Economic Development Incentive Program – East Fork Update

September 15, 2026

Briefing to the Board of Commissioners

Background

- Established in 2010, East Fork Pottery is a leading manufacturer and distributer of ceramic dishware
- Expansion was announced in December 2025
- Driven by national demand, this investment will double East Fork's production capacity, creating new living wage jobs and expanding their core line of ceramics
- East Fork currently employs and will continue to sustain 125 existing jobs

Scope of Project

East Fork Pottery will:

- Invest **$2.5 million** in building improvements and business personal property
- Create **40** new jobs
- Provide an average annual salary of **$54,080** ($26/hour)

Aligns with Strategic Plan Goals for increasing average wages and total employment.

Economic Development Incentive

- **Incentive Structure**
  - Total Incentives: $21,000
    - Policy-based: $16,000
    - Hiring incentives: $5,000
  - **Single-year payment**
  - **Term**: 5 years (3 year creation + 2 year retention)
  - **Payment Structure**: pay-for-performance (pro rata) based on actual job and investment schedule.

Investment, Job and Incentive Schedule

	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	20	$1,500,000	$0.00	$8,169.00	$8,169.00	$8,169.00	$8,169.00
2027	20	$1,000,000	$0.00	$13,070.40	$21,239.40	$13,070.40	$21,239.40
2028	0	$0.00	$0.00	$12,090.12	$33,329.52	$12,090.12	$33,329.52
2029	0	$0.00	$21,000.00	$11,218.76	$44,548.28	($9,781.24)	$23,548.28
2030	0	$0.00	$0.00	$10,401.86	$54,950.14	$10,401.86	$33,950.14
TOTAL	40	$2,500,000	$21,000	**$54,950.14**	**$54,950.14**	**$33,950.14**	**$33,950.14**

Next Steps

- **Notice of Public Hearing:** will be published 9/25
- **Public Hearing:** October 6th, 2026
  - Formal vote on economic development agreement and incentives