



FOUR LAKE AUTHORITY
**ANNUAL 2014
REPORT 2015**

Serving The Middle Tennessee Counties Of
Macon, Smith, Sumner, Trousdale, Wilson



TENNESSEE CENTRAL
ECONOMIC ALLIANCE

MESSAGE FROM CHARLY



This past year has been a "Year of Unity." The Four Lake Authority has been strengthened more than one could imagine with the involvement of more individuals and organizations serving the Tennessee Central region. We are blessed to work with VIPs every day - "Very Inspirational People." The Board and elected officials have continually provided positive leadership in our ambitions to facilitate new jobs. Numerous people, entities, agencies, businesses, and administrations have assisted and reinforced our efforts to enhance our communities. All of the successes and accomplishments are due to a considerable collective effort and I am truly grateful for the support and encouragement.

The previous year was filled with exciting announcements. This year has been represented with "Ground Breakings, Grants, & Growth." CCA, V&C/Christy and ARC Automotive have broken ground within the PowerCom Industrial Center. Construction is in process with Beretta in Sumner County and Under Armour in Wilson County. Economic Development Grants have been issued from the Four Lake Authority in support of our communities and grants have been received by Four Lake for studies, improvements, existing business, and site development. TVA's InvestPrep Grant has created a new opportunity for an industrial site; the State of Tennessee's Department of ECD has provided FastTrack and ECD grants; and the Tennessee Department of Transportation and Trousdale County are providing a new industrial access road grant. This past year, over \$1,758,700.00 has been approved in grants to the Four Lake Authority which has seen unprecedented growth as an economic development organization. Improved programs of work and a stronger Four Lake Board and Staff have evolved from wise choices to strengthen the organizations foundation. Currently we are working to enrich our vision and seek new horizons for our citizens within all five counties of the Tennessee

Central Economic Alliance. This will require more VIPs or "Visionary Inspired People." Our plans are to continue to "raise the bar" and to build on the foundation that has been passed on to us. The Four Lake staff and I sincerely appreciate your trust, encouragement, and collaboration in building a successful regional team. Together we can make a difference for an individual and an entire family with fundamental economic development building blocks. Please continue to unite with, inspire, and strengthen our team. May God bless each of you & with my sincere appreciation,

Charly Lyons

MESSAGE FROM THE STAFF

The Four Lake Annual Report documents the past fiscal year's unfolding of many new, exciting, and some long-awaited developments and accomplishments.

It reflects the continued collaborative efforts and leadership of our Legislators, Board of Directors, TN Dept. of ECD, TVA, MTIDA, GNRC, UCDD, TCAT, workforce development entities, and community leaders all striving toward greater opportunities and successes for our communities, our region, and our State. May our stewardship of the resources today lead to infinite visions for tomorrow, and our endeavors provide an enduring foundation for the next generation. As always, the Four Lake Staff is deeply grateful and fortunate to work alongside such dedicated professionals and we appreciate your trust and confidence. We will continue to seek challenges and maintain the dedication to faith and focus that leads us toward a stronger region.





BOARD OF DIRECTORS



Chairman
Anthony Holt
Sumner County Executive



Vice-Chairman
Michael Nesbitt
Smith County Mayor



Secretary/Treasurer
Sabra Hodge
House Appointee



Troup County Representative
Carroll Carman
Troup County Mayor



Macon County Representative
Steve Jones
Macon County Mayor



Senate Appointee
Mae Perry
Director, TCAT-Hartsville



Wilson County Representative
Randall Hutto
Wilson County Mayor

2014 - 2015 HEADLINES



2014 SEDC Conference with Charly, Jessica, Suzie Lusk, and Ed Harlan



US Senator Bob Corker's Address to Forward Sumner with Mayor Anthony Holt



The 2015 Leadership Macon Team's day at the Legislature



TENNESSEE CENTRAL
ECONOMIC ALLIANCE



A successful Trousdale Industry Appreciation Luncheon is accomplished in collaboration with a TVA Community Grant, TCAT/Hartsville, and Pig Pen Bar-B-Q



4L ED grant awarded a \$9,991.99 grant to Wilson County for the Mt. Juliet Industrial Park Sign



Governor's Conference (L-R) Mayor Steve Jones, Mayor Richard Driver, Jessica Farlow, and Lori Jones



Sumner County 2014 COMPASS Event (L-R) Charly Lyons, Congressman Black, and Jessica Farlow



Smith County awarded \$10,000.00 infrastructure assistance for the Taiho Mfg. expansion.



Stephen Chambers, Attorney & 4L Board of Directors (2012-2014), received the TEDC Volunteer of the Year Award, presented at their 2014 Annual Fall Conference. TEDC's Immediate Past President Gary Farlow expressed his admiration for Mr. Chambers when he stated, "Stephen Chambers exemplifies what we look for in a Jim Spradley Volunteer of the Year recipient. He is dedicated, passionate and tireless in his role as an economic development leader."

2014 - 2015 ACCOMPLISHMENTS

TVA Economic Development Rural Leadership - Jessica
InvestPrep Tour with KPMG
Hosted VSCC/TSBDC's Satellite Office
Co-applicant for \$1.4M EDA Grant
Four Lake awards \$19,991.99 for ED Grants in Region
TVA ED Partnership Grant
TDOT/SIA Road Grant - \$1.4M
Facilitated Macon Roundtable Event with TVA

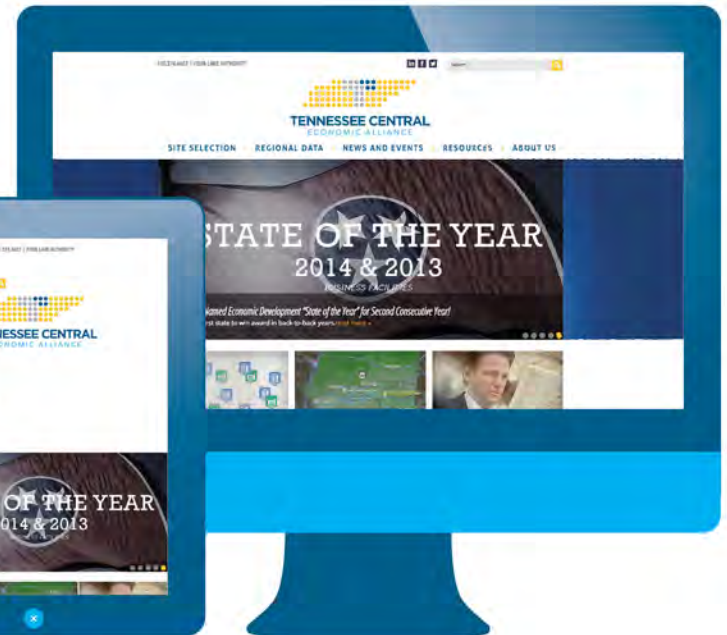
State Funding Board Presentation
TVA InvesPrep 2014 Grant Award
ECD Grant - \$50,000
V&C Sprinkler System Project Completed
Hanson Port Feasibility Study
TN College of Applied Technology/Hartsville Advisory Board - Charly
Trousdale Chamber of Commerce Board of Directors - Charly
Leadership Macon Program - Jessica



TENNESSEE CENTRAL ECONOMIC ALLIANCE

**New 4L/Tennessee Central
Economic Alliance Branding
and Website**

Visit TennesseeCentral.org





Macon Roundtable moderated by TVA/ED's Millie Calloway



Economic Development 101 in Macon and Trousdale County partnering with Tri-County and TVA. (L-R) Brad Maul/TVA, Jessica Farlow/4L, and Bess Rickman/TVA

EVENTS & CONFERENCES ATTENDED

ECD and Legislative Luncheon with 4L Board & Staff
TCAT Tours with Ann Thompson, ECD Workforce Director
Industry Appreciation Lunch
SEDC Fall Conference
TVA Economic Developers Orientation
GNRC Annual Meeting
TEDC Spring & Fall Conferences
Association of TN Valley Governments Spring & Fall Meetings
NCTC Data Center Tour
JECDB Meetings in Macon, Smith, Trousdale, and Wilson
TCAT Tennessee Reconnect
Sumner County COMPASS Annual Meeting
Leadership Sumner
REDI Conference
USDA/Rural Development Conference
TVA's Annual Economic Development Forum

Forward Sumner Annual Meeting
TVA Benchmarking Workshop
UCDD Annual Meeting
Gallatin State of the City Address
Rising Star Award Presentation and Luncheon by the TSBDC
Owensboro Riverport & Domtar Facility Tour
Macon & Trousdale Economic Development 101 with Tri-County and TVA
TEDC Day on the Hill
TEP Board Meeting for Marketing
North Central Solid Waste Planning Region Annual Meeting
Governor's Conference, ECD
Commissioner Boyd's Tour, Cookeville & Clarksville
US Senator Corker's Address to Forward Sumner Economic Partnership
MTIDA Annual Meeting
TVA and KPMG Consulting: InvestPrep Program Workshop
Smith County Fam Tour

OVERVIEW OF THE TENNESSEE CENTRAL ECONOMIC ALLIANCE

Population Growth

2020 Projected: 370,761
 2015 Estimate: 348,538
 2010 Census: 323,922
 2000 Census: 264,601

Population Growth

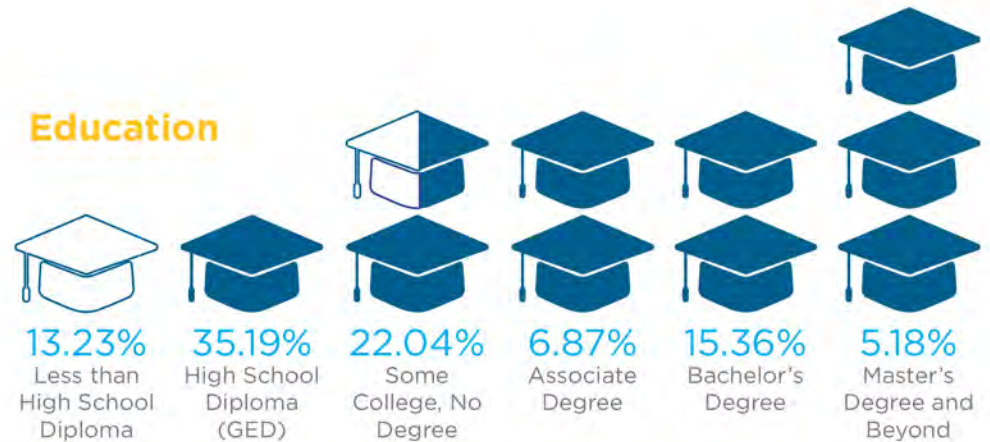
2015-2020 Projected: 6.38%
 2010-2015 Growth: 7.6%
 2000-2010 Growth: 22.42%



Race/Ethnic Background

White: 87.2%
 African American: 6.1%
 Hispanic: 4.1%
 Asian/Pacific Islander: 1.3%
 American Indian: 0.3%
 Other: 1.6%

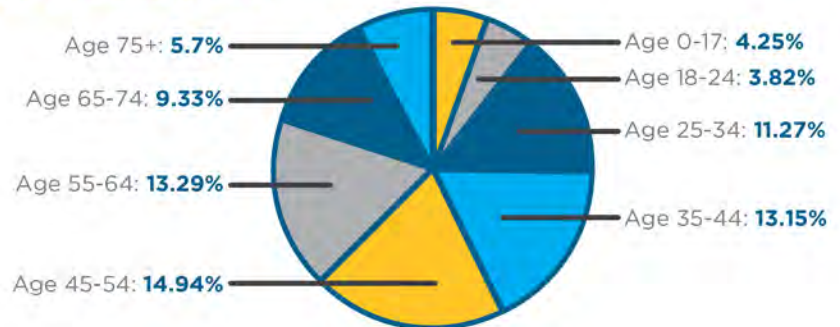
Education



Top 3 Educational Programs in the Region



Age Distribution



2014/2015 FISCAL OVERVIEWS

General Fund

REVENUES

\$246,704.16	\$155,807.14
Rent	Other
TOTAL REVENUES: \$402,511.30	

EXPENDITURES

\$159,946.47	\$25,541.00
Salaries & Benefits	Contract Services
\$17,358.11	\$19,757.51
Office Rent & Utilities	Advertising/Marketing
\$13,481.89	\$13,700.19
Office Operations	Travel
\$7,775.79	\$6,750.56
Meeting Expenses	Dues and Fees
\$2,567.96	
Miscellaneous	
TOTAL EXPENDITURES: \$266,879.48	

Capital Improvements Fund

REVENUES

\$870,905.80	\$112,457.51
TVA In-Lieu-of-Tax Funding	Other (Grants & Interest)
TOTAL REVENUES: \$983,363.31	

EXPENDITURES

PowerCom Industrial Center	\$1,049,916.00
	Rural Development Loan Payment
\$179,080.18	\$62,044.98
Engineering/Admin/ Insurance Fees	Repairs & Maintenance
\$58,897.10	\$344,970.30
Roads	Projects (Utilities & Infrastructure)
Off-Site Development	\$20,823.22
	Hartsville Ind. Property
\$19,991.99	\$97.69
4L Grant Programs	Misc. Capital Improvement Expenses
TOTAL EXPENDITURES: \$1,735,821.46	

Four Lake's success would not be possible without the assistance and support of these professional organizations!

Area Colleges & Universities



POWERCOM INDUSTRIAL CENTER IMPROVEMENTS



Thanks to TVA's InvestPrep Grant, work is underway for a new 21 acre, shovel-ready site in the front section of Village 1.



(L-R) Bob Bibb/MTIDA, Mayor Carman/Trousdale, and Hugh Clark/Clark Lumber Co



In planning the PowerCom port development, board members and staff embark on a field trip to the Port of Owensboro – transportation provided by MTIDA/Bob Bibb.



(L-R) Bob Bibb/MTIDA, Mayor Nesbitt/Smith Co., and Mayor Jones/Macon Co.



Long-time PowerCom tenant, Victory Truck Lighting, displays his newest marketing strategy



CCA breaks ground October 3, 2014 on the long-awaited Trousdale Turner Correctional Center, located within the PowerCom Industrial Center. The Correctional Center is on schedule for operations to begin January, 2016.



JE Dunn escorts representatives from US Legislator's Alexander, Black, and Corker's offices, and the 4L staff on a tour of the CCA Trousdale Turner Correctional Center project.



TVA's Tech Team tours the PowerCom Industrial Center

BUSINESS & WORKFORCE DEVELOPMENT

The Tennessee College of Applied Technology Hartsville fully supports the ongoing efforts of the



TENNESSEE COLLEGE OF APPLIED TECHNOLOGY
HARTSVILLE

Four Lake Regional Industrial Development Authority and serves as the premier supplier of workforce development for Trousdale, Sumner, Wilson, Smith and Macon Counties. We are working closely with Beretta Industries (Sumner), ARC Automotive, Inc.(Trousdale), Corrections Corporation of America (Trousdale) and many others to develop training programs and provide qualified employees.

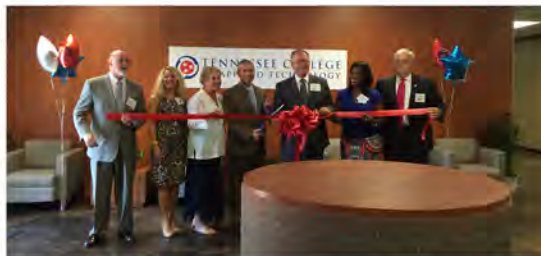
The College fulfills its mission by:

- Providing competency-based training through superior quality, traditional and distance learning instruction methods that qualify completers for employment and job advancement.
- Contributing to the economic and community development of the communities served by training and retraining employed workers.
- Ensuring that programs and services are economical and accessible to all residents of Tennessee.
- Building relationships of trust with community, business, and industry leaders to supply highly skilled workers in areas of need.

At TCAT Hartsville, the focus is on your success in today's ever-changing, state-of-the-market economy. Our faculty and staff believe in providing the highest quality services and instruction to ensure an exciting learning experience. Our instructors are qualified and dedicated to the responsive changes needed by business and industry, students, and the community. We are proud to train citizens for the skilled careers of today's workforce.

Education is about creating new possibilities for career and personal growth.

As the economy becomes increasingly global and competitive, the facilities and curriculum at TCAT Hartsville will provide the education and training that are required to compete in the global market.



TCAT-Wilson County Ribbon Cutting

-Mae Perry, Director



Trousdale High School Career Fair, co-sponsored with Tri-County



The Four Lake office assists and houses a satellite location of the Volunteer State Community College TN Small Business Development Center (TSBDC). The Center provides group sessions and one-on-one counseling & training for small business owners and entrepreneurs needing assistance in the FLRIDA region. Charles Alexander, the Center's Director, as well as Dave Jose, Counselor, provide private counseling at the following locations in the Four Lake region during the third full week of each month:

Tuesday 9-12 pm	Mt. Juliet Chamber (615-758-3478 for appointment)
Wednesday 8-10am	Four Lake Office (615-374-4607 for appointment)
Wednesday 11-1 pm	Macon County Chamber (615-666-5885 for appointment)
Wednesday 2-4 pm	Westmoreland Chamber (615-644-5156 for appointment)
Thurs. 9-11am, & 1-3pm	Lebanon Chamber (615-444-5503 for appointment)
Friday 9-12noon	Portland Chamber (615-325-9032 for appointment)
Friday 9-12noon & 1-4pm	White House Chamber (615-672-3937 for appointment)

2015/2016 WORK PLANS

Economic Development Program

- Sustain communications with CCA and ARC Automotive emphasizing the need to complete obligations pledged by Four Lake, the Dept. of ECD, & TVA while continuing the development of their projects and job creation.
- Enhance opportunities to expand Four Lake's footprint throughout the five-county region by assisting individual counties in economic development projects.
- Improve responses and data for regional Request for Proposals.
- Continue to market available buildings & properties within the PowerCom Industrial Center (PCIC).
- Continue infrastructure and facilities development for the PCIC (electrical, water/sewer, telecommunications, fiber optics, and building & road upgrades).
- Maintain and improve relationships with existing industries.
- Provide technical assistance to incubator clients as required (financing, marketing, etc.).
- Maintain and promote partnership & cooperation among elected officials, economic development organizations, and Chambers of Commerce throughout the region.
- Modify concept maps for the PowerCom Industrial Center.
- Management of 4L's property within the Hartsville Industrial Park.
- Dockside Infrastructure Assessment for a port operation on the Cumberland River at PCIC
- Port development and partnership with the Corps of Engineers on plans for a Cumberland River dock/barge access at PowerCom Industrial Center.
- Continued involvement with RPO and TDOT for regional highway improvements.

Business Development Assistance Program

- Continue our partnership with the SBA's TN Small Business Development Centers.
- Develop a partnership with the Biz Foundry for entrepreneurship & start-up businesses.
- Support small business development seminars and referrals throughout the five-county region.
- Expand communications with existing businesses.

Workforce Development Program

- Serve as a member of Tennessee College of Applied Technology (TCAT)/Hartsville's Advisory Board.
- Market the training services of TCAT and Volunteer State CC to businesses and industries in the region.
- Encourage companies to provide job fairs in the region.
- Assist with Workforce Development programs in the Tennessee Central Region

Program Administration

- Comply with reporting requirements of the State of TN (Sunset Review & State Funding Board), Board of Directors, funding agencies, and others as necessary.
- Maintain financial reporting, audits, and budget management.
- Provide a marketing strategy and promote the region as the Tennessee Central Economic Alliance.
- Maintain a viable web site with information and news updates.
- Manage the daily operations of the office and administration processes.
- Search & pursue grants and funding applications.
- Oversight & management of the PowerCom Industrial Center and tenant relationships.
- Maintain professional affiliations with governmental entities, funding agencies, TN Dept. of ECD, and other related organizations such as TVA, Chambers of Commerce, UT/CTAS, the Greater Nashville Regional Council, the Middle Tennessee Industrial Development Association, the Upper Cumberland Development District, TN Economic Development Council, TEP, the region's electric distributors, and utility districts.


Other

- Continue to serve as the liaison for the North Central Solid Waste Planning Region (NCPWR), the TN Dept. of Environment & Conservation, and Development Districts.
- Support the updating, printing and distribution of Community Data Sheets for the twelve targeted communities in the Four Lake region.
- Increase public awareness of the Tennessee Central Economic Alliance and its vision for the region.
- Promote 4L/Tennessee Central as a valuable partner for economic development in, and outside of, our five-county region.
- Pursue other regional development opportunities as requested by the Board of Directors.
- Aggressively pursue new projects and tenants.




TENNESSEE CENTRAL
ECONOMIC ALLIANCE
tennesseecentral.org

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