

# ELEVATING OUR







# AT THE LEADING EDGE

## DEAR INVESTORS AND PARTNERS,

On behalf of our Board of Directors, I am pleased to present our Annual Report on the progress and achievements of the Surry County Economic Development Partnership. Over the past year, your continued support and collaboration have helped us make meaningful strides toward sustainable economic growth, talent development, and long-term prosperity in our community.

Our mission remains grounded in proactive engagement, forward-thinking investment, and a steadfast commitment to fostering business opportunities throughout Surry County. Through focused initiatives, strategic partnerships, and a clear vision for the future, we've delivered real impact.

### KEY ACHIEVEMENTS FROM THIS PAST YEAR INCLUDE:

- Reach the Summit Campaign – Successfully reached our \$1 million goal; investments are now being deployed to enhance our strategic objectives
- Twin Oaks Business Park – A collaboration of public and private partners to prepare a key industrial development site along I-77 in Dobson
- Sites 2050 – Long-term site planning initiative focused on ensuring readiness for future economic opportunities
- Surry Summit Grants – \$15,300 awarded to support local small businesses and entrepreneurship
- Leadership Surry – Empowering the next generation of leaders and launching planning for a countywide talent attraction program
- Educator Exchange – New partnership with Surry-Yadkin Works to expose educators to local healthcare career pathways for students
- Industry Growth – Two existing industry expansions and one new business attraction announced, representing \$84 million in capital investment, 55+ new full-time jobs, and 100+ part-time positions

As we look ahead to the coming year, our focus will remain on building from these successes and advancing initiatives that position Surry County for continued growth. By leveraging our regional strengths and deepening collaboration with businesses, educational institutions, and government partners, we are confident in our ability to meet challenges head-on and create a more vibrant, competitive economy.

From our entire team, I extend a sincere thank you to our stakeholders, investors, partners, and community supporters for your trust and commitment. Together, we are shaping a stronger, more resilient future for Surry County.

Sincerely,



**Ron H Sutphin, Jr**  
Chairman  
Surry County Economic  
Development Partnership



# BOARD OF DIRECTORS

## CHAIR

**Ron Sutphin**

BayFront Development

## VICE CHAIR

**Julie Perkins**

Perkins Financial

## PAST CHAIR

**Peter Pequeno**

First Community Bank

**Darren Lewis**

City of Mount Airy

**Phil Thacker**

City of Mount Airy

**Dr. Steve Hall**

Elkin City Schools

**Thomas Eidson**

G&B Energy

**Ashly Lancaster**

Greater Mount Airy  
Chamber of Commerce

**Jim York**

Insteel Inc.

**Dr. Phillip Brown**

Mount Airy City Schools

**Greg Marshall**

Omega Construction

**Tammy York**

Petroleum Transport Company

**Dave Dinkins**

Renfro Brands

**Dr. David Shockley**

Surry Community College

**Chris Knopf**

Surry County

## TREASURER

**Paul Hammes**

Hugh Chatham Hospital

## SECRETARY

**Travis Bode**

SYEMC

**Joanna Radford**

Surry County Extension

**Dr. Travis Reeves**

Surry County Schools

**Jeff Sedlacek**

Town of Dobson

**Robin Beeson**

Town of Dobson

**Brent Cornelison**

Town of Elkin

**Robert Ball**

Town of Elkin

**Andy Goodall**

Town of Pilot Mountain

**Rachel Collins**

Town of Pilot Mountain

**Melissa Hiatt**

United Fund of Surry

**Matthew Wooten**

Wayne Sanderson Farm

**David Steelman**

Yadkin Valley  
Chamber of Commerce



## OUR MISSION

The Surry County EDP is a catalyst for business, innovation, growth, and development, resulting in an improved standard of living and quality of life for our citizens

## OUR VISION

The Surry County EDP will work cooperatively with the public and private sectors to proactively support existing businesses while promoting Surry County as an ideal location to attract people, jobs, and capital investment



# REACH THE SUMMIT

## OUR INVESTORS

### Founders & Platinum Division



### Gold Division

AES Inc.  
Bray Properties  
Carport Central  
Carolina Carports Inc.  
Coram Construction  
First Citizens Bank  
First Community Bank  
Frontier Natural Gas

G&B Energy  
Hayco Construction  
Omega Construction  
Perkins Financial  
Renfro Brands  
Surry Communications  
Surry-Yadkin EMC

### Bronze Division

Alliance Insurance  
Aprio Inc.  
CALCO Properties  
Contentment Golf Cl.  
Dr. David Shockley  
Duke Energy  
ECS Southeast  
Mr. Gene Rees

Insteel Industries  
Marshall Family Charitable Fund  
Mountcastle Insurance  
Mr. Peter Pequeno  
Nester Hosiery  
OSG  
Rogers Realty  
Scenic Automotive

### Silver Division

Altec Inc.  
Chick-fil-A Mount Airy  
Garanco Inc.  
Johnson Granite  
Wayne-Sanderson Farms

### Friends of the EDP

Creative EDC

### Support our Efforts!



Become an investor!  
Reach out to  
[blake@surryedp.com](mailto:blake@surryedp.com)  
to learn more!



# REACH THE 2025 SUMMIT

## GOALS AND METRICS



500 New Jobs



Attract \$200 million in new capital investment



Influence a net population growth greater than 1,000

## ACHIEVEMENT OUTCOMES



830 New Jobs, 330 ancillary jobs tied to attraction.



\$ 41.3 million new annual wages



\$ 22.8 million new annual local consumer spending

## TALENT

Support and advocate for new housing growth

Launch talent attraction campaign and market community to new residents

Support K-12 pipeline to apprenticeships and local employment

## BUILD BUSINESS

Market Surry County to new business growth

Support existing business retention, growth, and expansion

Develop opportunities for new sites and buildings for industrial growth

## LEAD SURRY COUNTY

Explore regional strategic initiatives and be a leader in rural economic development

Advocate for business friendly public policy, quality of life developments, and public investment in key strategic areas

## PROGRAMS



# GROUND CREW FOR GROWTH

## OUR TEAM

The Surry County Economic Development Partnership (SCEDP) has experienced significant growth and transformation over the past few years. Since fall 2022, the SCEDP staff has undergone a complete transition, creating opportunities to reimagine the structure and focus of the organization.

Originally operating with a three-person full-time team, SCEDP restructured in 2023 to a more flexible model—consisting of one full-time and two part-time positions. However, as new initiatives emerged from the updated Strategic Plan—including talent attraction, housing shortages, and site development—the existing team was stretched to meet increasing demands.

In response, SCEDP launched its 2024 “Reach the Summit” Campaign, a fundraising initiative aimed at boosting private-sector investment. One of the campaign’s key goals was to restore SCEDP’s staffing capacity to the equivalent of three full-time positions, with a focus on enhancing talent attraction and marketing capabilities. Following an extensive search that began in March 2025, SCEDP was proud to welcome Weatherly Reeves as Talent and Marketing Manager in late May 2025. This full-time role is critical to advancing programs that bring direct value to Surry County, support business growth, and address long-standing workforce and development challenges. With this hire, SCEDP returns to its traditional staffing model—better equipped than ever to deliver high-impact economic development initiatives throughout the region.



*Catrina Alexander*  
**Catrina Alexander**  
Industry Initiatives Director



*Blake Moyer*  
**Blake Moyer**  
President & CEO



*Leah Tunstall*  
**Leah Tunstall**  
Business Manager



*Weatherly A. Reeves*  
**Weatherly A. Reeves**  
Talent & Marketing Manager





## LEADERSHIP SURRY

Revamped and retooled, the 2024-2025 Leadership Surry Class was a major success, thanks to collaboration between Surry County EDP, Lesa Hensley of the Small Business Center, and Crystal Folger Hawks of Surry-Yadkin Works.

Twenty-nine participants received a backstage pass to Surry County across eight full-day sessions featuring leadership training, strategic planning, and tours of key community assets. Participants also read *If You Could Live Anywhere* by Melody Warnick to spark discussion on how Surry County can better attract and retain talent.

## NEW SCEDP OFFICE

In 2025, the Surry County Economic Development Partnership reached a major milestone with the relocation of its offices to the new terminal at the Mount Airy/Surry County Airport.

Years in the making, this 10,000-square-foot, lodge-inspired terminal—funded by \$4.4 million in state and local investments—will serve as a modern gateway for business leaders, investors, and aviation traffic. Construction began in October 2024 and is set to finish by late fall 2025, with SCEDP moving in before Thanksgiving.

This collaborative project, led by Surry County, Omega Construction, and state aviation partners, places SCEDP at the forefront of regional economic development. The new location enhances our visibility, aligns with our mission to support growth, and better positions us to welcome and serve those exploring opportunities in Surry County.

## EXCELLENCE IN COLLABORATION

At last year's SCEDP Annual Meeting, Travis Bode received the Excellence in Collaboration Award for his key role in developing the Twin Oaks Business Park in Dobson—one of Surry County's most transformative projects.

This award honors those who exemplify the power of partnership in driving economic growth. Travis's leadership and cross-sector collaboration were vital to turning the Twin Oaks Business Park vision into reality.

We're proud to recognize his commitment to teamwork and the lasting impact of his efforts on our community.

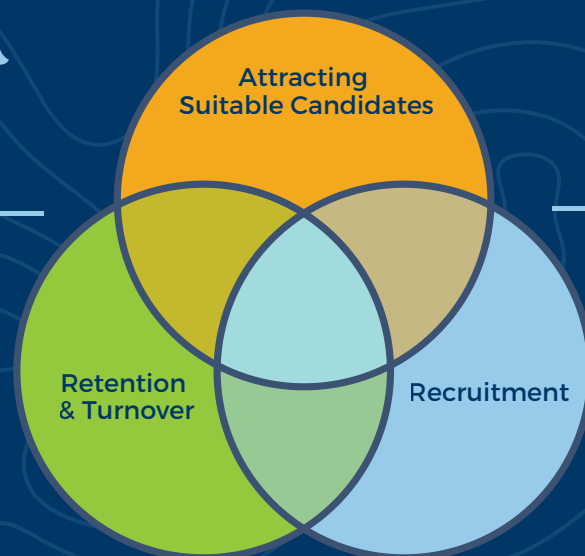




## WORKPLACE SURVEY REPORT 2025

# Survey Highlights

## MOST PRESSING TALENT & WORKPLACE CHALLENGES



### TALENT



87.3%

average offer acceptance rate



Pay Rate

continues to be the top reason for decline



85%

offer performance bonuses or pay incentives

### WORKPLACE



Top Retention

Improving training & development, offering better pay, & improving onboarding



Top Benefits

Health insurance, paid time off, & dental insurance



81%

of employers are hiring for GED or high school grads



65%

currently offer internships to high school students

### OUTLOOK



63%

of employers expect to expand in the next 12 months



85%

expect to expand over the next several years



96%

provide internal or external training opportunities



63%

partner with Surry Community College for training

### ABOUT THE SURVEY

In early 2025, the Surry County Economic Development Partnership conducted a workplace survey to better understand local workforce trends and employer needs. The survey received responses from 27 participants, collectively representing 9,440 employees across Surry County. This feedback provided valuable insight into workforce strengths, challenges, and opportunities, helping to guide future talent initiatives and strategic planning.





# TRACKING OUR ELEVATION

## COMMUNITY STATUS REPORT



**71,547**  
**POPULATION**  
Steady from 2024



**57.7%**  
**WORKFORCE PARTICIPATION**  
National Average: 62.4%



**3.3%**  
**UNEMPLOYMENT**  
Last year: 3.1%



**\$47,430**  
**AVERAGE WAGES**  
Per Worker



**21.3%**  
**COST OF LIVING**  
Below National Average

## EXISTING INDUSTRY REPORT

**60** **56**  
**VISITS** **REFERRALS**



**137**  
**CONTACTS**





# MILESTONES IN MOMENTUM

## OUR WINS



### PROJECT VISTA: \$55M AND 5 NEW JOBS ANNOUNCED

NCFI Polyurethanes got its start in Mount Airy in September of 1964, in that same month of 2024 they announced their plans to spend the next 60 years here in our community. The company announced the construction of a new 140,000sf building at Westwood Industrial Park, with a full complement of new and upgraded machinery to modernize their Mount Airy operations. The project stands now as the largest announced investment in the City of Mount Airy's history.





# MILESTONES IN MOMENTUM

## OUR WINS

### PROJECT CANDY:

**\$25M, DOZENS OF NEW JOBS**



Now known as Amazon, Project Candy developed over a 14-month process, with 60,000sf announced to be coming to the "Interstates District" on NC89. Amazon's last-mile facility will serve as a hub for local delivery, turning some items into next-day delivery and expanding their reach into the areas surrounding Surry County. This project would not have been possible without foresight from County/Town leaders to extend water and sewer to the area 10 years ago, a requirement of the project to have public utilities.



### PROJECT PRESS:

**\$4M AND 30 NEW JOBS**

Best Choice Metal Structures in Elkin announced in December of 2024 their intentions to build a new manufacturing campus on Wildlife Road. The company currently employs more than 30 and will double its size over the next 3 years. The new campus will have offices, warehousing, and manufacturing facilities, allowing the growing company to develop and expand.



"Amazon is proud to expand our delivery capabilities to customers in and around Surry County. The area's transportation connectivity and business-friendly environment made it an ideal choice for creating job opportunities and serving our customers. We look forward to becoming part of the Surry County community and contributing to its continued success."-Sam Blatt, Senior Manager, Economic Development Policy





## TWIN OAKS BUSINESS PARK

In partnership with the Surry County Economic Development Foundation, EDP staff and stakeholders led an 18-month process to have 30 acres in Dobson brought into public control. This new business park, at the corner of Zephyr and Twin Oaks in Dobson, was purchased for minimal upfront costs and includes high quality development conditions as part of the sale. Staff will now work to certify the site and make it “ready” for investment from the private sector. This project resulted in SCEDP staff being recognized as “Innovator of the Year” by NCEDA, emphasizing Surry County’s place on the leading edge of rural economic development.



## SITES 2050

Sites have been a hot topic in our community, for both existing industry growth and the attraction of new opportunities. The availability, quality, and variety of sites and buildings available in our community must be continually assessed in order to maintain competitiveness. Sites 2050 looked at properties with a 25-year horizon, asking the question, what sites could serve our community best over the coming decades?

**40**  
TOTAL SITES

   
ACCESS

**6,000**  
TOTAL ACRES

**128**  
AVG. ACRES





## SURRY SUMMIT MICRO-GRANT

The inaugural Surry Summit Micro-Grant Program, launched in 2025 by SCEDP and the Surry Community College Small Business Center, was created to support established small businesses aiming to grow. Open to businesses with at least two years of operation, the program offered grants up to \$2,500 for growth-related purchases. Out of 35 applicants, seven recipients were selected by a panel of local leaders to receive funding between \$1,500 and \$2,500, provided through SCEDP's Reach the Summit Campaign.

Grant recipients include: Cadence's Cupcakes, Classic Concessions, Crisanthemum Studios, JJ Brown Productions, Station 1979 Firehouse Peanuts, Tri-County Sports & Rehab, and Twilight Farm Shoppe.

Funds will go toward business-enhancing upgrades like commercial mixers, vehicle wraps, and technology tools. With guidance from Lesa Hensley of the SCC Small Business Center, recipients are set up for successful implementation. This program is just one of the ways SCEDP and partners are investing in the future of Surry County's small business community.



### EDUCATOR EXCHANGE



5

School Systems

\$50,000

FUNDING LEVERAGED  
From Hugh Chatham



10 Hours Offered



43 Teachers

13



### MANUFACTURING WEEK

2 TOUR DAYS | 6 TOUR SITES | 50 TOUR ATTENDEES

CAREER FAIR AT SCC

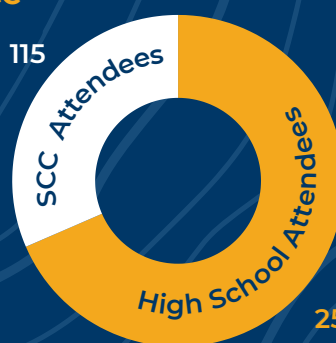
20

Manufacturers



7

Schools Present







Surry County EDP has had an exciting year. Our board is driven to bring prosperity and results to our community, one intentional step at a time.

Throughout 2024, leadership ran a new fundraising campaign, reinvigorating our private side investment and giving staff the opportunity to kick off new programs. In this report, you've seen some of these new programs come to life.

The Surry Summit Microgrants helped fund new projects across our community, investing in the next wave of businesses. In partnership with others, Leadership Surry was completely reenergized to inspire our up-and-coming community leaders who now have a much deeper understanding of what makes Surry County special. Sites 2050 identified areas of opportunity around the county, bringing to light new sites that could impact Surry County for decades.









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PARTNERSHIP  
 **COUNTY**  
NORTH CAROLINA

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