Southeastern Container Economic Development Project

Public Hearing

Buncombe County Board of Commissioners

Regular Meeting August 18th, 2026

Background

- Southeastern Container is an existing, advanced manufacturer headquartered in the Enka Commerce Park
  - Established in 1982
  - Performs, injection and blow molding that produces preforms, bottle closures, & pallets
  - The company is aligned with Coca-Cola's sustainable packaging initiative
- Expansion announced in February 2026
  - **Capital investment:** $31.3 million
  - **Jobs:** 12
  - **Wages:** $32.90 per hour ($68,432)

Aligns with Buncombe County 2030 Strategic Plan goals for increasing average wages and total employment.

Requested Action Items

Board of Commissioners approval for:

1. Building Reuse Grant Agreement with N.C. Commerce and Southeastern container
2. Economic Development Incentives for Southeastern Container; and
3. Economic Development Agreement between Southeastern Container and Buncombe County
4. Establishing a $105,000 budget for the NC Commerce Building Reuse Grant

Southeastern Container

SEC BY THE NUMBERS

In 2025, we produced,

8.3 billion
Preforms

633,000
Pallets

2.8 billion
Bottles

450+
Team Members

12 years
Avg Tenure for Team Members

17 years
Avg Tenure for Leadership



5 Locations Across 4 States

Bowling Green, OH (75)
Bottles, Preforms, Closures

Winchester, VA (96)
Bottles & Preforms

Kings Mountain, NC (60)
Bottles

Enka, NC (153)
Preforms, Pallets, Closures

Cleveland, TN (61)
Bottles

Serving 19 Coca-Cola Bottling Franchises

SEC SUSTAINABILITY BY THE NUMBERS

Light Weighting



19 million

pounds of plastic saved through lightweight projects in 2025

Recycled Plastic



124 million

pounds of recycled plastic consumed in 2025

Closed Loop Recycling



4.5 million

pounds of plastic from customers consumed in 2025

Economic Development Agreement
&
NC Building Reuse Program

Economic Development Incentive

Buncombe County Incentive Structure

- **Total Buncombe County Incentives**: $85,000
  - $75,000 one-time incentive for Buncombe County Economic Development Agreement
  - $5,000 potential additional incentives for hiring commitments
  - $5,000 required match for Building Reuse Grant (5% match required)
- **Term**: 6 years (3 year creation + 3 year retention)
- **Payout structure**: pay-for-performance (pro rata) based on actual job and investment schedule

State of North Carolina Incentives ($100,000)

- $100,000 incentive for Building Reuse Grant

Total Incentives: $185,000

Southeastern Container Expansion Project Costs and Revenues

	PROJECT	PROJECT	OUTFLOW	INFLOW		COUNTY IMPACT	
Fiscal Year	New Job Creation	New Capital Investment	Incentives	Tax Revenue (Annual)	Tax Revenue (Cumulative)	Cost / Gain (Annual)	Cost / Gain (Cumulative)
2026	2	$13,900,000	$0.00	$75,699.40	$75,699.40	$75,699.40	$75,699.40
2027	10	$17,400,000	$0.00	$166,702.06	$242,401.46	$166,702.06	$242,401.46
2028		$0	$5,000.00	$160,755.03	$403,156.49	$155,755.03	$398,156.49
2029			$80,000.00	$155,396.16	$558,552.65	$75,396.16	$473,552.65
2030			$0.00	$150,413.07	$708,965.73	$150,413.07	$623,965.73
TOTAL	**12**	**$31,300,000**	**$85,000.00***	**$708,965.73**	**$708,965.73**	**$623,965.73**	**$623,965.73**

*Note: Impacts to County do not include Building Reuse grant

Request to enter a public hearing in accordance with NCGS § 158-7.1, which directs local governments to hold a public hearing in advance of any appropriation or expenditure for economic development purposes.

Requested Action Items

Vote: Request for Board approval for:

1. Building Reuse Grant Agreement with N.C. Commerce and Southeastern Container
2. Economic development incentives for Southeastern Container; and
3. Economic Development Agreement between Southeastern Container and Buncombe County.
4. Establishing a $105,000 budget for the NC Commerce Building Reuse Grant