



**MITCHELL COUNTY ECONOMIC DEVELOPMENT COMMISSION**  
**EXECUTIVE DIRECTOR'S REPORT: FEBRUARY 2021**

**CONGRATULATIONS! MITCHELL COUNTY, NORTH CAROLINA CONTINUES TO LEAD THE NORTHWESTERN NORTH CAROLINA REGION WITH THE HIGHEST NORTH CAROLINA DEPARTMENT OF COMMERCE AVERAGE ANNUALIZED WAGE NUMBERS:** Mitchell County's current NCDC Average Annualize Wage number for 2021 is \$40,351. This AAW number reflects the hard work, dedication and cooperation of the Mitchell County Economic Development Commission, businesses, and industries working together for the greater economic success of the county.

**SECOND FRANCHISE RESTAURANT IN LESS THAN A YEAR SHOWS INTEREST IN MITCHELL COUNTY, NC:** The Mitchell County EDC is currently working with a second franchise restaurant that is interested in possibly locating across the street from the new Puerto Nuevo Restaurant (soon to open) at the intersection of US Hwy. 226 and Hall Town Road at Spruce Pine Walmart (in the former Burger King Building). More to come as negotiations proceed.

**BIERDOCK BREWING TO OPEN SOON AT 127 LOCUST STREET IN DOWNTOWN SPRUCE PINE, NC:** The Mitchell County EDC was glad to assist Bierdock Brewing with calls of support for various required federal and state applications, and now most of these hurdles are completed! \*More to come soon on the Grand Opening Date. Congratulations!

**SPRUCE PINE WELLS FARGO BUILDING LISTED FOR SALE:** The EDC is now working with the listing firm "Appalachian Commercial Realty" in Boone, NC regarding several interested clients currently looking at this location.

**\*NC CERTIFIED ENTREPRENEURIAL COMMUNITY:** The EDC is now working on the designation for Mitchell County becoming a “NC Certified Entrepreneurial Community”. This designation will open the door to more grant funding, training programs, etc., for local entrepreneurial businesses in Mitchell County, NC.

**\*NC DEPARTMENT OF COMMERCE BUILDING REUSE GRANTS:** The EDC is working with and monitoring (2) Mitchell County Existing Industries regarding their expansion plans for 2021. Information has been distributed from the North Carolina Department of Commerce Grant to these industries including Building Reuse Grant Information, submittal and award dates.

**\*AFFORDABLE HOUSING 100% GRANT FUNDED:** Mitchell County Affordable Housing Study Completed! \*Secured 100% funding for this study through a grant from the Western North Carolina Housing Partnership, Inc., and Dogwood Trust (Mrs. Joy Strassel, WNCHP Executive Director). WNCHP has recently conducted affordable housing studies in Yancey, Avery, Watauga, and Allegheny Counties.

**\*MITCHELL-YANCEY JOINT INDUSTRIAL PARK PROJECT GETS ACCOLADES FROM NCDC AND RALEIGH LAWMAKERS AS THE FIRST PROJECT OF ITS KIND IN THE WESTERN END OF NC:** The Mitchell and Yancey County EDC’s are working with High Country Council of Governments this month in crafting a rough draft “Memorandum of Understanding” regarding a Joint Industrial Park Partnership that will be given to both respective County Attorneys as well as both EDC Boards and County Commission Boards for look-over with possible legal revisions and comment prior to scheduling a formal approval process. Also, we have reached out to Dogwood Trust regarding possible grant funding for technical assistance with legal fees, along with third-party industrial site identification in both counties. \*\*\*With last year’s sale of the Henredon Site to Krantz Industries for Amazon recruitment and expansion, Mitchell County currently has no industrial park or ownership of industrial property at present to market to potential industries. Both County EDC Boards have continued to meet regularly, with great cooperation and strong interest in this project. Both Boards of Commissioners have given a unanimous approval for moving forward with discussions and implementation of the project. As a result, representatives of the Mitchell/Yancey County EDC’s are now meeting regularly to hammer out a tentative proposal to present to their respective EDC’s, Boards of County Commissioners and County Attorneys for possible approval.

**MITCHELL COUNTY EDC's 501(c)(3) APPLICATION UPDATE:** Submitted required IRS documents to our CPA and Attorney for completion of the EDC non-profit application (we are now awaiting on approval from the IRS). This "non-profit status" will enable the Mitchell County EDC to secure private foundation grant funding to help small business and entrepreneurial business start-up growth in the county.

**\*FULL GRANT APPLICATION SUBMITTED-SPRUCE PINE \$875,000 WATERLINE REPLACEMENT PROJECT/GOLDEN LEAF CBGI:** Congratulations Spruce Pine, NC as the "Letter of Inquiry" was granted and the full Golden Leaf Community Based Grants Initiative "Full Application" has now been submitted for final approval. During January and February 2021 the EDC has been working with High Country Council of Governments and the Town of Spruce Pine, NC to complete and submit the full "Water Infrastructure Improvement Grant" with supporting "Letters of Support" to the Golden Leaf Foundation's-Community Based Grant Initiative Program in the total amount of (\$875,000) on behalf of the Town of Spruce Pine, NC. This is a highly competitive grant. **\*Congratulations Dr. John Boyd and Mayland Community College who also submitted a "Full Application" for approximately (\$525,000) for Golden Leaf CBGI assistance regarding a project at the Pine Bridge Development.**

**\*LEASED AND OPENING SOON:** The former Bojangles Building in Spruce Pine has been leased, and we continue to work with the new tenant "Puerto Nuevo" regarding any possible NC Building Reuse Grants. The new owners will operate a well-known Mexican/Seafood Restaurant at this location. The "Puerto Nuevo Brand" has 10 other restaurants located in a multi-state region around Spruce Pine, NC. The new owners are making renovations to the building with an opening tentatively planned in late February to March 2021.

**\*MEETINGS:** Attended several Virtual Meetings in February 2021 with Chamber of Commerce, Spruce Pine Main Street, IEDA, EDPNC, NC Department of Commerce, Carolina West, NW Housing Coalition, Mitchell County Outdoor Strategic Planning, Bakersville Community Foundation and the US Small Business Administration.

**\*BAKERSVILLE DENTAL CLINIC:** Submitted the required NC Department of Commerce Project Report on January 1, 2021 for "Project Topaz" (Bakersville Dental Clinic). One more job is needed for complete project close-out with the NC Department of Commerce which is anticipated by July 1, 2021.

**\*INDUSTRIAL PROJECTS:** Actively working with PRC Industries on the following: 1) Sewage hook-up to Building II; 2) Possible Hydroponics Project on their recently acquired 14.71-acre site we sold them which was owned by the Mitchell County Development Foundation; 3) Possible Hydroelectric and Solar Projects on the 90 acre Krantz Industrial Site.

**\*HOTEL DEVELOPMENT INTEREST ON THE INCREASE:** The EDC continues to work with major hotel franchise developers and real estate listing agents on three commercial sites in Spruce Pine, NC in February 2021. Also, met with these same hotel developers regarding the recently completed Hotel Valuation Services (HVS) Mitchell County Hotel Feasibility Study (this study can be found on the Mitchell County EDC Webpage [www.mitchellcountyedc.org](http://www.mitchellcountyedc.org)).

**\*ARC GRANT PROJECT:** Working with Phil True/High Country Council of Governments and Land of Sky Regional Council regarding the Mitchell County EDC's involvement and re-application regarding an Appalachian Region Commission (ARC) Grant for further developing the Arts & Crafts Industry in NW North Carolina.

**\*CONTACTS:** Currently working with the listing agent regarding (1) possible national grocery franchisee interested in the former Food Line Building in Spruce Pine, NC. Also, currently working with a hardware/agriculture supply national franchise chain regarding possible location in Mitchell County, NC.

**\*The Mitchell County Economic Development Commission has a track record of taking advantage of every opportunity to assist existing businesses/industries and recruit/assist new businesses/industries wanting to locate to Mitchell County, NC. \*If you need our assistance, or know of someone who needs our assistance, we can be reached 24/7 at the numbers listed below. We look forward to helping you achieve your business goals in Mitchell County, NC!**

Dr. Mickey Duvall, Executive Director/Mitchell County EDC

Email: [mickey.duvall@mitchellcounty.org](mailto:mickey.duvall@mitchellcounty.org) Website: [www.mitchellcountyedc.org](http://www.mitchellcountyedc.org)

Bakersville Office: (828)537-1404

Spruce Pine Office: (828)342-4746 \*(24/7 Call/Text)

**\*Check us out on Facebook:** [Mitchell County Economic Development Commission](#)

