



NCEDA Foundation 2024 Fellowship Program Proposal Moore County Economic Development Partnership

Organization Overview

The Moore County Economic Development Partnership (MCEDP) is a 501c(3) not-for-profit economic development organization and public-private partnership serving all of Moore County, NC. We work collaboratively with our partners and local governments to attract new businesses and support existing businesses.

Project Description

One of MCEDP's strategic challenges is a lack of suitable buildings for clients. We propose to utilize a NCEDA Fellow to help create a **Shell Building Program Proposal for Moore County**. With a small staff of three, we do not currently have capacity to devote to the research and analysis required to create a proposal. MCEDP could greatly benefit from the support of a NCEDA fellow to pursue this opportunity and address this strategic challenge identified in our board approved Strategic Operating Plan.

The NCEDA Fellow will gain valuable experience in managing a project, researching information, analyzing data, identifying and assessing risks, preparing financial projections, and communicating information to key stakeholders. MCEDP and Moore County will benefit by obtaining needed and valuable information to make an informed decision about implementing a shell building program. NCEDA members will benefit from MCEDP providing access to the final Shell Building Program Proposal that will contain useful information that can help other NC economic development agencies evaluate a shell building program in their community.

Project Objectives

The key objective of the Fellow program would be to produce a comprehensive report for elected officials and the MCEDP Board of Directors to evaluate the viability of a shell building program in Moore County.

Completing this project under the supervision of MCEDP staff will enhance the NCEDA Fellow's ability to:

1. Conduct market research,
2. Analyze data & information,
3. Produce a comprehensive written report,

NCEDA Foundation 2024 Fellows Program Proposal Moore County Economic Development Partnership

4. Identify and assess risks,
5. Manage a project, and
6. Develop effective working relationships with others.

Project Deliverables

The final deliverable the NCEDA Fellow will be responsible for producing, with the assistance of MCEDP staff, is a comprehensive Shell Building Program Proposal. Key contents of this proposal will include:

1. Executive Summary – Overview, goals, & benefits of the shell building program
2. Project Overview – Detailed description of the scope of the program, including size, location, and design(s)
3. Market Analysis – Assessment of the demand, competitors & their offerings, and identification of potential tenants
4. Program Objectives – Goals & objectives of the program and how it addresses market needs & demands
5. Site Selection – Identification of location(s) and why they are suitable (e.g. proximity to infrastructure, demand, etc.)
6. Building Design & Specifications – Information on building design & specifications
7. Development Timeline – Phased timeline for development with milestones & key deliverables
8. Financial Projections - Detailed financial analysis, including development costs, expected revenue, return on investment, and funding sources
9. Marketing & Leasing Strategy – Description of how buildings will be marketed and terms & conditions of leases
10. Risk Analysis & Mitigation – Identification of potential risks and strategies for mitigating these risks

This project will require the NCEDA Fellow to contact economic development agencies across the state of NC to determine how other existing shell building programs are structured and managed. It will also require the Fellow to analyze and synthesize data and information. Experienced MCEDP staff will provide the Fellow with the resources needed to produce the Shell Building Program Proposal and will guide the Fellow each step of the way.