PROPOSAL

Project Pillar

June 17, 2026

GOVERNOR
Josh Stein

SECRETARY
Lee Lilley

NORTH CAROLINA
DEPARTMENT of
COMMERCE

Thank you for the opportunity to respond to your request for a proposal regarding Project Pillar I as you consider expansion of existing company facility. Our team stands ready to provide personalized assistance to you and your client's team as you assess a site location in North Carolina.

No Legal Obligation
This proposal represents our intent to identify programs that are available in North Carolina that may benefit Chase Corporation in its efforts to locate or expand here and create no binding legal or contractual obligation on the part of either party.

Financial Information Required
No company will be permitted to apply for any grants until the Department of Commerce is provided with acceptable financial statements from the grantee or a guarantor.

Documentation and Approvals Required
State incentives are contingent upon submission of all required documentation, staff review, fulfillment of eligibility requirements and terms and conditions of programs, availability of capacity or funds to make any award, and approval by responsible program administrators, committees or authorities.

The relevant statutory provisions and rules must be consulted for a full understanding of the terms and conditions of each program. Although various economic development entities may reference State incentive programs, only administrators directly responsible for such programs at the relevant State agencies or relevant committees or authorities can provide definitive terms or make binding awards.

Public Records Disclosure
Please note that materials submitted by companies are subject to public disclosure under North Carolina's public records law, unless they qualify for confidential treatment under North Carolina law. Any public announcement regarding this project will include the number of new jobs created, the total annual average wage, the amount of capital investment and the amount of the state incentive awarded. Financial statements submitted to the Department by a private company or individual seeking assistance from the Department are not public records as defined in N.C. Gen. Stat. § 143B-431(f).

Environmental Justice Considerations
Gov. Stein's Executive Order No. 292 directs a whole of government approach that listens to communities that are suffering from pollution and the effects of climate change, and takes action to help them become safer, healthier and more sustainable environments. To support this effort, the Department of Commerce encourages all businesses considering a location or expansion in the state to review the Environmental Justice Toolkit for Businesses which provides recommended practices for engaging with local communities throughout the site selection and environmental permitting processes and for continued environmental stewardship once a project is completed. Frequent, transparent engagement with the local community is an effective way to build trust and facilitate positive, informed interactions during economic development projects.

Proposal Valid for 60 Days
Given the fact that the funding associated with these programs is limited and cannot be reserved until a public award is made, this proposal is valid for the next 60 days.

PROJECT ASSUMPTIONS	
Project Activity	A producer of laminated film foils, cover tapes for semiconductor packaging, and other engineered components for electronic and cable products
Permanent full-time jobs	37 jobs
	Yr. 1: 37.
Average annual wage	$55,727
Capital investment	$473,808
Real Property	$373,808
Personal Property	$100,000
County under consideration	Caldwell County
Jobs to be retained	200; **with retention of all existing NC employees**

County Tier Designations and County Average Wages

The Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns a tier designation to each. The 40 most distressed counties are designated at Tier 1, the next 40 are Tier 2 and the 20 least distressed counties are Tier 3. This tier system is incorporated into various state programs to encourage economic activity in the less prosperous areas of the state. Please see the tier designation map to determine the 2025 tier designation of each county in the state. In addition, the county average wage is also often a determining factor related to applicability of various incentive programs. Local incentives estimated to be determined.

Below please find an overview of the programs that we are proposing for this project.

The value of any particular incentive may vary as additional information concerning the project becomes available. This summary represents our intent to identify programs that are available in North Carolina that may benefit Chase Corporation in its efforts to locate or expand here and creates no binding legal or contractual obligation on the part of either party.

Incentive Summary

STATE PROGRAMS	ESTIMATED VALUE
Discretionary Incentives	
Rural Division Building Reuse	$186,000
TOTAL	**$186,000**

Rural Building Reuse Grant

The Rural Building Reuse grant program provides grants, on a competitive basis, to local governments to assist with building improvements that will lead to the creation of new, full-time jobs.

Eligible projects in the Vacant Building Category include the renovation of buildings that have been vacant for at least three months prior to the application deadline, or the initial upfit of shell buildings that have never been occupied and are at least five years old. For vacant buildings, only renovations within the existing footprint are eligible.

Eligible projects in the Existing Business Category include the renovation of buildings occupied by a resident company for at least 12 months in a priority industry, primarily manufacturing or distribution. A “resident company” is defined in N.C.G.S §143B-472.127(a)(4) as a company that has paid unemployment taxes or income taxes, and whose principal place of business is in this state. Renovations within the existing footprint and connected additions are eligible.

Eligible applicants are units of local government located in Tier 1 and Tier 2 counties as defined in N.C.G.S. §143B-437.08, and rural census tracts in Tier 3 counties. A rural census tract is defined in N.C.G.S. §143B-472.127(a)(2) as an area having a population density of less than 500 people per square mile in accordance with the most recent decennial federal census.

In Tier 1 and Tier 2 counties, the program may offer grants of up to $12,500 per new, full-time job committed with a maximum grant award of up to $500,000. In Tier 3 counties, the program may offer grants of up to $5,000 per new, full-time job committed with a maximum grant award of up to $250,000. In all cases the grant award will never exceed one-half of the renovation/construction cost. The program requires a dollar-for-dollar cash match equivalent to the grant request amount. In addition, the local government is required to provide 5% a cash match that shall come from local resources and may not be derived from other State or federal grant funds.

Funding decisions are made by the Rural Infrastructure Authority (RIA) based upon the quantity and quality of jobs, as well as, the overall economic impact of the project. Expenses eligible for reimbursement may not be incurred prior to issuance of formal notice of the grant award by the RIA.

The program includes claw-back provisions requiring repayment of the grant if the jobs committed are not created and/or maintained for six consecutive months during the two-year grant period.

Funds for the program are appropriated by the N.C. General Assembly during a fiscal year (July 1 through June 30) and awards are subject to the availability of funds.

The upcoming application deadlines and Rural Infrastructure Authority meeting dates are as follows:

FY 2025-2026

Application Deadline	Award Date
June 19, 2025	August 21, 2025
August 21, 2025	October 16, 2025
October 23, 2025	December 4, 2025
January 8, 2026	February 19, 2026
February 26, 2026	April 16, 2026
April 23, 2026	June 18, 2026

FY 2026-2027

Application Deadline	Award Date
June 18, 2026	August 20, 2026
August 20, 2026	October 15, 2026
October 22, 2026	December 10, 2026
January 7, 2027	February 18, 2027
February 22, 2027	April 15, 2027
April 29, 2027	June 17, 2027

It is important to note that the projects cannot be awarded by the RIA until other State incentives (One NC and JDIG) are publicly announced by Commerce.