

IREDELL EDC BOARD REPORT – May 21, 2026

PRESIDENT’S REPORT

Past:

April 23, UAE Defense Meeting, Moore Van Allen, Charlotte
April 27, Iredell Ready Workforce Partners Luncheon
April 27, Investor Meeting, Overflow Mooresville
Apr 28, MSGD Career Fair
Apr 29, Apprenticeship Workshop
Apr 30, Inaugural Southeast Defense Innovation Center Meet & Greet
Apr 30, Belk Endowment Presentation with MCC
May 3 – 6, Select USA/EDPNC, Washington, DC
May 12, SICDC Board Meeting, Mooresville Office
May 12-13, NCEDA Legislative Day, Raleigh
May 15, Rowan, Cabarrus, Iredell EDC Luncheon Noon – 1:30 Kannapolis
May 21, Future Growth Study Work Session #1
May 21, Board of Directors

Upcoming:

June 2, Industry Leaders Council
June 16-19, NCEDA Board Meeting/Annual Conference
June 18, Future Growth Study Work Session #2
June 25, EDC Board Meeting – Budget Approval
June 26, NCCMA Presentation
July 13-14, NCEDA Board Retreat
July 30, Iredell Ready Basic Economic Development Course Presentation

Highlights Past Month:

New Hire – Joseph Wiles Welcome!
Investor Campaign – Total New Revenue \$72,500 – Goal \$77,500
[New Sponsorship Brochure](#)

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

URBANPORT - \$1,500

Gilbane - \$3,500

Prospective Investor: \$5,500 to 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

[Downtown Mooresville Receives 2026 Main Street America Accreditation](#)
[Governor's Council on Workforce and Apprenticeships Seeks Engagement from NC Employers](#)
[Town of Mooresville and Cone Health to Open Employee Care Center](#)
[Economic Developers Engage Lawmakers at NCEDA 2026 Legislative Breakfast and Advocacy Day](#)
[Lowe's Hits Job Targets, Collects \\$5.2 Million From The State](#)
[Charlotte Emerges as Growing Hub in NC's Biomanufacturing Ecosystem](#)
[Iredell Health Foundation Awards \\$24,000 to Iredell-Statesville Schools for Purchase of Life-Saving AEDs](#)
[North Carolina Tourism Hits Record \\$37.2 Billion in 2025](#)
[Mitchell Community College Celebrates 2026 Graduates](#)
[Charlotte Cracks Top 10 in ADP Study Identifying Best Job Markets for College Graduates](#)
[Iredell EDC Joins The Economic Development Partnership of North Carolina Delegation At The SelectUSA Investment Summit](#)
[UNC Charlotte Launches North Carolina Economic Impact Center to Deliver Data-Driven Insights for The State's Future](#)
[Iredell-Statesville Schools Breaks Ground on Parkertown Elementary School](#)
[Iredell EDC Celebrates 2026 Economic Development Week](#)
[Iredell EDC Announces New Operations Manager](#)
[The US Department of Labor Launches 'Make America AI-Ready' Initiative](#)
[New Private Investment Adds Workforce Housing Near I-77/I-40 Interchange](#)
[Iredell County Emergency Communications Named North Carolina NENA 911 Center of the Year](#)
[Iredell EDC Hosts Investors' After Hours](#)
[Iredell EDC's Existing Industry Manager Attends MFGCON 2026](#)
[Jewelers On Main's Alan & Dawn Allman Named Downtown Mooresville's NC Main Street Champions](#)
[Jackson-Shaw Plans Four-Building Industrial Complex at Mooresville Site](#)
[Mooresville Police Department to Dedicate Fallen Officers Memorial During 2026 National Police Week](#)
[Iredell County Telecommunicator Recognized for Exceptional Compassion and Life-Saving Support by State Board](#)
[Broad River Aims For Key North Carolina Corridor Market](#)

BUSINESS DEVELOPMENT & PRODUCT DEVELOPMENT

- 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).
- Cornelius Road Industrial Park (MVL) rezoned and annexed 5.18.2026 – over 800,000sf across 4 buildings to be built spec all at one time beginning 2026.
- Continued good site visit activity and multiple projects considering TMN, SVL and MVL.
- Strong existing building interest from consultants and brokers– several facilities under active negotiation.

Business Development Project Pipeline



196
Inquiries



67
Projects



10,560
Jobs



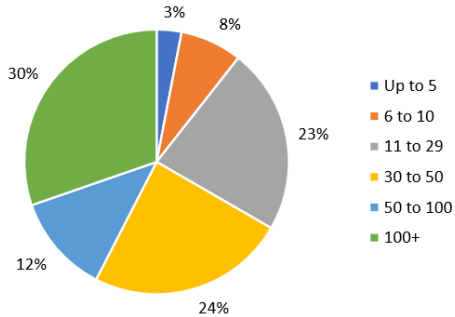
\$ 11.2 B
Investment



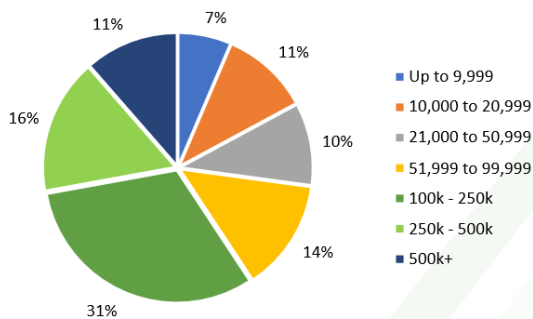
24
Site Visits



Acreage



Square Footage

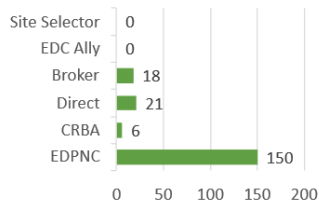


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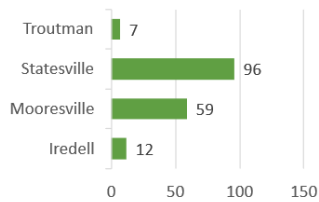
Business Development Project Activity



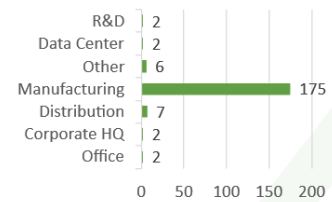
Project by Source



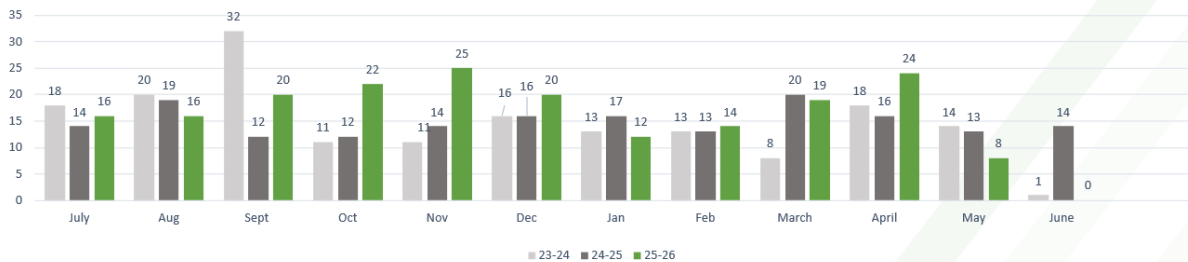
Submissions by Location



Project by Site Type



Project Inquiries by Month



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New Product Development

Location	Municipality	Space Available (SF)	Building Investment (\$80/sf)	Date Available
Statesville Commerce Center	Statesville	115,000	\$21,000,000	Immediate
Park 4077	Statesville	200,000	\$48,000,000	Immediate
Innovation Park	Statesville	12,000	\$1,000,000	Immediate
Overhill Park	Mooreville	60,000	\$4,800,000	Immediate
Mooreville Business Park East Lot 9	Mooreville	112,000	\$9,000,000	Immediate
Crossroads Commerce	Statesville	200,000	\$16,000,000	Immediate
Alliance Mooreville at 77	Mooreville	282,620		Q2 2027
Cornelius Road Industrial Park	Mooreville	800,000	\$80,000,000	Q2 2027
4077 Industrial Park	Statesville	230,000	\$18,000,000	TBD
	Total	2,011,620	\$197,800,000	

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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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Existing Industry



99 Engagements



363 Referrals



23 SBO Clients



Industry Leaders Council

Aug- Iredell Health (29)

Nov- CR Onsrud (43)

Feb- Christian Mission (35)

June 3 - NFP

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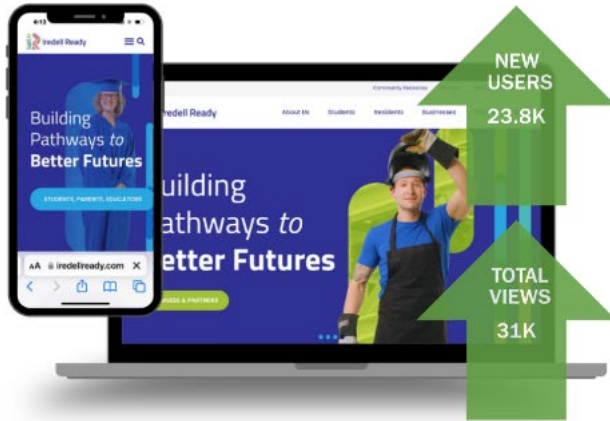
EXISTING INDUSTRY

- **Site Visits/Pulse Checks/Engagements** – NFP-Insurance, Kewaunee Scientific, Piedmont Healthcare, TRP Construction, Puamac Tubing, Kooks Headers, Rutledge & Bigham Mortuary, Race City Powder Coating
- **Small Business Ombudsman** – Grant opportunities, networking, events, workforce development
- **Existing Industry Expansions** – Multiple companies in various phases
- **Industry Leaders Council (ILC)** – The ILC will be held on June 3rd at Merino Mill, in the Picasso's Restaurant, and Sponsored by NFP Insurance. The topic will be Property and Casualty & Healthcare Benefits "STATE OF THE MARKET" which will include what to expect in today's market, strategies to save money, protect your balance sheet, and retain talent. The problem: Insurance costs are collectively rising 8%-12% year over year. The meeting will conclude with a tour of the Small Business Innovation Hub and DEHN USA and a networking lunch.

WORKFORCE/IREDELL READY

- **Career Fair ISS** – April 21 Held on the campus of Mitchell Community College and was open to all ISS High School Seniors and select juniors followed by a later session that was open to the public with approximately 60 businesses.
- **Iredell Ready Partners Meeting/Programs/Events** - April 27 Held at the Iredell EDC's Statesville Office to review priorities and initiatives as well as begin planning for upcoming events.
- **Career Fair MSGD** – April 28 Held on the campus of Mooresville High School and open to all juniors and seniors with approximately 30 businesses.
- **Apprenticeship Workshop** – April 29th Sponsored by Mitchell Community College, the workshop included a presentation by Apprenticeship NC and open dialogue with approximately 50 local businesses.
- WAME released the first episode of [Inside Iredell](#). We are working on additional workforce edits. We are beginning work on the second episode.

Website Growth



Social Media Growth



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Reporting Period 7/1/2025 – 4/30/2026



INSIDE IREDELL



Watch Now

<https://youtu.be/TyRfxfd1Kz4>

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MARKETING & RESEARCH

Released Iredell EDC Sponsorship Engagement Opportunities Brochure

Newsletter Open Rate 43%

Design and Print Site Selection Flyers and Iredell Folder

Marketing & Communications



Website Growth Social Media Growth Iredell Insights



Reporting Period 7/1/2025 – 4/30/2026

Marketing & Communications

