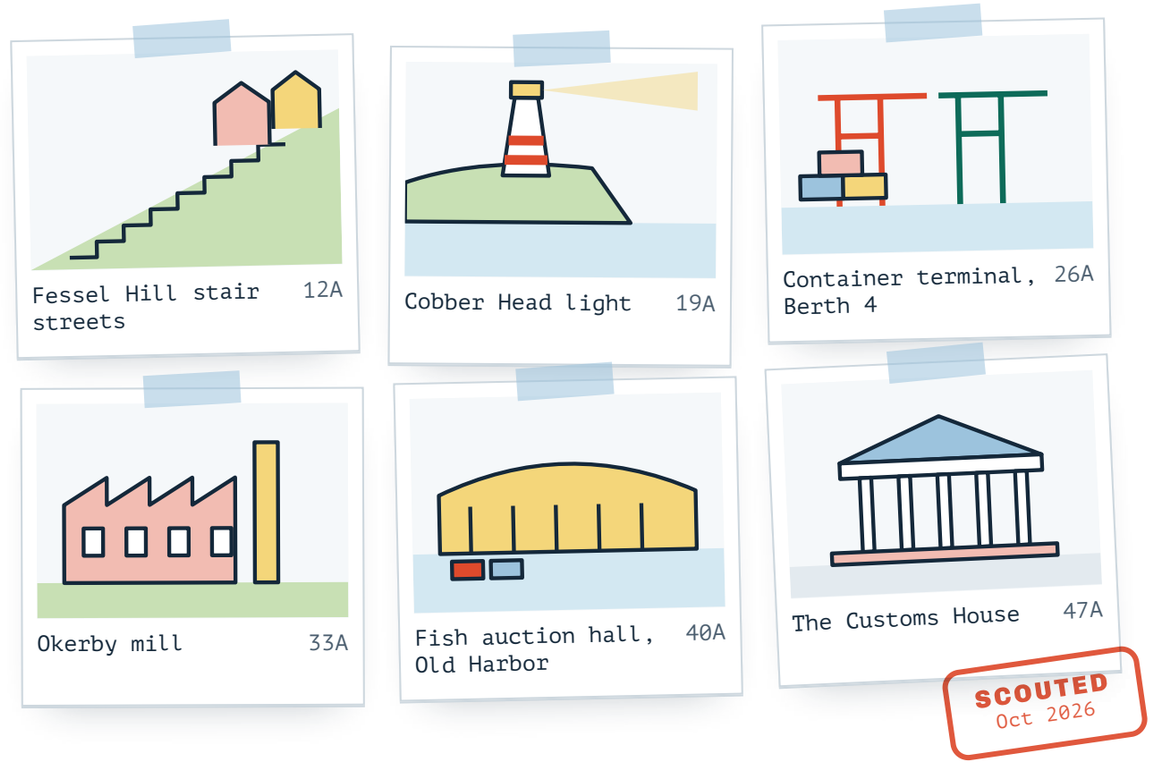
Shoot *Ebbing Street* in Gannock Bay.

A location and incentive package from the Gannock Bay Film Office for Vessick Studios. Eight episodes, 96 shooting days, a city and a county that can play the whole season, and every dollar of the incentive itemized so your finance team can check our math.

$18,233,260

back to Vessick on a $72 million season, at the plan we drew on the map below

96	$54.0M	503	3
shooting days	qualified spend	local crew on file	business days to a permit



You asked for a city that can play three.

Vessick's brief for the season ran to four lines. Here they are in your words, each with the place on this page that answers it.

01

"A working port that still smells like one, plus a mill town and a coast that feels like the edge of the map."

Ten scouted locations inside 62 road miles, on the savings map.

02

"Crew deep enough to run a second unit without flying in a second crew."

503 local crew on file, two stages built out of warehouses, in the line producer's chapter.

03

"A credit number we can book, and a date we can put the cash against."

The credit math line by line and the month the cash arrives, in studio finance.

04

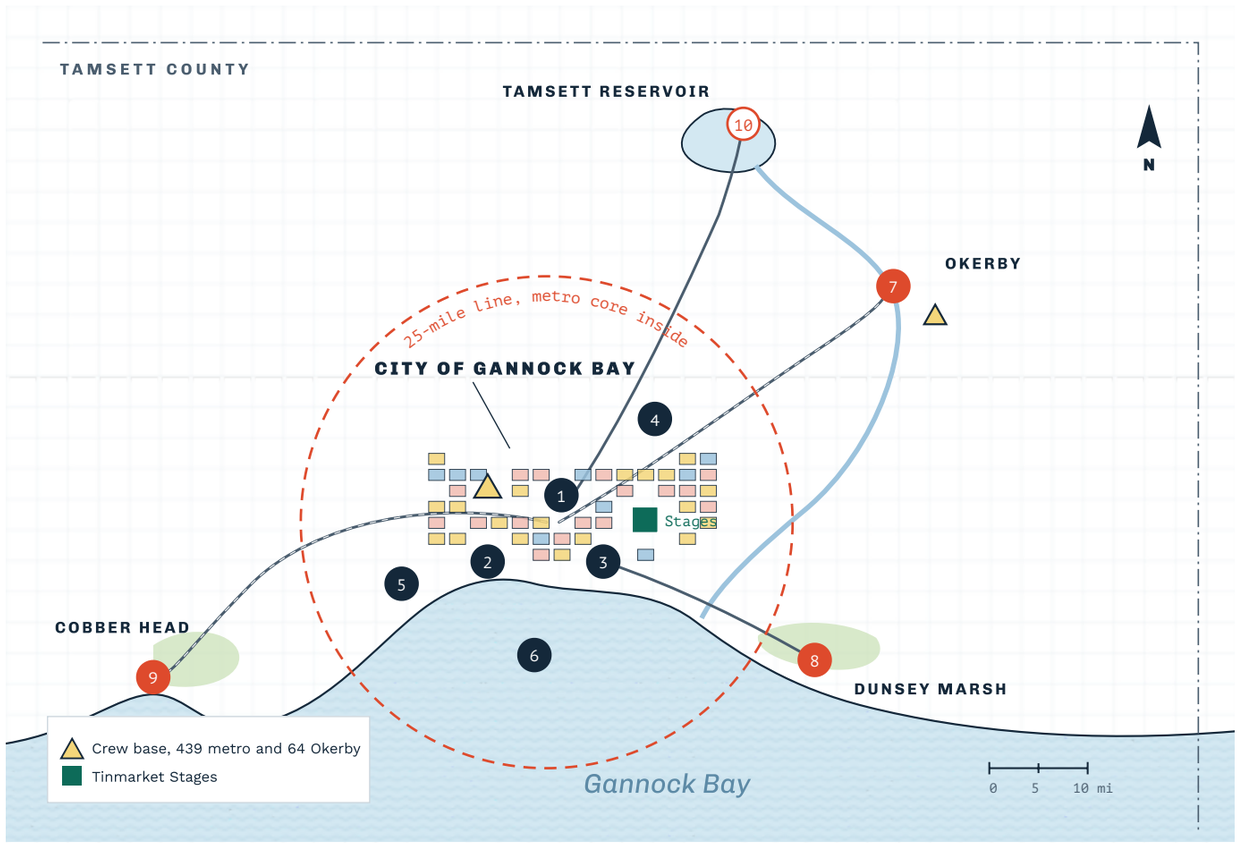
"No day lost to a permit, a parking fight or a neighbor."

One shooting day walked hour by hour in one day on Fessel Hill, and the permit desk in locations.

Put a location in the plan and watch the money move.

Every pin is a place we've scouted for Ebbing Street. Tap one to add it to the shooting plan or take it out. The credit, the regional uplift, the fee waivers and the cost of the company moves add up on the right, one line at a time.

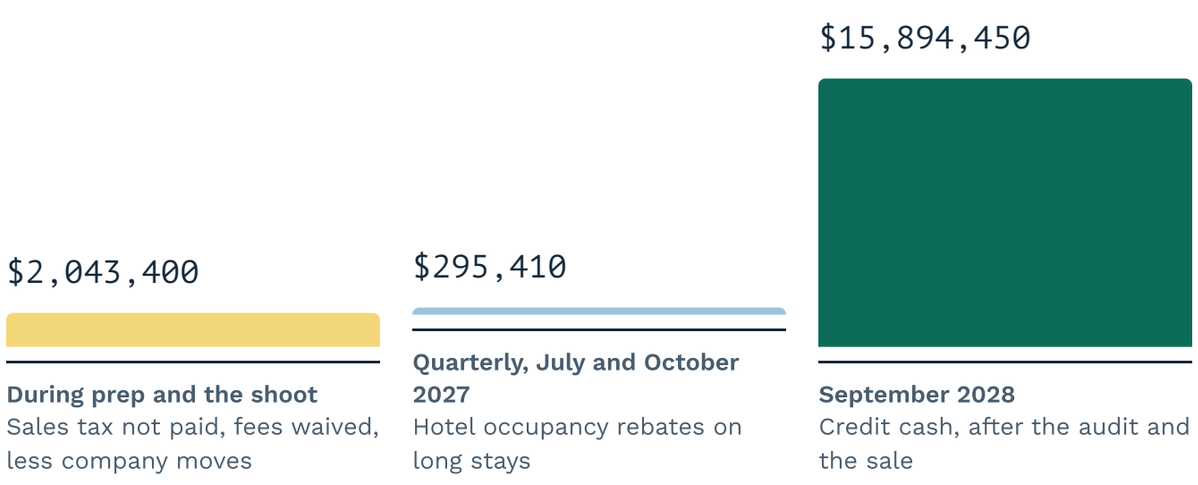
Tamsett County and the city of Gannock Bay — Scout sheet for Vessick Studios



1	Tinmarket row houses Metro core	9 days	2	Fish auction hall, Old Harbor Metro core	6 days
3	The Customs House Metro core	5 days	4	Fessel Hill stair streets Metro core	6 days
5	Container terminal, Berth 4 Metro core	5 days	6	The crosstown ferry Metro core	3 days
7	Okerby mill Regional, 44 road miles	7 days	8	Dunsey Marsh causeway Regional, 33 road miles	3 days
9	Cobber Head light Regional, 62 road miles	4 days	10	Tamsett Reservoir dam Regional, 47 road miles	3 days

When the money arrives

The same total, split by when it reaches Vessick. It redraws with the map and the ledger.



During prep and the shoot
Sales tax not paid, fees waived, less company moves

Quarterly, July and October 2027
Hotel occupancy rebates on long stays

September 2028
Credit cash, after the audit and the sale

Sales tax savings and fee waivers are money you don't spend during prep and the shoot. Company moves come off that column because that's when you pay them. The credit is the big one, and it comes last.

Itemized savings

Live for the plan on the map. Credit sold at 90 cents on the dollar.

Base credit — $16,200,000
30 percent of $54,000,000 qualified spend

Local-hire uplift — $1,170,000
5 percent more on $23,400,000 of wages paid to Tamsett County residents
In the plan, tap to drop

Regional uplift — $290,500
5 percent more on $415,000 of qualified spend for each of 14 days beyond the 25-mile line

Credit claimed — $17,660,500
Under the $25,000,000 cap for the season

Sold to a buyer — −$1,766,050
At 90 cents on the dollar, through our list or yours

Credit cash — $15,894,450
What the credit pays Vessick

Sales tax exemption — $1,917,000
8.875 percent on $21,600,000 of production purchases and rentals
In the plan, tap to drop

Hotel occupancy rebate — $295,410
15 percent back on 8,600 room-nights at $229, for stays over 30 nights
In the plan, tap to drop

City and county fee waivers — $404,000
On the city- and county-owned locations in the plan

Company moves and regional travel — −$277,600
9 moves, plus drive time and the overnight at Cobber Head when it's in

Stage 48 · Metro locations 34 · Regional 14

Total back to Vessick $18,233,260

One exact number. Set builds for any location you drop aren't in this math, your art department prices those.

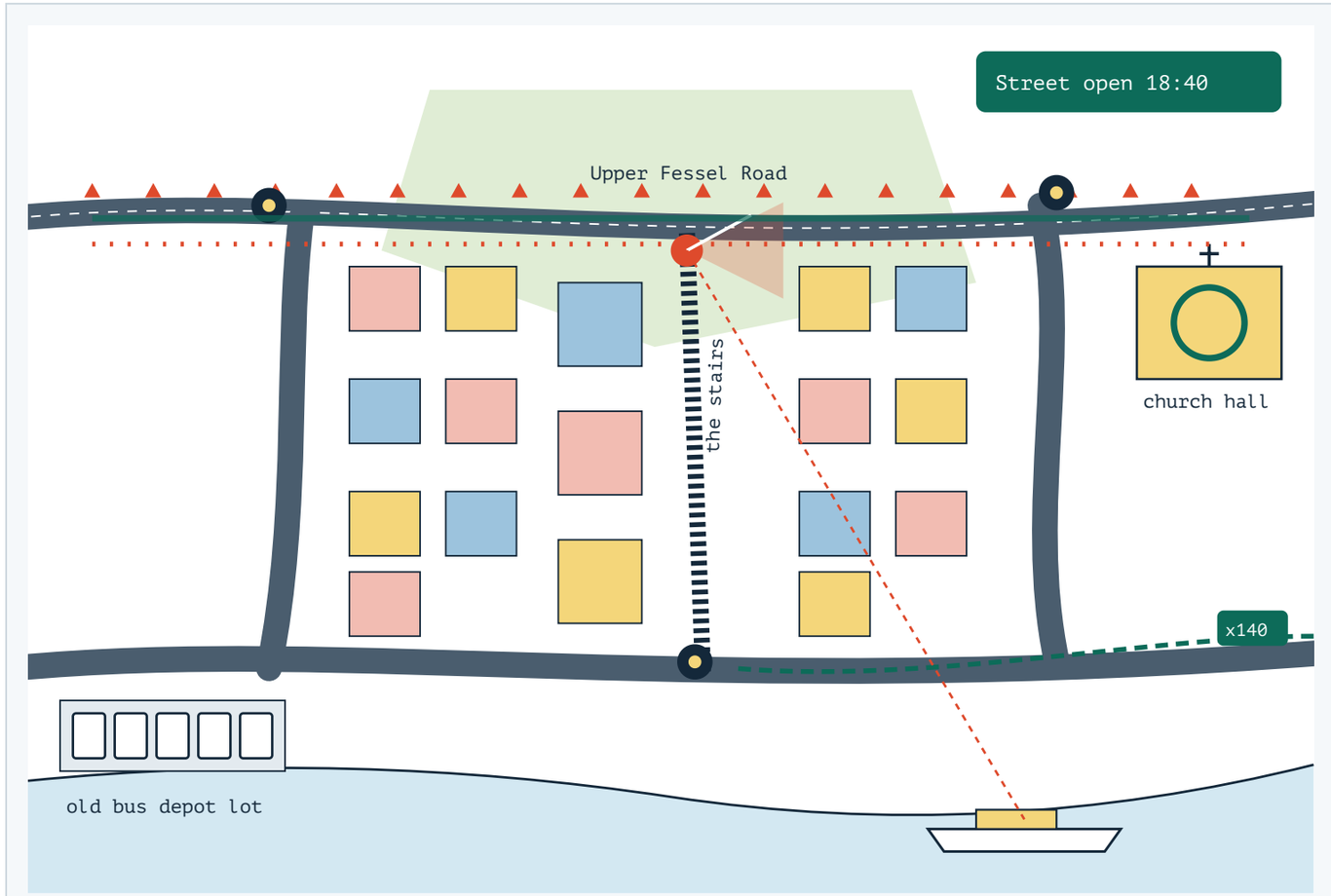
One day on Fessel Hill.

Day 41 of 96, a Tuesday in June. Permit GBFO-27-0412.

4:50 a.m.

Our parking crew walks Upper Fessel Road and checks 38 held spaces. The signs went up 72 hours ago. Two cars are still there, and we call both owners before the tow.

4:50	**Parking holds up**	Done
5:30	Base camp opens	Done
6:00	Crew call	Done
6:40	Police detail on	Done
7:52	First shot	Done
12:30	Lunch in the church hall	Done
3:10	The ferry wide	Done
6:05	Wrap, street open by 6:40	Done



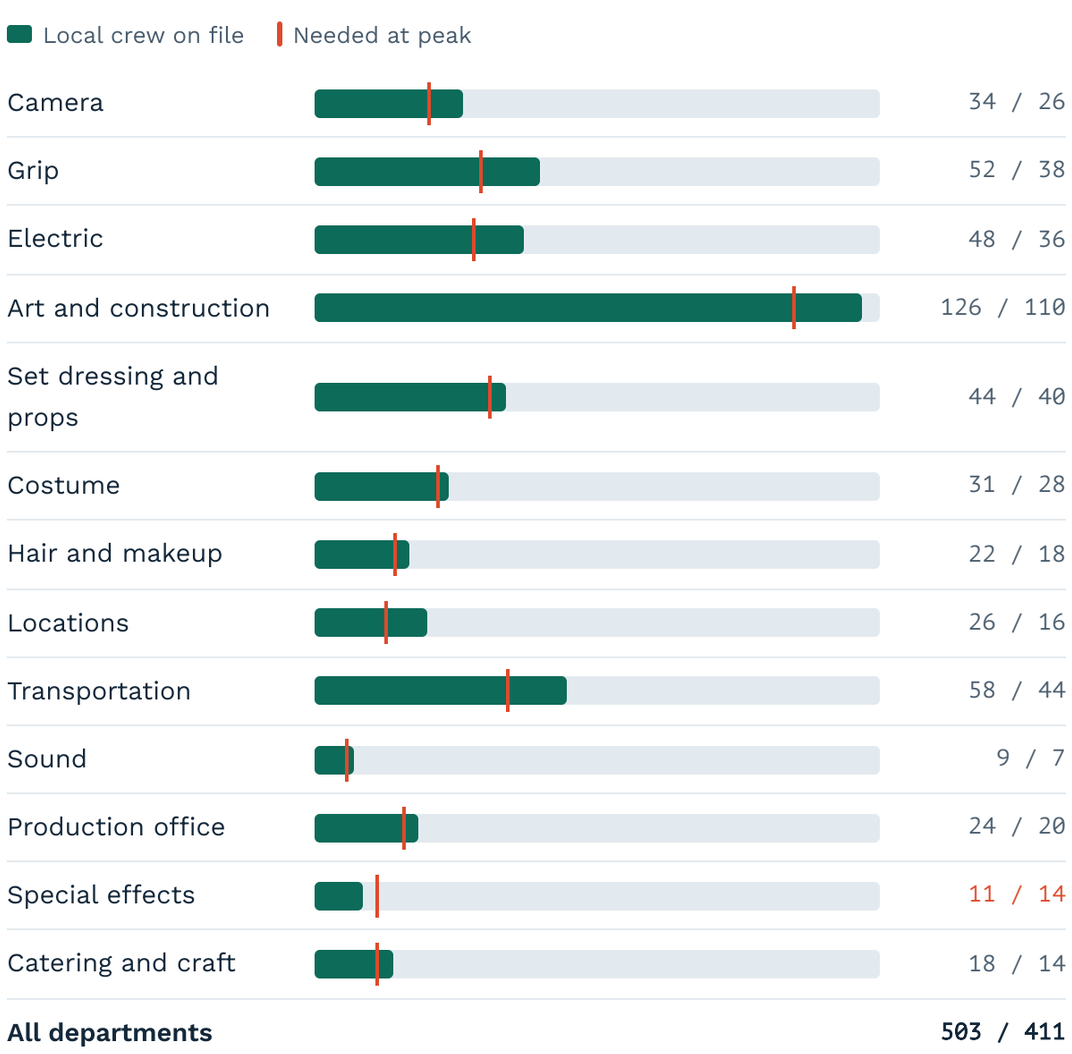
For Rosalind

The crew is here, and so are the stages.

For Rosalind, line producer. Crew depth, stages, company moves and the day count.

Local crew against what Ebbing Street needs

Crew on our file who live in Tamsett County and have worked a union series in the last three years, against your main unit plus a second unit at its peak.

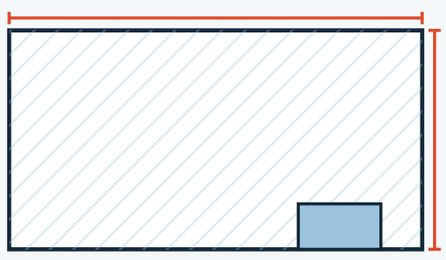


All departments	**503 / 411**

Fourteen keys travel in because Vessick wants its own, led by the director of photography, the production designer, the costume designer and the first assistant director. Special effects is the one department we're short, three technicians for the storm episodes.

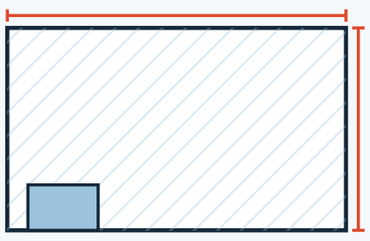
Tinmarket Stages, two warehouses rebuilt for this

Six minutes from the Customs House, held for Vessick from February to August 2027 if you say yes by December 18.



Stage 1, the old net loft

Floor	26,400 sq ft
Size	220 × 120 ft
Clear to truss	42 ft
Elephant door	24 × 20 ft
Power	4,000 amps



Stage 2, the cold store

Floor	19,800 sq ft
Size	180 × 110 ft
Clear to truss	34 ft
Elephant door	20 × 18 ft
Power	3,200 amps

Both sound-treated to NC 30 in the 2025 refit. Next door, 41,000 sq ft of mill and shop space and 1.4 acres of base camp with shore power.

Build the day count

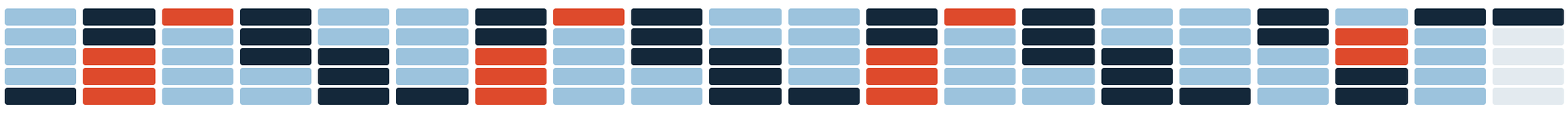
Move days between stage and location, and between the metro core and the regional zone. The schedule, the company moves and the regional uplift redraw. It starts from the plan on the map.

Stage days 48

The rest of the 96 shoot on location.

Regional days, beyond the 25-mile line 14

Each one earns the 5 percent uplift and costs a drive.



34	9	$277,600	$261,450	23 min
metro location days	company moves	moves and regional travel	regional uplift, in credit cash	average crew drive a day, door to set

14 regional days earn $261,450 in credit cash and cost $250,600 in drive time, base camp moves and the overnight at Cobber Head, so they net $10,850. Go regional for the look. The uplift pays the drive and not much more.

For Kwame

The credit, line by line, and the month it turns into cash.

For Kwame, studio finance. Credit math, transferability, when the cash arrives and the audit.

Qualified spend in Tamsett County $54,000,000 of the $72,000,000 season	$54,000,000
Base credit, 30 percent On all qualified spend	$16,200,000
Local-hire uplift, 5 percent On $23,400,000 of resident wages	$1,170,000
Regional uplift, 5 percent On 14 regional days	$290,500
Credit claimed Certified by the film office after audit	$17,660,500

$17,660,500 claimed — $25,000,000 cap

The season counts as one project against the $25 million cap, so there's $7,339,500 of headroom before a second season would need its own application. Qualified spend is everything paid to a Tamsett County vendor or resident, plus non-resident crew wages for work done here. Writers' rooms, post outside the county and studio overhead don't count.

What the credit is worth to Vessick

The credit is transferable once. Sell it to a buyer with a tax bill here, and the price and timing set its value.

Sale price, cents on the dollar 90.0

Our buyer list has cleared between 88 and 92 cents over the last two years.

Months from audit to cash 10

The office certifies within 60 days of the audit. A sale and payment take the rest.

$15,894,450 credit cash	September 2028 cash in Vessick's account	$14,622,999 worth at wrap, at an 8 percent cost of capital



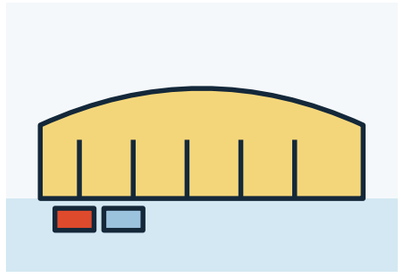
For Bettina

Every location, and the permit that comes with it.

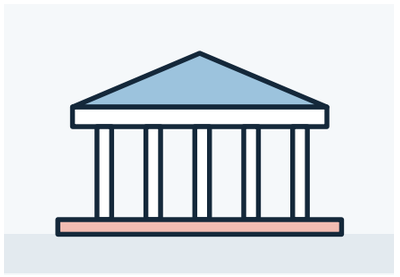
For Bettina and the location team. Locations, permits, neighborhoods, parking and police.



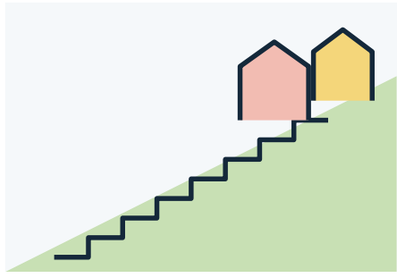
1. Tinmarket row houses 9d



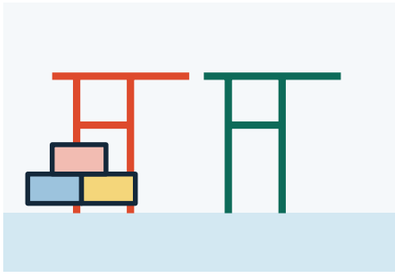
2. Fish auction hall, Old Harbor 6d



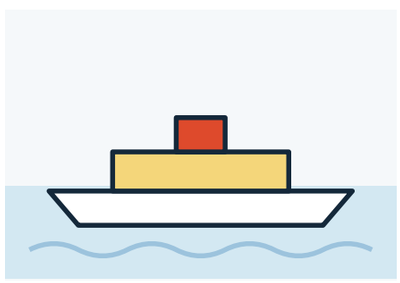
3. The Customs House 5d



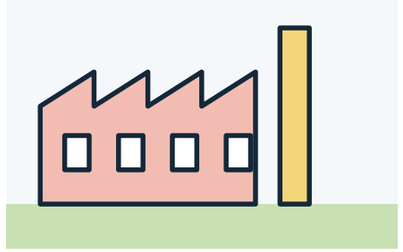
4. Fessel Hill stair streets 6d



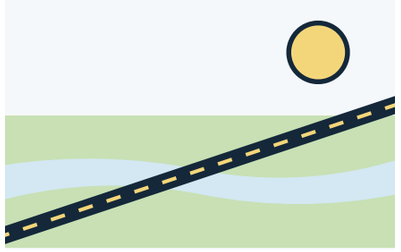
5. Container terminal, Berth 4 5d



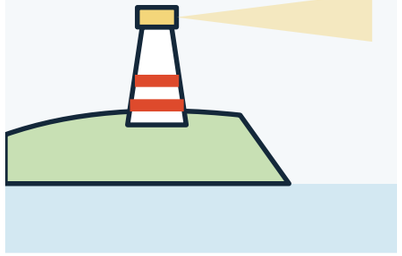
6. The crosstown ferry 3d



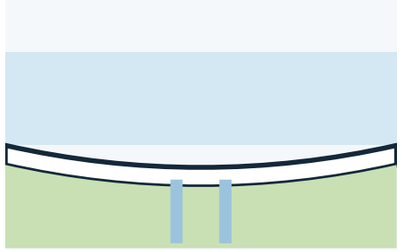
7. Okerby mill 7d



8. Dunsey Marsh causeway 3d



9. Cobber Head light 4d



10. Tamsett Reservoir dam 3d

Fessel Hill stair streets

Permit GBFO-27-0412, metro core. The chase, episode 5.

3 business days permit turnaround	2 officers, 13 hours police
38 spaces parking held	210 households neighbors told 72 hours ahead
7:00 to 22:00 shooting hours	Parking hold fees, $6,000 a day waived fees

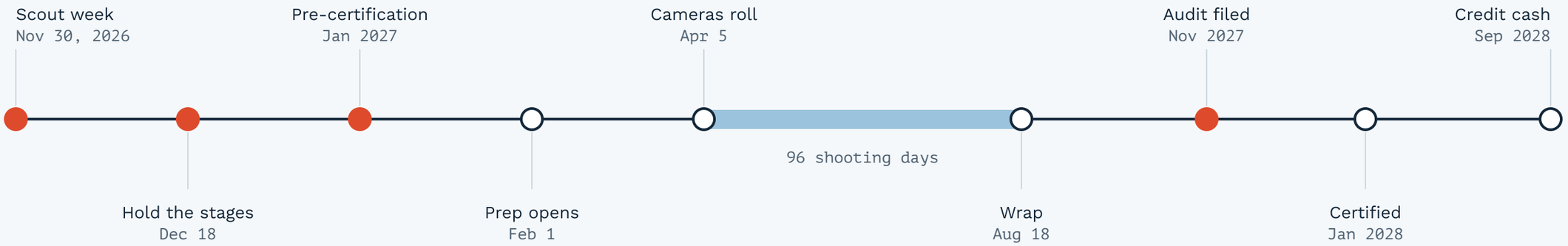


Stamp a sample permit

Pick any frame on the contact sheet to see its permit. Nothing is sent from this page.

From yes to the credit check.

Twenty-two months from a scout week to cash in the bank.
The red marks are where Vessick decides something.



The terms, in plain words.

What the film office commits

Permits in three business days for any location on the map, or the permit fee is waived on top of the waivers already in the math.

Police at cost. Officers bill $82 an hour with no administrative markup, booked through our desk.

One liaison for the season. Odile runs Vessick's account from the scout week to the audit, with a cell number your locations team can call at 4:50 in the morning.

The rate is locked once pre-certification is issued, if cameras roll by June 30, 2027.

Our buyer list for the credit, at no fee. You can sell it anywhere else if you'd rather.

What Vessick commits

Pre-certification filed before prep opens, with the budget and the day count you choose.

Local hire means a Tamsett County resident for six months before the hire date. The uplift counts only their wages.

The regional zone starts at the 25-mile line, measured from the Customs House. Days beyond it earn the uplift.

An independent audit of in-region spend by a CPA from the approved list, filed within 90 days of wrap. Its cost counts as qualified spend.

A credit line in the end titles for Gannock Bay and Tamsett County.

Does the second unit need its own base camp in Okerby?

If it shoots the mill while main unit is on Stage 1, yes, and that adds about $6,000 a day. Rosalind's call, and we'll price it either way.

Will the port give night windows in June?

Berth 4 is ours from 22:00 to 5:00 most weeks, but June is the port's peak. The harbor master confirms the calendar in January.

Sell the credit yourselves or through our list?

Both work. If Vessick has an in-house buyer, the 90 cent assumption in this page is the one number we'd swap.

Come scout it with us, November 30 to December 4.

Five days, every pin on the map, the stages with the doors open and Odile in the van. Hold the week and we'll book the hotel, the ferry and the lighthouse key. Nothing is binding until pre-certification.

Scout week hold

Production	Ebbing Street, season one
Studio	Vessick Studios
Dates	Nov 30 to Dec 4, 2026
Seats	6 in the van
Reply by	November 16, 2026

For Vessick Studios

Odile, Gannock Bay Film Office

Hold the scout week →

Download this as a PDF ↓

Holding the week sends nothing from this page. It marks the slip so you can forward it to Rosalind, Kwame and Bettina.