



## **NCEDA Foundation 2024 Fellowship Program Proposal Burke Development Inc.**

### **Organization Overview**

Burke Partnership for Economic Development, DBA Burke Development Inc. (BDI), is a 501(c)3 charged with assisting the economic growth of Burke County, NC and its municipalities. With the support of multiple partners across Burke County, the local region and the state, we are on the crest of a wave that we feel can create a generational impact for not only Burke County but the entire region. We believe it would be an exciting time to host a Fellow as a part of the program and each of us would benefit from the process.

### **Project Description**

BDI (along with McDowell Economic Development) has control of a 1,353-acre site. This property, sitting immediately adjacent to I-40, with rail access from Norfolk-Southern, significant water, sewer and power infrastructure, is among potentially one of the most desirable development locations in North Carolina and probably the southeast. We are currently in the design phase (having completed most of the initial due diligence that is needed) and will be focusing on this in great detail over the next 12-15 months. This will be a great learning experience for us, and we believe that would be the case for anyone interested in economic development as a career.

### **Project Options**

There are several initiatives that an NCEDA Fellow could undertake with BDI, and we could work with the Fellow to identify the area in which they would like to focus. We believe that being involved with any or all these initiatives will provide an interesting and exciting opportunity for a graduate student.

- Two potential projects are in association with the design phase of the 1,353-acre site described above:
  - BDI is working with the Town of Drexel to finish a Brownfield Agreement and complete the design and grading on a 105-acre site located in their town. This property is also a rail-served site and the initial plans show the possibility of holding up to 750,000 sq. ft. of manufacturing space.
  - There is a possible speculative building in our business park the Fellow could engage with.
- Outside of the scope of the project described above, BDI is in year three of our OPT-IN high-school internship program. If the Fellow has a passion for workforce development, they could also work on the continuation of BDI's efforts on this program and workforce development as a whole.

### **Project Objectives and Final Deliverables**

BDI will work with the Fellow to finalize the scope of the project, the project objectives and final deliverables based on their area(s) of interest.