

# CDBG Economic Development Pre-Application Form

## GENERAL INFORMATION

Legal Name of Local Govt. Applicant: City of Hendersonville County: Henderson Tier #     

Name of Chief Elected Official: Barbara Volk Title: Mayor

Mailing Address: 160 6<sup>th</sup> Ave E Street Address: 160 6<sup>th</sup> Ave E

City: Hendersonville State: NC Zip: 28792

Primary Telephone(s): 828-697-3000 Fax:                     

Email: bvolk@hvlnc.gov UEI #:                     

### Local Government Contact:

Name: Adam Steurer, P.E. Title: Utilities Director

Primary Telephone: 828-233-3207 Email: asteurer@hvlnc.gov

### Person Preparing Application:

Mailing Address: 330 N King Street Street Address: 330 N King Street

City: Hendersonville State: NC Zip: 28792

Name: Brittany Brady Title: President and CEO, HCPED

Primary Telephone: 828-692-6373 Email: brittany@hcped.org

## PROJECT INFORMATION

Grant Amount Requested (\$) \$1,862,000

Will the company relocate from and/or close any other facility? Yes  No  If yes, describe:                                     

Name and a brief description of business(s) involved in project:

BorgWarner Inc. is a global mobility and energy solutions company, operates 80 manufacturing and technical locations worldwide with more than 39,000 global employees. We operate 20 facilities in the U.S. and employ over 5,700 individuals across nine states. As a U.S. company with more than a 130-year history, our global headquarters is in Michigan, along with our Propulsion Technical Center (PTC) and multiple manufacturing locations, including a thermal management production facility in Cadillac, MI. We also have a North American technical center for air and thermal management combined with manufacturing at our campus in Arden, NC. We recently announced the decision to location "Project Energize" in Flat Rock, NC - construction of a new 220k sf manufacturing plant to support the launch of an industrial turbine generator product line.

Project Vert will establish a 140k+ square foot manufacturing facility where BorgWarner will expand production through vertical integration to support its industrial turbine generator product line. Vertical Integration will include the production of industrial heat exchangers, inverters, and electric motors and stators. The manufacturing process will utilize industry 4.0 connected equipment with advanced data visualization to drive world class quality and safety throughout the production process.

Provide a brief description of the proposed project activities:

The Howard Gap Road Water Improvements project will support Project Vert by extending and looping approximately 20,000 feet of new 12-inch water main, creating a more resilient and interconnected water system. This looped configuration allows water to reach the site from multiple directions rather than relying on a single feed, significantly improving system reliability and operational flexibility. By looping the system, the City of Hendersonville ensures continuous water service during pipe breaks or maintenance activities, reducing the risk of outages that could halt manufacturing operations for extended periods. In addition to redundancy, the improvements will increase water pressure (from ~63 psi to ~122 psi static) and fire flow capacity (an increase of ~550gpm), providing the dependable, high-capacity infrastructure needed to support Project Vert's operations and long-term growth. The Howard Gap Road Water Improvements project directly benefits Project Vert but is an expanded portion of the City's larger Water System Resiliency Looping Project, which consists of other reliability and water service improvements across Henderson County. Howard Gap Road Improvements costs only are shown in the budget section of this form. The City has tentatively been awarded Drinking Water State Revolving Funds (50% Grant, 50% Loan) and is pursuing Golden Leaf funds to support the remaining portion of the Howard Gap Road Water Improvements project.

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## BUSINESS INFORMATION

**BUSINESS :** Name Borg Warner DUNS #: 139469787

Business Rep Name and Title: David Sturza NAICS Code: \_\_\_\_\_

Business Rep Phone: 248-421-4502 Business Rep Email: dsturza@borgwarner.com

Check **ONE** box below for the Industry Type of the Business:

Data & Call Services     Healthcare     Manufacturing     Processing     Warehouse/Distribution

Other Describe: \_\_\_\_\_

Is the proposed Business a startup?    Yes     No     If no, how many years in business? 130

Number of Existing Full-Time employees: 39,000    What % of Health Benefits is Employer Paid? 50 %

Number of New Full-Time Jobs Committed: 266    Average Weekly Wage of the Proposed Full-Time Jobs? \$1324.71

Estimated Total Private Investment (\$): 100,000,000

**Insert additional Businesses as needed. If handwritten, provide additional Business information on the back of this page.**

Have you recently received or applied for other funds for this project?    Yes     No

If YES, provide name of program? Golden LEAF

Name of Program Drinking Water State Revolving Fund – Helene

Name of Program \_\_\_\_\_

Name of Program \_\_\_\_\_

## PROJECT COST

Clearly indicate the sources, amounts, dates of availability and the status of funds to finance this project

	Source A	Source B	Source C	Source D	RG/P	Total Cost Amount
	Golden LEAF <i>(specify)</i>	CDBG <i>(specify)</i>	DWSRF – Helene Funds <i>(specify)</i>	 <i>(specify)</i>		
	\$1,938,000	\$1,862,000	\$3,365,000			\$7,165,000
Water						
Sewer						
Building Reuse						
Natural Gas						
Access Road						
Rail Spur						
Other						
Total Project Cost						
Funding Status <i>(Pending or Secured)</i>	Pending	Pending	Pending			

Date of Availability: 4/16/2026



SIGNATURE OF CHIEF ELECTED OFFICIAL OR AUTHORIZED REPRESENTATIVE

Adam A. Steurer    Utilities Director

TYPED NAME AND TITLE

3-23-2026

DATE