

Project Summary: Projects Arrowwood & Red Cedar

Overview

Company: Novartis Gene Therapies, Inc. (“Novartis”)

Project: Arrowwood & Red Cedar

Industry: Life Sciences

Product or Service: Pharmaceuticals/Manufacturing

Summary: Novartis is a large life sciences company with an existing presence in Durham County. They will invest \$540M in a new cutting-edge manufacturing facility (split between two complimentary sites in Durham County) and hire 280 people within five years.

Award

Amount: A not-to-exceed total amount of \$5,500,000, split over a seven-year period

Location

Durham County Real Estate: 14 TW Alexander Drive (“Arrowwood”); 2512 S. Tricenter Boulevard (“Red Cedar”)

Square Footage: 263,000 SF

Facility: Industrial / Manufacturing

Capital Investment

Total Investment: \$540,000,000

Real Property Investment: \$184,000,000

Business Personal Property Investment: \$356,000,000

New Durham County Tax Revenue (15 years): \$21,552,450

Jobs

New Jobs: 280 jobs

Average Wage: \$110,404

Education Requirements: 200 of the new jobs (71%) are open to those with only a high school diploma or a two-year degree

Community Benefits & Partnerships

- **Annual Financial Commitment to Durham Public Schools.** The Company currently contributes \$25,000 annually to the Durham Public Schools Foundation. The Company will increase that donation to a total of \$35,000 and commit to providing it annually for the duration of the payment term. This contribution reflects the Company’s pride in its historic partnership with the Foundation and its dedication to supporting local educational initiatives.
- **BioPharma Manufacturing Pipeline Support.** Working with Durham Public Schools (DPS), Durham Technical Community College (DTCC), and North Carolina Central University (NCCU) to further develop a biopharma manufacturing pipeline by:
 - Participating in a minimum of two (2) DPS Career and Technical Education (CTE) programs annually. *Company is interested in 1) “ACCELER8” (career exploration*

day for 8th grade students) and 2) “STUDENTS-AT-WORK (on site job visit for middle school students)”

- Company will donate new or fully functional used tangible personal property (i.e., physical equipment) that aligns to DTCC objectives. The estimated value of the equipment is approximately ~\$100,000.
 - Participating in a minimum of two (2) job fairs annually with DPS, DTCC, NCCU, and/or NC Works.
 - As an active member of the NC BioNetwork, the Company views this potential project as an opportunity to deepen its collaboration with the organization, particularly in recruiting talent from the BioWork program—further aligning its workforce development efforts with regional training initiatives.
- **Corporate Participation in the Community.** The Company is a proud corporate citizen of the Triangle and actively participates in a wide range of community initiatives, including support for Habitat for Humanity, Durham Parks, the Durham Food Bank, and offers a Matching Gift program, which provides up to \$5,000 per year to eligible institutions and organizations.