

# Sharing costs — and risks — of project

## ■ EDC president seeks support for multi-jurisdictional park.

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### NEWTON

A multi-jurisdictional park, in the plans for two years now, is a go. All Scott Millar is asking for is support from the cities and towns in Catawba County.

“What we’re considering is a development supported by several municipalities because no single entity has been willing or capable of developing the park

on their own,” said Millar, president of the Catawba County Economic Development Corp. “We are looking for municipalities to share the cost of the park and to share the risks of the park as well.”

Of course the plan would be to share any proceeds from the park, which would be directly proportional to the amount given to the cost of the park, Millar said. For example, if a city gives 2 percent of the expected cost of the park, it would receive 2 percent of the tax proceeds generated from the park.

Millar is visiting with each municipality to explain how the project would work. He outlined a proposal in which

each share of the project would equal 1 percent to the maximum cost of developing the park with no grants or other financial assistance. Each share would call for a commitment of \$65,000 payable over a five-year period.

The total cost of the park is estimated at \$3.5 million.

Mayor Robert Mullinax asked if Millar’s deadline of April 30 for a decision for participation could be extended.

“Everybody’s going into the budget now and it’s a time to think about things like this, but it’s not a time to jump ahead

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of yourself," he said.

Millar said he might consider pushing it back to June 30, but in this project, he said, time is of the essence.

WestStar Mission Critical Park, planned for Startown Road and U.S. 321, would be marketed to data centers due to its having dual electric power sources and fiber connectivity.

Mullinax asked how many jobs a typical data center would bring to the area.

"A large one could bring in between 200 to 300 jobs," Millar said, but added that number did not include other jobs that would not be paid for as an employee of the center, such as security.

Mayor pro tem Anne Stedman asked if the area has lost out to companies locating here due to the lack of such a park. Millar said the area has had companies decide to locate in areas with existing parks.

Millar said he has received verbal commitments of support from Catawba County, Maiden and Hickory.

## APPROXIMATE TIMELINE

### Fiscal year 2009-10 — Phase I:

All engineering, entrances and connector street

### Fiscal year 2010-11 — Phase II:

Extend interior water and sewer for entire property

### Fiscal year 2011-12 — Phase III:

Widen Startown Road, if required

**Phase IV:** Break up northern tract for smaller and non-data center users

### Fiscal year 2012-13 — Phase V:

Purchase remaining property, if necessary

## ANTICIPATED COSTS

- Topographical/boundary survey: \$35,000
- Site master planning: \$20,000
- Legal/financial/project oversight: \$20,000
- Interior street/stormwater/water and sewer design: \$95,000
- Traffic impact analysis, design of Startown Road: \$45,000
- Structure demolition: \$20,000
- Further site improvement/enhancement: \$30,000
- Other: \$20,000
- Street/Entrances: Primary entrance on Startown Road and U.S. 321 entrance on Elbow Road and Connector, water/sewer: \$767,530
- Construction administration: \$120,000
- Costs fiscal year 2009-10 (pre-client): \$1,172,530