



COUNTY OF LINCOLN, NORTH CAROLINA

115 WEST MAIN STREET, 3RD FLOOR CITIZENS CENTER, LINCOLNTON, NORTH CAROLINA 28092

OFFICE OF THE COUNTY MANAGER
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MEDIA RELEASE

From: George Wood, County Manager

Re: Response to Comments from Martin Oakes

At last night's Board of Commissioners meeting, Martin Oakes made the statement that the per square foot cost of the shell building built by Shelby/Cleveland County was \$300. He then stated that he had talked to builders who could do this building for about \$100 per square foot, so this was a terrible deal for the county. He then accused the Lincoln County staff of trying to bury additional money in the shell building proposal to help offset the development costs of Airline Business Park.

As he often does, Mr. Oakes started out with the wrong "facts", and then impugned other people's integrity and motives. If you divide a \$2,800,000 cost by the 100,000 square feet in the building, that comes to **\$28 per square foot**, not \$300. Remember, this is an unfinished building. That is why they call it a "shell" building.

If Mr. Oakes thought that a reasonable cost per square foot was \$100 based on his "research", and Shelby's came in at \$28 per square foot, I can only assume that he thinks Shelby got a great price on its construction.

Mr. Oakes owes the County's management staff an apology for making outrageous accusations based on nothing more than his own inability to do long division. He also owes the public an apology for using erroneous information in this public hearing.

Submitted by Dakes
2/14/2013

Foothills Commerce Center

105 Metrolina Drive, Shelby, NC 28150



Price:	N/A
Building Size:	100,000 SF
Property Type:	Industrial
Property Sub-type:	Manufacturing
Property Use Type:	Vacant/Owner-User
Clear Ceiling Height:	28 ft.
Lot Size:	15 SF
Features:	
Electricity/Power - Municipal	
Sprinklers	

Last Updated 291 days ago



A closer look

I'm told by local builders that this building should cost LESS than \$100/sq ft, excluding site prep and land cost.

The proposal on the table calls for \$300/sq ft total. So what else is being built into this deal? If the proposal is trying to bury significant infrastructure improvements (new roads, etc) in Airlie Business Park, say so.