

NCRR INVESTS 2017

NCRR Invests is a unique economic development initiative that aims to create a competitive advantage for North Carolina in the recruitment of rail-served business and industry. Through NCRR Invests, the North Carolina Railroad Company works with economic development partners at the state and local level to provide assistance to companies that are considering locating or expanding in North Carolina, but require freight rail infrastructure on site.

North Carolina is home to two Class I railroads, Norfolk Southern and CSX, as well as 20 regional railroads. Agriculture, advanced manufacturing, plastics and other industries are demonstrating an increased need for freight rail service, making North Carolina a competitive destination for businesses looking to locate or expand in our state.

The North Carolina Railroad was created nearly 170 years ago for the purpose of economic development and continues to build on that mission. In 2017, the North Carolina Railroad Company, through NCRR Invests, was a partner on eight economic development announcements, resulting in more than 2000 new jobs in North Carolina.

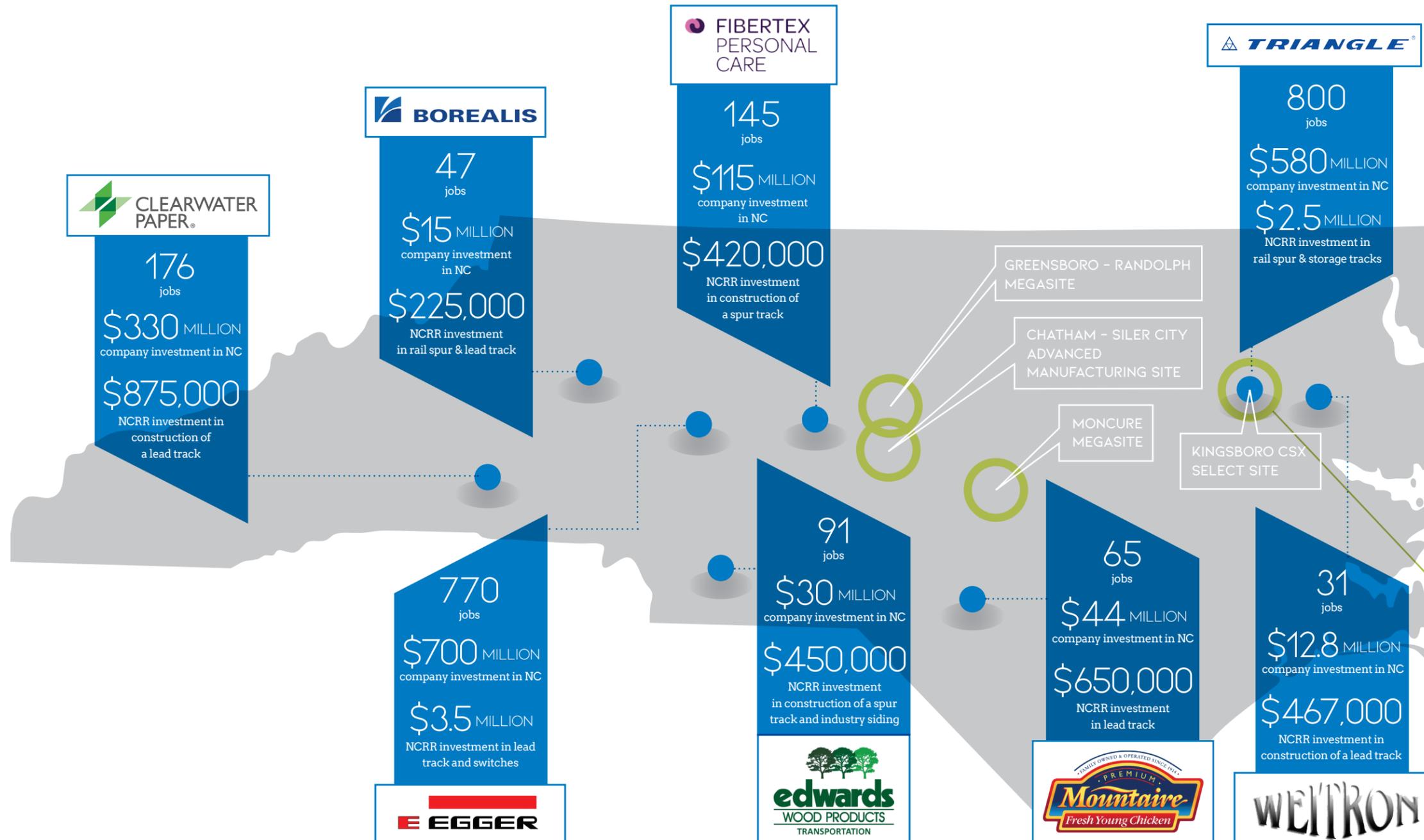
"If a company requires rail infrastructure to do business, we will work with the Economic Development Partnership, NC Department of Commerce as well as the operating railroads to ensure that North Carolina has a competitive advantage in rail-served business recruitment. Through NCRR Invests, we can assist by investing in the needed infrastructure, whether it's an engineering or design challenge, or building a lead track into an industrial park."
 Scott Saylor, President

The North Carolina Railroad Company is a unique and irreplaceable asset for the people of North Carolina, and NCRR Invests allows the Company to reinvest the available capital that results from our long-term trackage rights agreement with Norfolk Southern in the 317-mile railroad corridor, as well as rail-served economic development projects across the state.

"There is no other initiative like this in the U.S. This is another important tool in North Carolina's economic development tool box, with the potential to make our state a destination for rail-served business and industry."

Anna Lea Moore, Vice President of Economic Development

Since launching NCRR Invests in 2016, the North Carolina Railroad Company has partnered on eight economic development announcements resulting in more than 2,000 jobs and \$1.8 billion in investments by the companies choosing to locate or expand in North Carolina.



Megasites

Megasites, industrial sites with freight rail access and comprised of 1,000 acres or more, are key to recruiting large scale manufacturers and transformational job growth. North Carolina is home to four rail-served megasites—the Greensboro Randolph Megasite, the Kingsboro CSX Select Site, the Moncure Megasite and the Chatham-Siler City Advanced Manufacturing Site.

Three of these sites will be served via NCRR's connection at Greensboro to Norfolk Southern lines, which reach Randolph, Chatham and Lee Counties.

One of the sites—the Greensboro-Randolph Megasite—faced previous challenges in assembling property. NCRR assisted the Greensboro-Randolph Megasite Foundation in this effort because of the enormous potential of this site to attract industry.

Since announcing its partnership in assembling the Greensboro-Randolph Megasite, NCRR has acquired more than 1,000 acres of the 1,825-acre site, with Randolph County and the Greensboro-Randolph Megasite Foundation acquiring approximately 800 acres. The Greensboro-Randolph Megasite is served by Norfolk Southern and connects to the NCRR line at Greensboro, 12 miles northbound.

We continue to work with our partners to make the megasites in North Carolina as marketable as possible, and in 2017, North Carolina was a top contender for the Toyota-Mazda automotive manufacturing plant. While Toyota-Mazda ultimately chose to locate in another state, the experience resulted in North Carolina becoming top of mind for industrial site selection consultants around the world. NCRR is committed to assisting all of the state's industrial megasites with freight rail infrastructure needs should employers choose to locate in North Carolina.

In late 2017, **TRIANGLE TYRE COMPANY**, a China-based manufacturer of tires for automotive and industrial vehicles announced it would be building its first US manufacturing plant at the Kingsboro CSX Select Site located in Edgecombe County. Triangle Tyre will create up to 800 jobs over five years and invest approximately \$580 million. Through the North Carolina Railroad Company's economic development initiative, NCRR Invests, NCRR is investing approximately \$2.5 million in design and construction of a rail spur, and storage tracks for the company at the Kingsboro CSX Select Site.