

IREDELL EDC BOARD REPORT – April 23, 2026

PRESIDENT’S REPORT

Upcoming:

April 23, UAE Defense Meeting, Moore Van Allen, Charlotte
April 27, Investor Meeting, Overflow Mooresville
April 27, Iredell Ready Workforce Partners Luncheon
Apr 28, MSGD Career Fair
Apr 29, Apprenticeship Workshop
Apr 30, Inaugural Southeast Defense Innovation Center Meet & Greet 3 pm
May 1 – 6, Select USA/EDPNC, Washington, DC
June 2, Industry Leaders Council
May 12, SICDC Board Meeting, Mooresville Office
May 13, NCEDA Legislative Day, Raleigh
May 15, Rowan, Cabarrus, Iredell EDC Luncheon Noon – 1:30 Kannapolis
May 21, Board of Directors

Highlights Past Month:

New Hire – Joseph Wiles, Starts April 28
Retirement – Lisa Taylor, Last Day April 30
Investor Campaign – Total New Revenue \$72,500 – Goal \$77,500
Future Growth Study – Working with Centralina to pull together a scope of work to facilitate and conduct some of this work. Look at Residential Development, Project School Enrollment, Cost of Services and Balance of Industrial Development – Need 4 volunteers from Private Sector to participate in survey and 2 Executive Committee to participate
[New Sponsorship Brochure](#)
[Job Description Here](#)
Board/Executive Board Nominations
Public Sector Funding Requests Submitted

Investor Relations

(Since July 1, 2025)

NEW/INCREASED INVESTORS	Investment Level	Increased Amount	Total
Interior Elements (NEW)	Contributor	\$1,500	\$1,500
Allegacy Federal Credit Union (NEW)	Contributor	\$1,500	\$1,500
Thomas & Hutton (NEW)	Contributor	\$1,500	\$1,500
WithersRavenel (NEW)	Contributor	\$2,000	\$2,000
Jenison Construction (NEW)	Contributor	\$1,500	\$1,500
Trane Technologies (NEW)	Partner - iR	\$3,500	\$3,500
Design Collaborative (NEW)	Contributor	\$1,500	\$1,500
LSP3 (NEW)	Contributor	\$1,500	\$1,500
Hilton Garden Inn Charlotte/Mooresville (NEW - In Kind)	Contributor	\$1,500	\$1,500
DeBotech, Inc.	Contributor	\$500	\$1,500
Princeton Communities	Partner	\$500	\$3,500
J.C. Steele & Sons, Inc.	Contributor	\$500	\$1,500
Structure Medical	Partner	\$500	\$3,500
First Citizens Bank	Contributor	\$500	\$1,500
Interstate Development	Contributor	\$500	\$1,500
Bell Construction Company	Partner	\$2,000	\$3,500
Stamey Land Company	Contributor	\$500	\$1,500
Kooks Headers	Contributor	\$500	\$1,500
Pope McMillan	Contributor	\$500	\$1,500
TOTAL NEW REVENUE		\$22,500	\$37,000

\$72,500 in New Investment for Campaign

Current Investors up for renewal Past Due – need support with reaching out to these from the Board:

Raymer Oil - \$3,500

Mikaw Corp - \$1,500 (increase ask)

Howard Hanna Allen Tate – \$1,500

Prospective Investor: \$5,000 to New Investor Goal!

500 Club – Let's schedule time to meet	Duke Health – Increase Engagement
Atlantic Forklift Services – Reviewing	ESP Associates – Reviewing
BOA/Elena Phillips – 1/13 Jenn will contact	Fourth Elm – Scheduled
Branch Civil – Reviewing	Hoopaugh Grading Company, LLC Reviewing
Carter Bank – Michael Gander	Kennedy Site Solutions – Not ready to join
Chase Bank – Prospect	Kimley Horn – Troutman TIA – Jenn to schedule
Concorde Construction – Reviewing	Maya Hotels – Lisa emailed info 8/18/25
Corcoran HM Properties – Scheduled	Sunbelt Rentals – Scheduled
CPL Architecture & Engineering – Reviewing	Whiting-Turner – Scheduled

NEWS & RANKINGS

RANKINGS FLYER

[North Carolina Department of Commerce Releases The Latest Regional Labor Market Overviews](#)
[Colliers' Q1 Industrial Report](#)
[Iredell County Receives Excellence in Communications Awards](#)
[DMJPS CPAs + Advisors Releases Its North Carolina Economic Report – 4th Quarter 2025](#)
[Iredell County Launches Local Initiative in Support of America's 250th Anniversary](#)
[Iredell County Adopts Resolution Supporting local Control, Targeted Tax Relief, and Voter-Approved Impact Fees](#)
[Iredell County Board of Commissioners Recognize Key Community Initiatives for April](#)
[Lowe's Foundation Plans Expanded \\$250 Million Investment to Help Train and Develop 250,000 Tradespeople Over Next Decade, Increasing Skilled Trades Workforce Commitment Five-Fold](#)
[Statesville Public Power Earns National Recognition with Diamond-Level Designations](#)
[UNC Charlotte Releases 2025 State of Housing Report](#)
[Statesville Regional Airport Celebrates Grand Opening of New Terminal Building](#)
[Iredell County Leads Charlotte Metro in Population Growth — Again](#)
[Mooresville Fire-Rescue Names Shane LaCount As New Chief](#)
[EDPNC Real Estate Report 2025](#)
[North Carolina Department of Commerce Gauges Counties' Vitality](#)
[blueharbor bank Named Among The Top 100 Best-Performing Community Banks In The United States](#)

BUSINESS DEVELOPMENT & PRODUCT DEVELOPMENT

Brisk client site visit activity (12 visits) in March and April
Continued strong interest in Mooresville Business Park East (MVL), Overhill Industrial Center (MVL), Crossroads Commerce Center (SVL), Larkin Regional Commerce Center (SVL) and Northside 77 (TMN).

Colliers Q1 Real Estate Report Key Takeaways:

50% of all industrial buildings under construction in CLT Region are 100,000sf – 200,000sf
90% were under 300,000sf
(Iredell County speculative product delivered Q1 2026: 12,000sf, 60,000sf, 112,000sf and 204,000sf)

Iredell County: Industrial vacancy rate- 7.7% (2,700,000sf of 35,000,000sf total)
Flex vacancy rate- 1.2% (44,000sf of 3,500,000sf total)
Iredell County has 6 Class B facilities 150,000sf – 300,000sf (1,450,000sf total) for lease or sublease

Historic Industrial and Flex Lease Rates- CLT Region (2017-2026) are slightly off highs and stabilizing

Iredell County Avg Asking Lease Rate (NNN)	Industrial- \$ 6.92/sf
	Flex- \$13.47/sf

CLT Region Total	Industrial- \$ 9.13/sf
	Flex- \$14.81/sf

Business Development - Project Pipeline



180
Inquiries



65
Projects



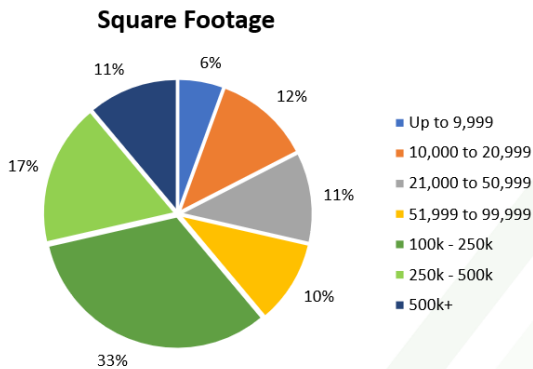
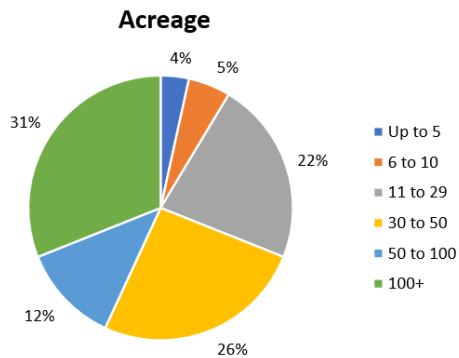
14,159
Jobs



\$ 11.4 B
Investment

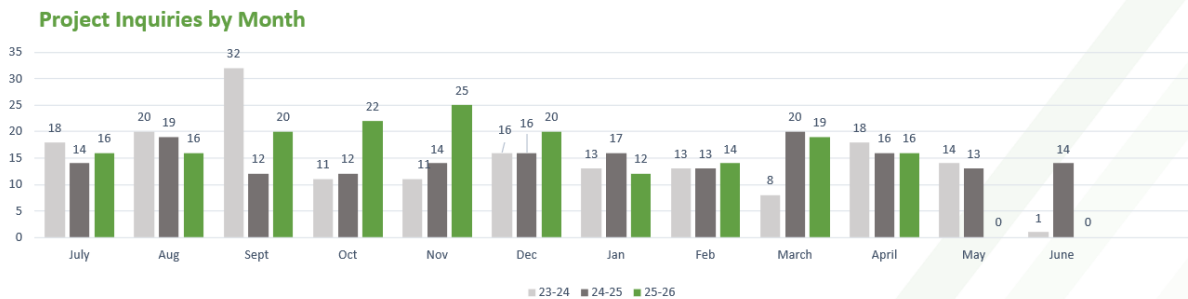
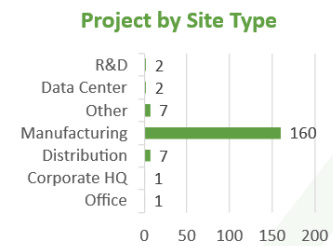
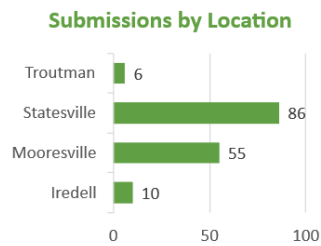
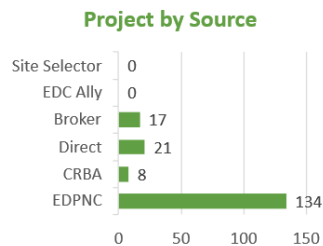


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Site Visits



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Business Development – Project Activity



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New Product Development

Location	Municipality	Space Available	Date Available
Statesville Commerce Center	Statesville	115,000	Immediate
Park 4077	Statesville	200,000	Immediate
Innovation Park	Statesville	12,000	Immediate
Overhill Park	Mooreville	60,000	Immediate
Mooreville Business Park East	Mooreville	112,000	Immediate
Crossroads Commerce	Statesville	200,000	Immediate
Alliance Mooreville at 77	Mooreville	282,620	Q2 2027
4077 Industrial Park	Statesville	230,000	TBD
Total		1,211,620	

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Existing Class-B Manufacturing Space

Location	Municipality	Space Available (SF)	Expansion (SF)
607 Meacham Rd	Statesville	300,000	100,000
820 Cochrane St	Statesville	100,000	N/A
930 Meacham Rd	Statesville	160,000	N/A
125 Lulu Ln	Statesville	312,000	N/A
289 Rolling Hills Rd	Mooreville	51,000	N/A
111 Badger Ln	Statesville	301,000 (Sublease)	N/A
1035 Mecklenberg Hwy	Mooreville	165,000	35,000
Total		1,088,000	

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92 Engagements



343 Referrals



21 SBO Clients



Industry Leaders Council

Aug- Iredell Health (29)

Nov- CR Onsrud (43)

Feb- Christian Mission (35)

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EXISTING INDUSTRY

Site Visits/Pulse Checks/Engagements – Race City Powder Coating, JMS Southeast, DEHN Inc., Corvid Industries- Institute of Digital Engineering, Carolina Beverage, The Armored Group, One Kind Play Café, IST Precision, NFP

Small Business Ombudsman – Permitting issues, networking, events, zoning

Existing Industry Expansions – Multiple companies in various phases

Industry Leaders Council (ILC) – Our next ILC will be held on June 3rd, hosted at Merino Mill in the Picasso's Restaurant and Sponsored by NFP, an Aon company, and include a tour of the Small Business Innovation Hub and DEHN Inc.

WORKFORCE/IREDELL READY

Annual Workforce Forum – March 27, 85 Attendees

Apprenticeship Workshop – April

Career Fair MSGD – April

Career Fair ISS – April

Iredell Ready Partners Meeting/Programs/Events – April 27

Began filming with WAME for Inside Iredell and Career Videos – Q1 2026

Website Growth

Social Media Growth



Reporting Period 7/1/2025 - 3/31/2026



MARKETING & RESEARCH

Released Iredell EDC Sponsorship Engagement Opportunities Brochure

Newsletter Open Rate 45%

Working on Site Selection Brochure for SSC Meetings

Working on New Iredell EDC Folder

Marketing & Communication

Website Growth Social Media Growth Iredell Insights



Reporting Period 7/1/2025 - 3/31/2026