet Corporation.



In September of 2021, RCEDC was awarded a \$40,000 USDA Rural Business Development Grant to help underwrite the cost of a county-wide development study to identify potential industrial sites. Timmons Group conducted the study, and the results will allow RCEDC to make data-driven decisions regarding prime locations for future industrial growth across the county.

Marketing

Travel and in-person meetings are back on after a pandemic-induced hiatus, so the EDC staff hit the road again this year to spread the word about the benefits of joining Randolph County's growing business community. The RCEDC team participated in four different marketing trips to meet with site selection consultants, real estate brokers, and company representatives. In March, RCEDC staff attended the NC Economic Developers Association Spring Conference and NC Site Selectors Summit and enjoyed direct access to twenty-two site selection consultants from twelve states. Also in March, Crystal Gettys participated in the International Battery Seminar, an appropriate venue for contacts given the recent Toyota EV battery announcement at the Greensboro-Randolph Megasite. In May, Kevin Franklin attended the Industrial Asset Management Council conference to connect with site selection consultants, corporate real estate officials, and other economic development practitioners. Crystal Gettys wrapped up the year's marketing trips with a visit to Atlanta for a site selection consultant luncheon sponsored by the Economic Development Partnership of NC. In April, after nearly a year of planning, the EDC released a new marketing video showcasing Randolph County's business environment, talented workforce, available industrial sites, and quality of life. RCEDC is excited about this new tool which presents a great overview of all that Randolph County has to offer.



Industry Appreciation Month

The Randolph County Economic Development Corporation devoted the entire month of October to celebrating industry across Randolph County. Manufacturing, along with related warehousing and distribution operations, has long been a hallmark of the Randolph County economy, and supporting our industry base is an essential part of the EDC's work. Established industrial companies typically create the majority of new jobs in the community and are the largest taxpayers in the county, helping to improve the quality of life for all citizens of Randolph County.

Nationally, Manufacturing Day is celebrated annually on the first Friday of October. Rather than focusing on a single day, the RCEDC wanted to extend that to a month-long celebration that included not just manufacturing, but related warehousing and distribution facilities. "These companies create jobs, support families, reinvest in their facilities, and give back to the community," stated RCEDC president Kevin Franklin. "They make Randolph County a better place, and that's something worth celebrating."

To kick off the celebration, the Randolph County Board of Commissioners, in its October 4 meeting, declared October to be Industry Appreciation Month in Randolph County. During the week of October 11, RCEDC sponsored tours of three local manufacturers: Jowat Corporation, a manufacturer of industrial adhesives with North America headquarters in Trinity; G-Force South, an Asheboro-based manufacturer of transmissions and drive trains for the racing industry; and Ultracraft, a manufacturer of cabinets with operations in Liberty.

On October 21, RCEDC sponsored its first annual Forklift Rodeo event hosted by Hughes Furniture in Randleman. Twelve drivers representing companies across Randolph County competed for 1st, 2nd, and 3rd place trophies and bragging rights.

The month-long celebration ended with an Industry Appreciation Luncheon hosted by RCEDC on October 28. At the luncheon RCEDC recognized fifty companies celebrating a five-year milestone of operations in Randolph County; Nelson Frames and Wright Global Graphics tied for the greatest number of years, each with 55. The companies celebrating milestones represented over 1,400 combined years of operations and more than 1,500 jobs.

The highlight of the Industry Appreciation Luncheon, and the culmination of the month-long celebration, was the presentation of the first annual "RCEDC Outstanding Industry Award." Applications were reviewed based on positive community impact, community involvement, business performance, and standard of conduct. The 2021 RCEDC Outstanding Industry Award was presented to Technimark in recognition of its commitment to, and positive impact on, Randolph County.



Randolph County Partnership Stakeholders 2021-2022

Diamond

Duke Energy
J L Darr & Son, Inc.
Klaussner Home Furnishings
North Carolina Railroad Company
Technimark

Platinum

Ace/Avant Concrete Construction Co. Inc.
Crumley Commercial
Fibertex Personal Care Corporation
J. P. Thomas & Co., Inc.
Post Consumer Brands
Randolph Electric Membership
Schwarz Properties
StarPet/Indorama Ventures

Gold

Environmental Air Systems LLC*
First Bank
Graham Personnel Services, Inc.*
Pallet Express Inc.
RubberMill, Inc.
Samet Corporation
Sedia Systems, Inc.
Timmons Group

Silver

Aeolus Filter Corporation
Allen Tate Relocation
Brisco Apparel
Chandler Concrete Corporation
Covanta Environmental Solutions
ECS Southeast, LLP
Fidelity Bank
Four Saints Brewing Company
Fourth Elm Construction
Hubbell Industrial Controls
Insurance Associates of the Triad
J H Batten, Inc.
Landmark Builders

Liberty Trailers
MAS Acme
Metals, USA
Oliver Rubber Company, LLC
Piedmont Federal Savings Bank
Pinnacle Financial Partners
Randolph Community College
Randolph Communications
Randolph Land Development
RE/MAX Central Realty
Rheem Sales Company
S&ME, Inc.
Sapona Plastics, LLC
The Timken Company
Triad Design Group
Truist
UltraCraft
Uwharrie Builders

Bronze

Advisors Financial Center, LLP
ARC-Markham Metals, Inc.
Asheboro City Schools
Asheboro/Randolph Chamber
of Commerce
AVS Catering, Inc.
Bank OZK
Bobbitt Construction
Brubaker & Associates, Inc.
Burge Flower Shop
Commonwealth Hosiery Mills, Inc.
Costa Sanders
Datamark Graphics
Davis-Martin-Powell & Associates, Inc.
Deep River Fabricators, Inc.
D. H. Griffin Construction Company, LLC*
Draper Aden Associates
DS Smith Packaging Asheboro
Dynamic Quest*
Elastic Therapy, Inc./DJO Global
Engineered Steel Products, LLC
Express Employment Professionals
Euliss Propane Company

Four Seasons Furniture
Freeman Kennett Architects*
Gavin & Cox
General Insulation Co., Inc.*
James River Equipment
Line Drive Graphics
Manhattan American Terrazzo Strip Co.
McKenzie Properties & Investments
Milestone Computer Solutions
NC Zoological Society
North Carolina Zoo
North State
PEMMCO Manufacturing
Powder Works, Inc.
PrintLogic, LLC
Pugh Funeral Home
Ralph's Frame Shop
Randolph County School System
Randolph County Tourism
Development Authority/Heart of
NC Visitors Bureau
Randolph Health
Randolph Packing Co., Inc.
Ready Telecom
Ridge Funeral Home & Cremation
Service, LLC
Sam's Marine International
Shelco, Inc.
Summey Engineering Associates, PLLC
T & L Construction Company, Inc.
The Wooten Company
Tower Components, Inc.
Triad Heating & Cooling Inc.
Trinity Furniture, Inc.
Trotters Sewing Company
United Brass Works
UNITS Moving & Portable Storage
Village Printing
Wayne Industries, Inc.
Wayne Thomas Chevrolet-Cadillac
Wells Fargo Bank

* Denotes new members in 2021-2022

EDC Board of Directors - 2021-2022

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J L Darr & Son, Inc.

Bob Crumley, Vice Chairman
Crumley Commercial

Fred Smith, Secretary/Treasurer
Randolph Electric Membership

Darrell Frye, Member at Large
Chairman, Randolph County
Commissioners

Todd Schwarz, Past Chairman
Schwarz Properties

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Terry Caviness
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Dr. Aaron Woody
Superintendent, Asheboro City
Schools

Filmore York
Mayor, Town of Liberty

Local Government Partners

Randolph County	Ramseur
Archdale	Randleman
Asheboro	Seagrove
Franklinville	Staley
Liberty	Trinity

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