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HENDERSON

Company plans to build new grocery facility

BY SARAH MANSUR
DISPATCH STAFF

Henderson residents could soon have a new place to purchase groceries in the city.

Ryan Berger, with MGP Retail Consulting in Raleigh, said the firm is seeking to build a grocery store near the intersection of Dabney Road and U.S. 158.

On Tuesday, the Henderson zoning board of adjustment granted MGP Retail a special use permit to build a 36,170-square-foot store on about five acres of land adjacent to the Staples and Lowe's at the intersection.

Planning Director Corey Williams said once the permit has been granted, the company has two years to start construction on the new facility.

Berger said construction is expected to begin next summer.

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FROM THE FRONT PAGE

MGP Retail Consulting LLC is the real estate affiliate of the international grocery chain Lidl, according to multiple news reports in the Triad Business Journal.

Lidl currently operates nearly 10,000 stores in 26 countries throughout Europe. It is part of the Schwarz Group, which is the largest retailer in Europe. Adam Carroll, who is the project's

engineer, said the grocery store is expected to open by 2018 at the latest.

Lidl is a direct rival to the German-based discount store Aldi, which has 4,000 stores worldwide.

Berger said MGP Retail has not opened any stores yet in the U.S., but the company has plans to do so.

Timmmons Group, in Greensboro, is the engineer for this project, and Little Architecture in Charlotte is the architect firm.

Berger said he did not know how many new jobs the project would create. Stuart Litvin, economic development

director in Vance County, said he is pleased the company has selected Henderson.

"As an Economic Development Commission, we are thrilled that the company has chosen to locate in Henderson along with other stores they will be operating," he said. "Certainly, it is going to add jobs as well as to the tax base."

Litvin said a new grocery store will provide additional options for residents, besides the Food Lion and Wal-Mart.

"We also hope the location of this store will spur additional development in that area," Litvin said.

Vance lands business expansion, headquarters

BY JAMICA WHITAKER
DISPATCH STAFF

Jerry's Artarama is expanding in Vance County and North Central Medical Transport is moving its headquarters here, thanks to recent measures approved by the Vance County Commissioners.

During their meeting Monday night, commissioners unanimously approved a no-interest loan to Jerry's Artarama for \$600,000, and an economic development grant up to \$12,000 to North Central Medical Transport to expand its Henderson location and relocate its headquarters.

Combined, the expansion and headquarters moved are expected to generate 40 new jobs.

"Once again, the county, city, and Henderson-Vance Economic Development Commission have come together to encourage local businesses to remain here and expand here," said Stuart Litvin, director of the EDC. "This sends the message to existing businesses that we will work with them to remain here and expand here, which is very important."

Henderson-Vance County Economic Development Commission chairman Tom Church said Jerry's

Artarama is now located in the Henderson-Vance County Industrial Park in a 160,000-square-foot facility with 60 employees.

The art supplies distributor requested a \$600,000, five-year no-interest loan for equipment for the 60,000 square foot building that will house a production facility for its framing operations.

Jerry's Artarama expects to receive funds from other sources to reimburse the county.

"The first \$200,000 has been

SEE VANCE/PAGE A7

VANCE

FROM THE FRONT PAGE

approved to come from Henderson-Vance County Industrial Park, Inc., the nonprofit that owns and manages the land in the park," Church said. "The other \$400,000 is requested to come from Golden Leaf (Foundation) money."

County attorney Jonathan Care said payments on the loan will begin three months after the certificate of occupancy is issued or Jerry's Artarama begins to use the equipment for which the loan was granted, whichever

comes first.

Care also said, per the contract, if the company does not supply the 30 jobs promised within five years, it will begin to pay interest on the loan.

In addition to Jerry's Artarama, commissioners approved a four-year tax rebate grant up to \$12,000 for North Central Medical Transport to construct a 6,000-square-foot facility in Henderson for its corporate headquarters and equipment.

North Central now has a satellite location in Henderson near Maria Parham Medical Center with two emergency medical transport

staff and an ambulance that rotates daily. Its headquarters, currently in Oxford, employs 12 people.

"North Central Transport Inc. is one of two private ambulance services in the region serving Vance County," Church said. "They've outgrown the area in Oxford and they want to expand."

The plan, Church said, is for North Central Medical Transport to construct the 6,000-square-foot building in Henderson that can be expanded, which will bring 10 positions to the city, while making the Oxford site a satellite location with two EMT staff on hand.

"This is an incentive grant that is tied directly to the improvements, not the current tax value," Care said.

The grant would be for a maximum of \$12,000, Church said, and be paid after North Central pays its property taxes.

In a news release from the Henderson-Vance County Economic Development Commission, commissioners Chairman Archie Taylor said "he welcomed the companies' continued commitment and support of the local economy" and hopes the agreement ensures the companies' growth in the future.

In the same release, Vance County,

Church said this is another example of local government's desire to respond to the needs of existing industry.

This level of cooperation with local businesses, Litvin said, shows that Henderson and Vance County do more than just court new business.

"This sends a clear message, it shows them that once we get a company here, we will continue to work with them to help them be successful and expand," he said. "We don't forget about you, we work with you. Companies are investing in the future of Henderson and Vance County."