

SUBSCRIBE TODAY! (/subscribe/)

GET OUR FREE NEWSLETTER

Chatham News + Record

MAIN MENU



➔ Log in (?pn=edit_profile)

20,000 new jobs expected at Triangle Innovation Point megasite

Share 26

Tweet



(/uploads/original/20210511-180336-FRO_TIP_pic_1.png.jpg)

Posted Wednesday, May 12, 2021 10:28 am | Updated: Wednesday, May 12, 2021 11:59 am

BY D. Lars Dolder
News + Record Staff

MONCURE — Chatham County’s largest megasite is “re-branding” its image and purpose to attract a host of new businesses, which promise to introduce as many as 20,000 new jobs in coming years.

Moncure’s 2,150-acre Triangle Innovation Point (TIP) — formerly known as the Moncure megasite — has been in development for more than a decade. For most of that time, its owners hoped to attract a single major industrial company to inhabit the space.

“The idea with the Moncure megasite was to primarily develop the property and work with Chatham County to help land a major auto manufacturer,” said Jason Kaplan, the managing member of Moncure Holdings LLC, which oversees TIP’s development. “... The word of the day was auto manufacturing because of all the additional jobs that one manufacturer would create.”

When Kaplan joined the project in about 2012, the megasite was still in its foundational stages of development. Over the next several years, he worked with the county and state to secure the critical infrastructure required to support a major industrial factory. Water, sewer and other utilities were installed and railroad laid down.

“I joked that we were hunting for a whale,” Kaplan said. “You know, we were looking for a 4 to 7 million square-foot auto manufacturer that would create just a ton of jobs.”

But those kinds of companies “just don’t come around very often,” he added.

Kaplan and his team struggled to attract a single user with the capacity demands to inhabit the gargantuan space. Eventually, they had a revelation.

“Meeting with economic developers, the county and site selectors — this was maybe about two to three years ago — it really seemed like the area was completely poised for life science and biotech,” Kaplan said. “It seemed like out of 20 potential projects that would come through, a majority of them seemed to be life science and a majority of them seemed to need between 100,000 and 300,000 square feet.”

Rather than continue development with a view to supporting one occupant, Kaplan and his team pivoted to prepare the megasite to host dozens of individual companies. They contracted O’Brian Atkins Associates, an architectural firm based in Durham, to prepare a conceptual master plan that divides the land into 47 subplots. Each can hold buildings of 30,000 to a million square feet.

“And then you could combine multiple sites to be, say, a million and a half, 2 million square feet, or something like that,” Kaplan said. “So I think it just provides a lot more flexibility.”

In joint venture with Lee-Moore Capital Company’s Kirk Bradley (who is a part-owner of Chatham Media Group LLC, which owns the Chatham News + Record) and Arthur Samet of Samet Corporation, Moncure Holdings is nearing completion of TIP’s first 400 acres, about 20% of the megasite’s total acreage. If all goes according to plan, the site should have at least its first company operating by the end of 2022.

“We’re moving pretty quickly,” Kaplan said. “... We’re at a much more site-ready place where I think we are moving forward with the plan, and it’ll make for more of a campus kind of setting, more of a park kind of setting, instead of just one large user and factory.”

Kaplan estimates the entire site will be occupied in five to 15 years.

The infusion of new businesses will not only introduce tens of thousands of jobs, he says, but will supply Chatham with much-needed commercial revenue to offset residential taxes.

“We had always talked about over 20,000 jobs, but I mean that’s really because what I think the county needs is a commercial tax base to help with other projects and things like that,” Kaplan said. “And that’s, I think, why the county and economic developers have

been so supportive of this site — to try to do what we can to improve smart industry, and bring good jobs.”

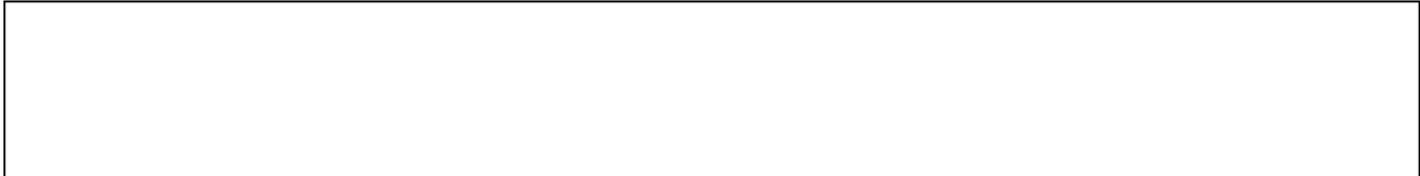
As developers such as Chatham Park Investors barrel toward their goal to build more than 7,000 acres of new housing — to support more than 50,000 new Chatham residents in coming years — fresh commerce at TIP, the Chatham-Siler City Advanced Manufacturing (CAM) site and elsewhere will ensure the county and municipalities can maintain balanced revenue streams.

“Chatham County is doing things the right way,” Kaplan said. “I think they’re thoughtful, and they’re taking the right approach to keep taxes reasonable and to try to land high-quality, well-paying jobs for the people of North Carolina.”

Reporter D. Lars Dolder (<https://www.chathamnewsrecord.com/lars-dolder-page/>) can be reached at dldolder@chathamnr.com and on Twitter @dldolder.

Comments

NO COMMENTS ON THIS ITEM PLEASE LOG IN TO COMMENT BY CLICKING HERE (</LOGIN.HTML?REFERER=%2FSTORIES%2F20000-NEW-JOBS-EXPECTED-AT-TIP-MEGASITE-BIGGEST%2C9155>)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?bannerid=198&zoneid=3&sig=4a68eaaccaa971f815937305474108285efc670ba60c022298c5a27aa1d2d7b9&oadest=https%3A%2F%2Fwellnessservices.com%2Fservices.html>)

OTHER ITEMS THAT MAY INTEREST YOU

School shooting threat called at Jordan-Matthews High School, may be part of hoax (</stories/school-shooting-threat-at-jordan-matthews-high-school,15856>)

Student-designed game wins statewide coding challenge (</stories/student-designed-game-wins-statewide-coding-challenge,15832>)

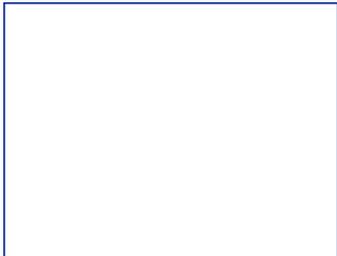
'Local on Lorax' celebrates food, art and music (</stories/local-on-lorax-celebrates-food-art-and-music,15833>)

Community gathers to voice vision for future of Moncure (</stories/community-gathers-to-voice-vision-for-future-of-moncure,15835>)

CURRENT CONDITIONS



Chatham, NC
Fair, 80°
Wind: 5.8 mph, N (</weather/>)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?>)



bannerid=80&zoneid=17&sig=3f0213d762b9b047ac6b140e0a70f3eae917a0116417c5fd7649b24a8113e0a5&oadest=https%3A%2F%2Fwww.chathamnewsrecord.com%2Fbelk-landing%2Findex.html)

(https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?

LATEST NEWS

bannerid=97&zoneid=22&sig=95662c9f7c6a073a5ffa6debad24d4d380fe0956fbc294bdd08d797de001b3d2&oadest=http%3A%2F%2F79westhub.com%2F%3Futm_source%3D%26utm_medium%3DDigital%26utm_campaign%3D79%2A%2BWest%2Bmarketing%2B%26utm_id%3D79%2AWest%2BLearn%2BMore%2B

Chatham News + Record sold to North State Media (/stories/chatham-news-plus-record-sold-to-north-state-media,15867)

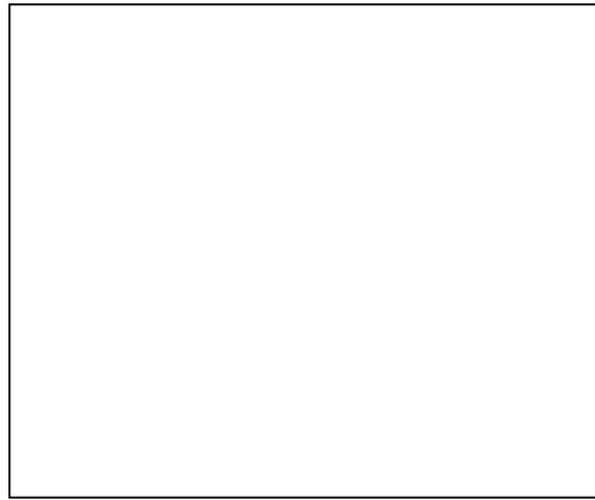
School shooting threat called at Jordan-Matthews High School, may be part of hoax (/stories/school-shooting-threat-at-jordan-matthews-high-school,15856)

Goldston mayor proves his town is 'a diamond in the rough' (/stories/goldston-mayor-proves-his-town-is-a-diamond-in-the-rough,15858)

A first look at the proposed FY 2023-24 budget (/stories/a-first-look-at-the-proposed-fy-2023-24-budget,15855)

Student-designed game wins statewide coding challenge (/stories/student-designed-game-wins-statewide-coding-challenge,15832)

More news ▶ (/news/)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?>

E-EDITION

bannerid=187&zoneid=1&sig=01de877f34a95afe835e98
a3553617c37b9c93bb4681e659d29afc52961a9d41&oad
st=http%3A%2F%2Fdonaldsonfunerals.com)

Chatham News + Record

Chatham County, N.C. | MAY 4 - 10, 2023 | www.chathamnewsrecord.com | \$1

CHATHAM COMMISSIONERS

A first look at the proposed FY 2023-24 budget

County says incoming growth is primary focus for fund allocations

BY BEN RAPPAPORT
News + Record Staff

PITTSBORO — It's the most wonderful time of the year: budget season.

Chatham County Commissioners got a first look at the proposed fiscal year 2023-2024 budget Monday night at the Chatham County Agriculture & Conference Center. The budget plan features a number of changes from the previ-

ous year including new fees, an increase in revenues and expenses and three down new staff positions.

One thing that isn't changing in the new budget, however, is the proposed tax rate. The proposed budget holds the property tax steady at 96.5 cents per \$100 valuation.

"Looking ahead to the coming year presents many challenges, yet also many opportunities, and we believe that Chatham County is well positioned for continued success," Chatham County Manager Dan LaMontagne said.

Assistant County Manager Bryan Thompson presented the proposal to the board. He said he believed the budget pre-

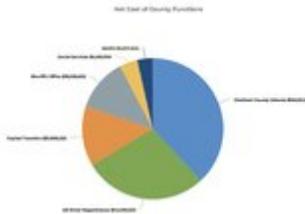
pared the county for incoming growth, and positioned them well to adjust to changing fiscal and environmental circumstances.

General funds

The proposed \$177.4 million general fund represents a 2% increase in planned expenditures and revenues over the previous year.

Digging into the breakdown of those funds, the largest portion of the budget is allocated for Chatham County Schools, which has asked commissioners for a \$4.9 million increase in funds over the previous year, totaling \$46.6 million.

See BUDGET, page A7



This pie chart shows a breakdown of the proposed county budget for fiscal year 2023-2024.

THERE'S AN APP FOR THAT

Student-designed game wins statewide coding challenge

BY BEN RAPPAPORT
News + Record Staff

SILER CITY — A pixelated globe wearing a birthday cake hat has to escape a pumpkin and make it to the green flag.

Sounds simple enough. This is just one of the hundreds of possibilities built into the student-designed game "Platformerz." The platform computer game was designed by two Chatham School of Science & Engineering students, sophomores Brandon Cameron and Jack Trigliano.

Recently, the app was named the 2023 winner of the North Carolina Congressional App Challenge. More than 9,000 students across the country registered for this year's competition — creating

2,300 fully-functioning apps. The competition set the record for most student registrations, most apps submitted and most apps per district submitted.

"We wanted to make a game for people at school to play," Cameron said. "It really started as something to do when we finished work early in class."

As a winning team, Cameron and Trigliano were invited to showcase their winning app to Congress in Washington, D.C., during the annual #HouseOfCode festival. The team opted not to attend. Other North Carolina winners included apps teaching about recycling or personal finance. Platformerz was the only game to win the challenge.

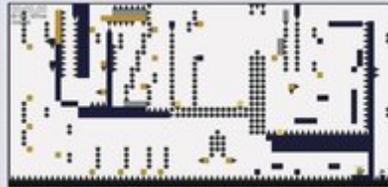
The longtime friends said they've

See GAME, page A3



Staff photo by Ben Rappaport

Jack Trigliano (left) and Brandon Cameron (right), sophomores at Chatham School of Science & Engineering, won the 2023 North Carolina Congressional App Challenge for their game 'Platformerz.'



Screenshot from Platformerz

One of the unique features of the game is that it allows other people to design map levels and share them with other players. This is among the most popular levels entitled 'morning commute.'

Suspect arrested in shooting

CHNR Staff Reports

The Chatham County Sheriff's Office has apprehended one suspect in connection with an April 26 shooting and continues to investigate the incident.

At approximately 11:40 a.m. last Wednesday, a shooting occurred at the junction of Moses Mountain Road and Hardsells Chapel Road. The victim's car was fired upon by a Black male suspect in his late 20s or early 30s. A 17-year-old victim was treated for non-life-threatening injuries and released from the hospital.

Blackwell

See SHOOTING, page A3

'Local on Lorax' celebrates food, art and music

Sunday's 'Farm & Art Dinner' to benefit Welcome Center

BY BILL HORNER III
CHNR Staff Report

PITTSBORO — For those who attend Sunday's "Local on Lorax" event, the anticipation may largely be about the food — and spectacular food at that, featuring a multi-course meal assembled by 11 supremely talented Chatham chefs

See LORAX, page A6



Courtesy of Local on Lorax

A scene from a prior 'Local on Lorax,' a fundraising event that has been relocated — and rebranded — as Local on Lorax.

IN THE KNOW

SPORTS: Coaches, AOs split on 'participation trophy' bill, PAGE B1

STAY UP TO DATE ON THE LATEST CHATHAM COUNTY NEWS

facebook.com/ChathamNC twitter.com/ChathamNR instagram.com/ChathamNewsRecord

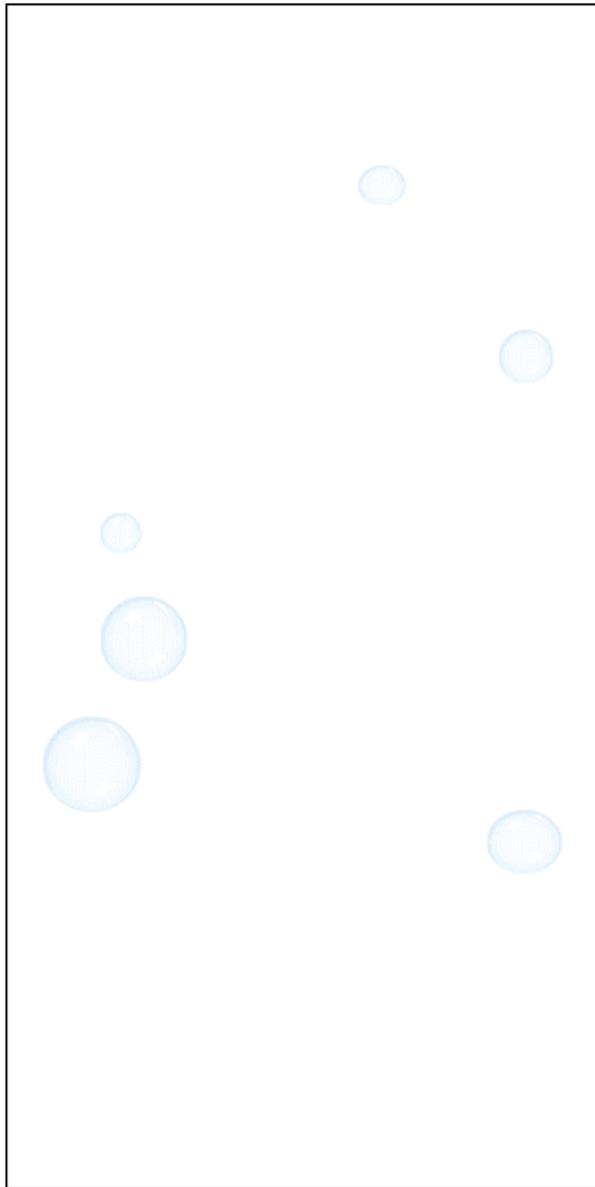


May 3, 2023 (/stories/may-3-2023,15830)

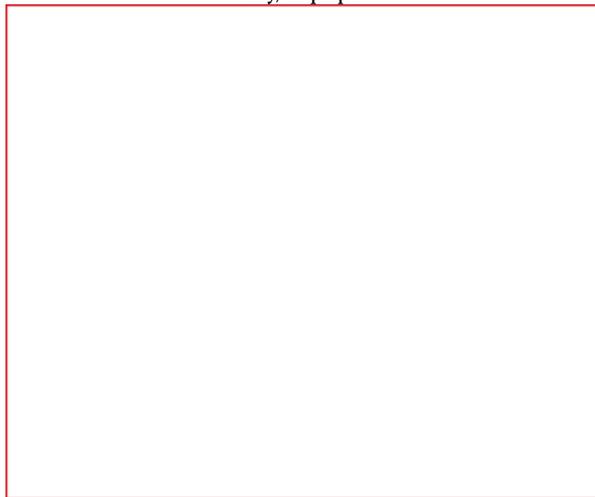
View this issue (/stories/may-3-2023,15830)

Browse other issues (/editions/)

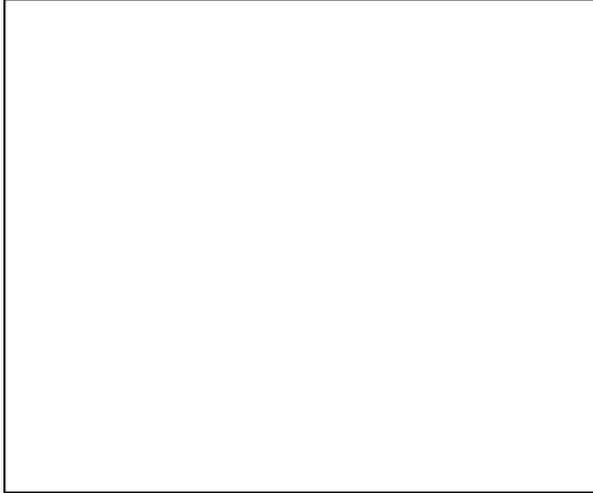
(/stories/may-3-2023,15830)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?>



([https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?
bannerid=142&zoneid=1&sig=6afd36f22c2b204dbd15d7
60ab3430da884c6165e64a9515b44da6f2320d8cde&oade](https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?bannerid=142&zoneid=1&sig=6afd36f22c2b204dbd15d760ab3430da884c6165e64a9515b44da6f2320d8cde&oade)



(https://cnrbanners.creativecirclemedia.com/www/delivery/cl.php?

bannerid=115&zzoneid=1&sig=61134f93cf50c084999496e9e89034f3c6383db8ee9b6d2fe2107476ce832858&oades

t=https%3A%2F%2Fwww.dossenbachs.com%2Findex.ht

SUPPORT THE MAKERS, MOVERS, AND SHAKERS. SHOP LOCAL.



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=7)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=8)



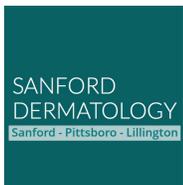
(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=9)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=10)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=11)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=12)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=13)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=14)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=15)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=16)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=27)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=28)

(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=29)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=30)



(https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=31)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=42>)

(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=43>)

(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=44>)

(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=45>)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=47>)

(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=46>)



(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=48>)

(<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=49>) (<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=50>) (<https://cnrbanners.creativecirclemedia.com/www/delivery/ck.php?zoneid=51>)

(/)

[HOME \(/\)](#)

[CALENDAR \(/CALENDAR/\)](#)

[NEWS \(/NEWS-PAGE/\)](#)

[FEATURES \(/FEATURES-PAGE/\)](#)

[SPORTS \(/SPORTS-PAGE/\)](#)

[LA VOZ \(/LAVOZ-PAGE/\)](#)

[VIEWPOINTS \(/VIEWPOINTS/\)](#)

[OBITUARIES \(/OBITUARIES/\)](#)

[CLASSIFIEDS/LEGALS \(/CLASSIFIEDS/\)](#)

[ABOUT US \(/ABOUT.HTML\)](#)

[SPECIAL SECTIONS \(/SPECIAL-SECTIONS/\)](#)

[Advertising Rates \(/advertise/\)](#)

[About Us \(/about.html\)](#)

[Contact Us \(/contact/\)](#)

[Send Us Your News! \(/forms/submit-news/\)](#)

[Subscribe \(/subscribe/\)](#)

303 West Raleigh St., Siler City, NC 27344

919-663-3232 (tel:919-663-3232)



<https://www.facebook.com/ChathamNR>



<https://twitter.com/chathamNR/>



<https://www.instagram.com/chathamnewsrecord/>



[\(/browse.rss\)](#)

