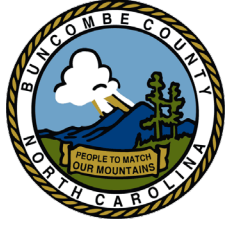


Economic Development Incentive Program

**Public Hearing
Burial Beer Co.
2/5/2019**



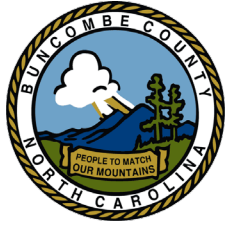
Background and Request

Background:

- As announced on January 6th 2016, Burial Beer Co. (Burial) has chosen Buncombe County for the company's expansion project.
- Burial plans to renovate the existing Civilian Conservation Corps (constructed in the early 1900s) near Biltmore Village (London and Shady Grove Road).
- Burial is a manufacturer of craft beverages.

Request:

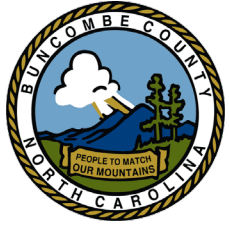
- Board of Commissioners approval for:
 - Economic Development Incentives for Burial; and
 - Economic Development Agreement between Burial and Buncombe County.



Project Overview

- As part of Burial's new project, Burial will:
 - Create **17 new jobs**;
 - Invest **\$1.8 million** in real and business personal property; and
 - Provide an **average wage of \$16.34 hourly** (\$34,000 annually) including at least half of employee health insurance costs.

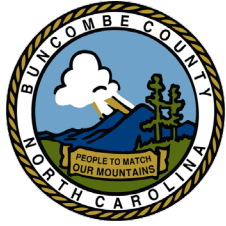




Investment and Job Overview

Proposed investment and job schedule.

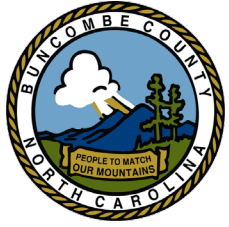
Fiscal Year	Capital Investment		Jobs	
	<i>Annual</i>	<i>Cumulative</i>	<i>Annual</i>	<i>Cumulative</i>
2016	\$500,000	\$500,000	0	0
2017	\$500,000	\$1,000,000	5	5
2018	\$500,000	\$1,500,000	7	12
2019	\$300,000	\$1,800,000	5	17
TOTAL	\$1,800,000.00	\$1,800,000.00	17	17



Economic Development Incentive Overview

- **Joint economic development effort** between the City of Asheville, Economic Development Coalition (EDC), and Buncombe County.
- Per Buncombe County's Economic Development Incentive Policy, and pending Commissioner approval, Buncombe County commits to a **total incentive of \$10,045.**
- The incentive disbursement schedule is provided below.

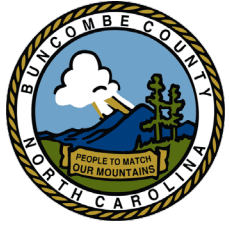
Fiscal Year	Incentive (Investment)
2016	\$0.00
2017	\$0.00
2018	\$0.00
2019	\$10,045.00
TOTAL	\$10,045.00



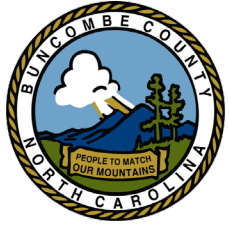
Economic Development Impact

- Creation of **17 jobs** and **\$1.8M** in investment.
- Generation of approximately \$64K in ad valorem tax revenue over 10 years (**net positive revenue impact of approximately \$54K**).
- **Labor impact of ~\$1.3M** (see EDC Economic Impact Analysis below).

Impact Type	Description	Employment	Labor Income (\$)
Direct Effect	Burial jobs	17	\$582,964
Indirect Effect	Income for Burial's local suppliers (i.e., business-to-business transactions)	9	\$444,042
Induced Effect	Labor income or paychecks being spent in the region (i.e., household spending)	7	\$249,697
Total		33	\$1,276,703

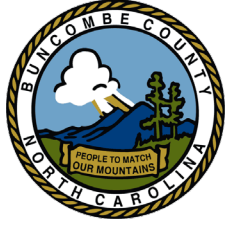


Appendix



Job Incentive and Average Wage

- Based on Burial’s job creation plans, only **5 out of the 17 proposed jobs qualify for the jobs incentive** in the Buncombe County Economic Development Incentive Policy
- **All 17 jobs exceed the 2019 “living wage”** published by Just Economics of \$13.65 per hour, or \$28,392 per year, for a full-time living-wage employee without health insurance.
- Additionally, **all 17 jobs will receive at least 50% health insurance subsidies.**



Wage Schedule

Description	Wage	Count	BC Incentive Eligible	Living Wage
Head Brewer	\$45,000	2	Yes	Yes
Head of Sales	\$40,000	3	Yes	Yes
Sales Associates	\$35,000	4	No	Yes
Production Assistants	\$29,120	8	No	Yes