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Mission

The Henderson County Partnership for Economic Development, Inc. is the professional economic development entity for Henderson County. It works to: attract and retain quality jobs; solicit new business compatible with the assets and values of Henderson County; promote Henderson County's business image; assist expansion of existing companies; and enhance Henderson County's overall quality of life.

Existing Industry

The Partnership works closely with existing industry in the county to facilitate retention and expansion of quality jobs. This program focuses on removing obstacles that could prevent businesses from growing or remaining in operation, as well as connecting industry with resources that can encourage their growth and success.

Marketing

HCPED actively promotes the assets of the area, often with like-minded organizations, to targeted sectors that value the strengths of our community. Approximately one-third of the annual budget goes towards activities focused on identifying and communicating with companies that might consider Henderson County as a prospective business location.

Product Development

The Partnership works to identify, preserve, prepare and advance sites and buildings for existing and prospective clients. These efforts include site certification, monitoring land use designations and permitted uses, supporting infrastructure extensions and improvements and connecting clients with solutions to site and building needs.

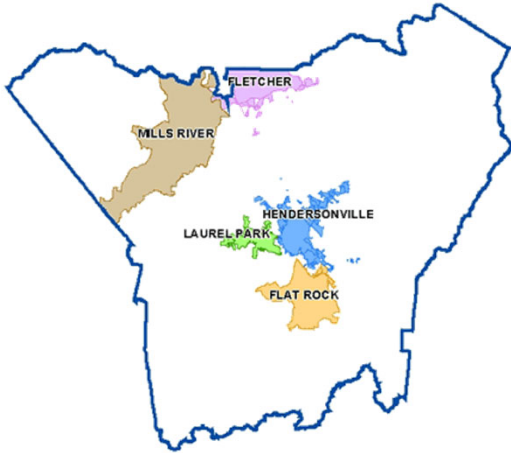
Advocacy

HCPED cannot be successful unless clients find the area to be a competitive place to do business and a rewarding place to call home. A close working relationship with local units of government and elected state leadership, ensures an influence on public policy issues that can threaten or benefit the economic development climate of Henderson County and the companies that call us home.

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Industrial Growth

The Value of Focusing on Industrial Development



Henderson County:

Total Investment: \$947,065,000+
Total New Jobs: 3,172+
Annual Tax receipts: \$5,303,564+



30%+ of Tax Base
12% of expenses

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Cost of Services

Manufacturing Pays the Bills



Property value for residences with two students = \$859,924*.

FY 2016-2017.

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Industrial Opportunity

- Hudgens-62*
- Broadpointe-15
- Brown- 75
- Ferncliff- 33
- Garrison- 17
- Bunrootis- 50*
- Byers- 30
- Banner Farm- 12*

While the rest of the State is working on developing 200+ acre sites to attract the industry of today, we have less than 300 acres total in the entire county to market.



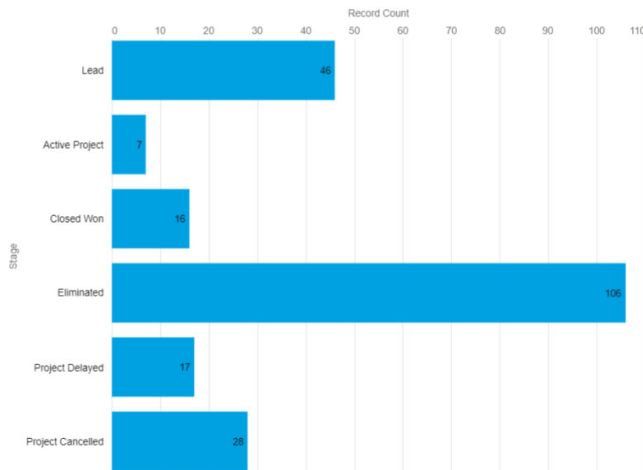
* Under contract

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Leads

July 1, 2018- Present

Projects by Status Report



Over 90% of projects eliminated are due to the lack of an available site or building.

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Economic Investment Fund

Economic Investment Fund of Henderson County lessen the burdens of government by protecting and advancing Henderson County's quality employment and tax base capacity through product and workforce development. It will improve Henderson County's competitive position for quality jobs, improving the lives of its citizens through poverty alleviation, stimulating activity in economically challenged areas, and providing opportunity for unemployed and under-employed persons. The fund will employ a product development strategy focused on identifying, optioning, and preserving real property, and improving the marketability of real property through due diligence, infrastructure improvements, and site development. The fund will support proactive engagement with schools and students, increasing awareness about careers in manufacturing, and encouraging workforce preparedness.

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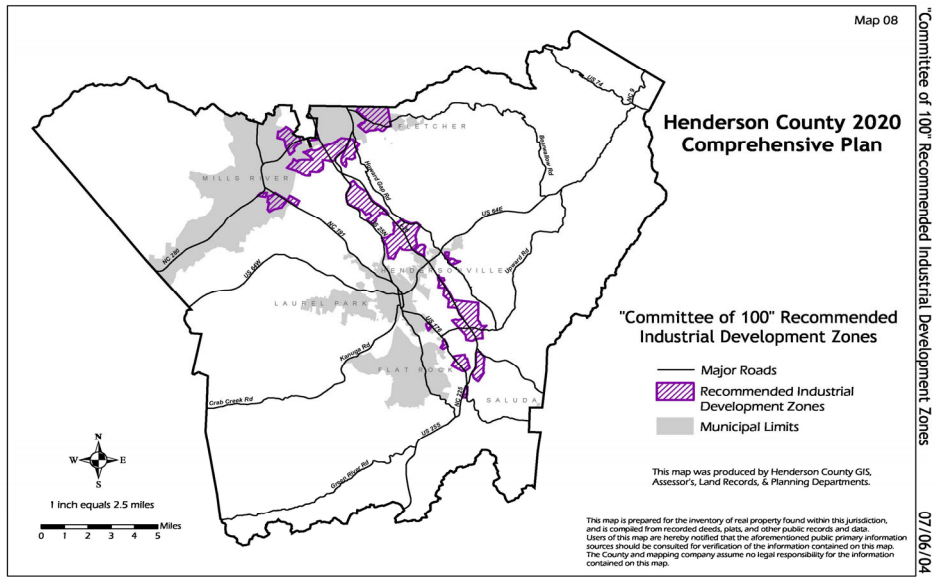


Securing our Future through Industrial Site Development

- Industrial Zoned Sites are limited
- Protect use
 - Industrial, distribution, commercial
- Site & Building Inventory update

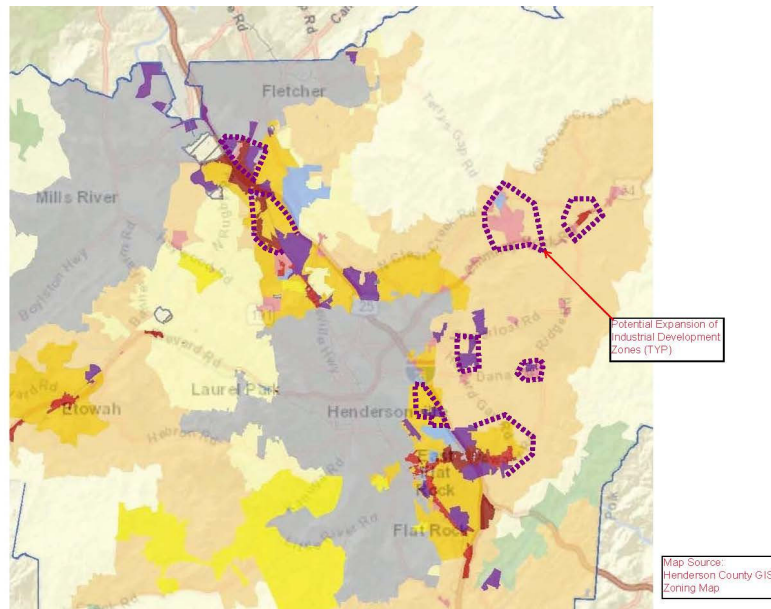
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2020 Comp Plan Sites



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2045 Areas for Consideration



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Economic Development Element

- It should be reiterated that the preceding summary of public input indicates very little interest among the public in government involvement in economic development activities. However, the County recognizes that economic development is critical to the long-term success of Henderson County and that balanced, cost-effective attention to economic development issues is required.
- Communicate the importance of manufacturing to the future of the economic development of Henderson County.
- Key industrial sites should be identified and protected.
- Increase the supply of prepared industrial sites and buildings and make them available on a cost competitive basis.
- Identify key sites to be targeted for industrial.
- Establish general criteria to be used in siting industrial.
- Analyze existing industrial and commercial zoning districts for necessary modifications.
- Identify other appropriate industrial and commercial zoning sites not currently identified by the Partnership for Economic Development or the Official Zoning Map.
 - Result in modifications to, and re-adoption of, the Future Land Use Map of this Comprehensive Plan.
 - Result in modifications to, and re-adoption of, the Official Zoning Map.

Recommendations for 2045 Comprehensive Plan

- Establishment of new or improved infrastructure may result in additional areas suitable for industrial development not current identified
- Provide basis for industrial re-zonings that are the highest and best use for a particular site
- Consider HCPED 2020 Strategic Plan target markets and developing sites that fit

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