



FOUR LAKE REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY



Serving the Middle Tennessee Counties of Macon, Smith, Sumner, Trousdale, and Wilson

P.O. Box 464
100 W. Main St.
Hartsville, TN
37074

Phone:
615-374-4607
Fax:
615-374-4608

Email:
fourlake@aol.com
Website:
www.fourlake.org



2008/2009 ANNUAL REPORT and

2^{1st} ANNUAL MEETING

July 10, 2009
Bluegrass Yacht & Country Club
Hendersonville, TN



ABLE OF CONTENTS

Historical Overview	1
Governing Body & Staff	3
Activities & Accomplishments:	
<i>PowerCom Industrial Center</i>	5
<i>Business Incubator</i>	7
<i>Business Development Assistance</i>	12
<i>Workforce Development</i>	12
<i>Solid Waste Management</i>	13
<i>Other</i>	13
Fiscal Overviews:	
<i>General Fund</i>	14
<i>Capital Improvements Fund</i>	15

MAPS

Four Lake/TVA/CCA Boundaries	2
Spec Building Flyer	6
PowerCom Industrial Center Village 1	10
PowerCom Industrial Center Village 2	11

Historical Overview

The Four Lake Regional Industrial Development Authority is unique.

In 1974 the Tennessee Valley Authority announced construction of the world's largest nuclear power plant at Hartsville, Tennessee.

In 1975 the impacted counties - Trousdale (Hartsville) and the four contiguous counties (Macon, Smith, Sumner and Wilson) formed the Hartsville Project Coordinating Committee to work together with TVA to mitigate impacts as the project was developed.

In 1977 construction employment reached a high of 7,000 at the Trousdale County site.

In 1982 after progressive cutbacks, construction was halted with employment virtually eliminated, resulting in significant economic dislocations in the regional economy.

In 1983 a Farmer Home Administration sponsored analysis, "The Hartsville Project Impact Study" was released calling for the establishment of an industrial development authority to specifically focus on the work of attracting jobs to the area.

Legislation creating the Four Lake Regional Industrial Development Authority was passed by public act of the State Legislature on April 15, 1986.

In 1988 the Authority contracted staff and initiated a work program.

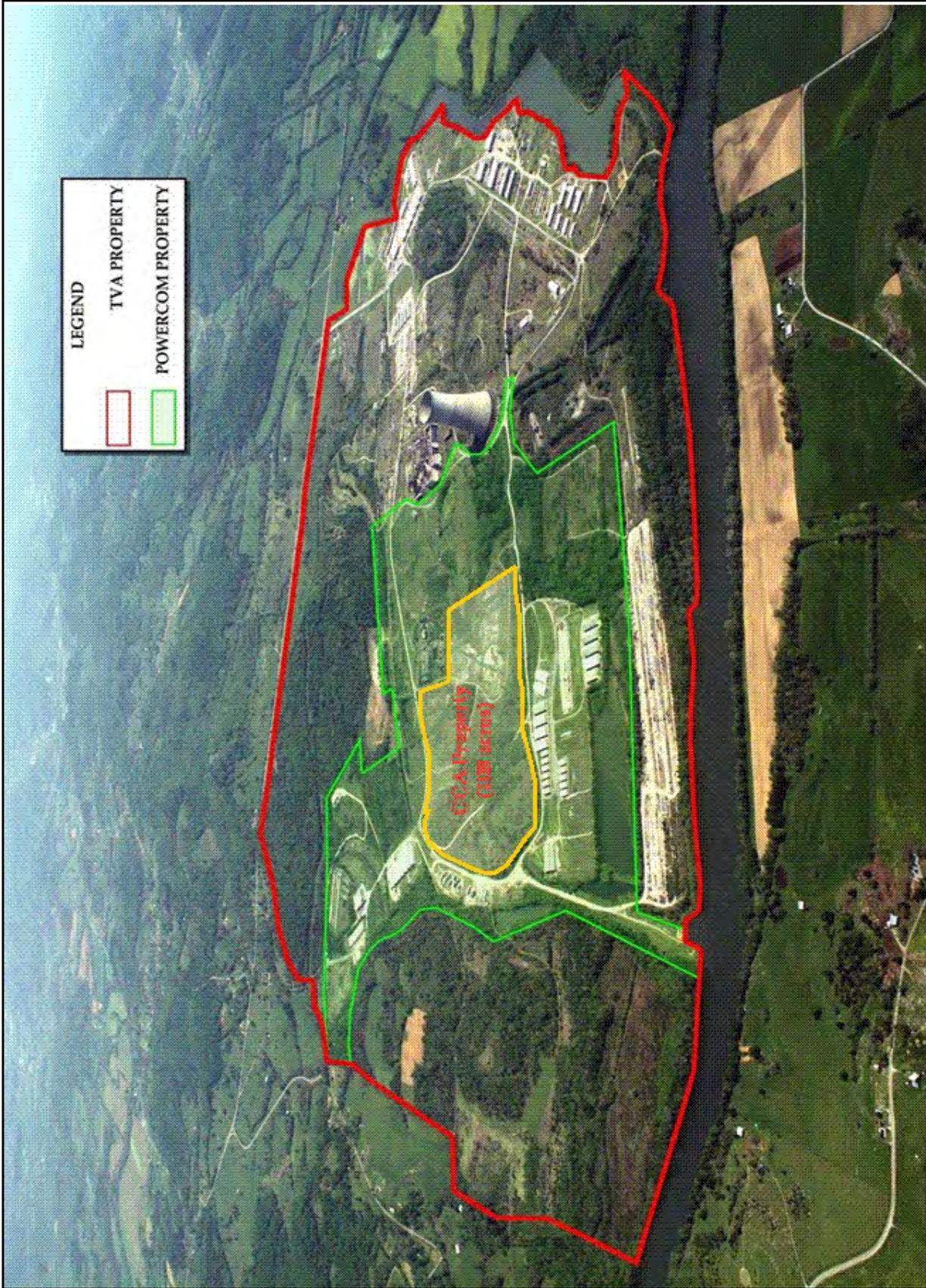
Enabling legislation states that the Authority was "created and established for the purpose of developing the resources of the region embracing the counties of Macon, Smith, Sumner, Trousdale and Wilson"

More specifically, the Authority "is directed to focus its activity toward economic development and improving employment opportunities in the region"

After years of contact and pleas with the then 3-member TVA Board of Directors, approximately 554 acres of the mothballed TVA nuclear site were sold to the Four Lake Authority in June 2002 for regional economic development purposes. The property (see property boundary map on page 2) was purchased for the appraised value of \$1.7 million with the stipulation that the Four Lake Authority make a minimum of \$1.5 million in infrastructure improvements during the first five years of ownership. These initial infrastructure improvements (water, sewer, and natural gas lines), as well as a 750,000 gallon water storage tank, were completed in 2005.

On April 27, 2007, the Four Lake Authority made the final payment of \$1,700,000 to TVA - insuring free and clear ownership of the 554 acres.





LEGEND

	TVA PROPERTY
	POWERCOM PROPERTY



PowerCom Industrial Center





Governing Body & Staff

The Four Lake Regional Industrial Development Authority's administrative attachment is with the State Department of Economic and Community Development.

The Authority is governed by a twenty-member Board of Directors comprised of the following:

- county mayors/executives of each of the five counties in the region;
- mayors of each county seat municipality in the region, except for Trousdale County (a Metro Government) wherein the county Chairman Pro-Tem currently serves as "ex-officio" member of the Board;
- mayor of any incorporated municipality in the region with a population in excess of 25,000 (Hendersonville);
- a representative from the Industrial Development Board of each county;
- a representative of the Governor;
- a State Representative and State Senator serving said region; and,
- the representative of the U.S. Congressman serving the Four Lake region.

An Executive Committee, comprised of one Board member from each of the five member counties, provides direct oversight for the Authority's operations. The Executive Committee meets quarterly, or more frequently if required. Members serving for the 2008-2009 fiscal year were the County Mayors/ Executives of Macon, Smith, Sumner, Trousdale, and Wilson as follows:



Chairman

Jerry Clift
Trousdale Co. Executive



Vice-Chairman

Shelvy Linville
Macon Co. Mayor



Sec./Treas.

Robert Dedman
Wilson Co. Mayor



Sumner Co. Rep.

Anthony Holt
Sumner Co. Exec.



Smith Co. Rep.

Micheal Nesbitt
Smith Co. Mayor

Other Board members serving for the 2008-2009 fiscal year included:

Macon County

J. Y. Carter, Mayor of Lafayette
Jon Hesson, Industrial Dev. Board

Smith County

David Bowman, Mayor of Carthage
Phillip Piper, Industrial Dev. Board

Sumner County

Jo Ann Graves, Mayor of Gallatin
Scott Foster, Mayor of Hendersonville
Thomas Neal, Jr., Industrial Dev. Bd.

Trousdale County

Tim Roberson, Chairman Pro-Tem
Philip Holder, Industrial Dev. Bd.

Wilson County

Philip Craighead, Mayor of Lebanon
Phil Smartt, Industrial Dev. Board

U.S. Congressional Rep.

Mike Terry for Bart Gordon

Governor's Representative

Jerry Merriman, TN Dept. of ECD

State Senator

Mae Beavers

State Representative

Stratton Bone

Staff for the Authority includes:



Donna Arrington
Program Manager/Asst. Director
dafourlake@aol.com



Teresa Carman
Office Manager/Secretary
tlcfourlake@aol.com

Affiliated professional support includes (but not limited to):



Charles Alexander, Director
VSCC/TN Small Bus. Dev. Center
charles.alexander@volstate.edu



County Technical Assistance Service
www.ctas.tennessee.edu/



Tennessee Valley Authority
Economic Development
www.tvaed.com



www.gnrc.org



www.mtida.org



Activities & Accomplishments



PowerCom Industrial Center

The PowerCom name and logo were created for the property to reflect the industry-specific marketing plan developed to target companies with a need for a dual-feed, uninterrupted power source. There are also plans to equip the PowerCom Industrial Center with state-of-the-art telecommunication capabilities. The availability of a large acreage site, navigable river access, and 346,430 square feet of available warehousing space (see pages 10 & 11 for building locations) are also emphasized in Four Lake's marketing efforts.

Two independent, nationally-recognized site certifications have been achieved for the PowerCom site. Four Lake's website (www.fourlake.org) activity continues to grow and an extensive update is scheduled for August/September.

A 54,000 square foot speculative industrial building was designed and completed with a final "walk-thru" on March 10, 2008 (see page 6 for picture & specs). Current negotiations are in progress with a significant prospect for a new division of the company to begin operations in the Spec Building.

On February 22, 2008, Corrections Corporation of America (CCA), the nation's largest provider of corrections management services to federal, state, and local governments, announced its intent to construct Trousdale Corrections Center (on a 108 acre site) in the PowerCom Industrial Center. With its corporate headquarters located in Nashville, CCA designs, builds, finances, owns, operates, and presently manages 65 correctional and detention facilities in 19 states and the District of Columbia.



CCA - 108 acre property footprint

CCA's site-prep construction efforts began April 22, 2008, with basic completion in February, 2009.

Presently, the project's facility construction is "on hold", due to the current economic downturn and the budget trimming each state is facing. Once completed, the facility has a planned capacity of 2,040 medium-security beds, employing a minimum of 350 personnel in security, facility management, accounting, nursing, human resources, business management, quality assurance, teaching and education administration. The workforce will have full benefit packages; 85% of the total employment will be drawn from the Four Lake region.

As an educator, employer and economic contributor, CCA's presence will prove to be an important part in the lives of those who live and work in the five counties of the Four Lake region.



Contact Information

Donna Arrington, Pgm. Mgr.
 Four Lake Authority
 P.O. Box 464/100 W. Main St.
 Hartsville, TN 37074
 615-374-4607
 dafourlake@aol.com
 www.fourlake.org

Newly Completed Spec Building

Building Information

Total Square Feet	54,000 (expandable to 100,000)
Dimensions	200' x 250'
Adjoining Acres Avail.	10
Office Space (separate)	4,000 s.f. (elastomeric exterior paint)
Parking Spaces	26 paved/25 unpaved
Construction Material	Masonry & Metal
Concrete Floor	6" thick (future)
Ceiling Eave Height	30' minimum/38' maximum
Dock Doors	2 - electric coiling
Drive-In Doors	2 - electric coiling
Column Spacing	1 row/centerline (25')
Sprinklered	In place
Walls	10' high split face block all around/ foamed cores with R-26 rating/4" thick pre-finished steel
Roof	Standing seam metal with R-26 rating/ corrugated deck with 2" foam insula- tion
Kalwal Panels	20% light transmission provided all around building
Lighting	High bay 400 watt metal halide at 24' on centers
Ventilation	4 exhaust fans & vents

Utility Information

Electric Svc. Provider	Tri-County EMC
KVA	69
Phase	Three/4 wire service with 480v trans- former
Natural Gas Svc. Provider	Nashville Gas
Natural Gas Line Size	6"
Water Svc. Provider	Hartsville/Trousdale Co. Water & Sewer Dept.
Water Line Size	18"
Sewer Svc. Provider	Hartsville/Trousdale Co. Water & Sewer Dept.
Sewer Line Size	10" Force Main

Location Information

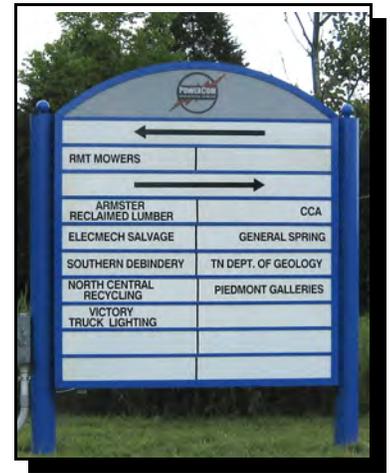
Address	100 Trousdale Way Hartsville, TN 37074
Major Interstate	19 miles to I-40 via Hwy 231
Major Highway	0.8 mile to Hwy 25
Major Commercial Airport	40 miles to Nashville International
Dock Facility	On site - Cumberland River access
Rail Access	None
Latitude	N 36 20.833
Longitude	W 86 5.865

Business Incubator

The Business Incubator Program, owned and operated by the Four Lake Authority, currently leases 10 buildings totaling 92,000 square feet to eight businesses employing 25 persons. See pages 10 & 11 for current/active tenant locations in Village 1 and Village 2.

The following is a summary of graduates and tenants:

- ✓ Armster Reclaimed Lumber, a Connecticut-based entity, refurbishes reclaimed lumber from the land, buildings, and rivers. A division opened at the PowerCom site September, 2008 in a 12,000 sf building with one acre of barren land. The current economic times forced the closing of the TN division on 06/01/09.
- ✓ Covenant Displays, after eight years as an Incubator tenant, graduated in 2003 to a new location in Lebanon. The company produces special-order acrylic display stands, primarily for the religious bookstore market. This family-owned business employs six.
- ✓ Cowan International, Inc. graduated from the Incubator ten years ago, moving to a permanent location in Red Boiling Springs. The company manufactures cabinetry for the high-end residential market. This family-owned and operated business employs 17.
- ✓ ElecMech Salvage located to a 4,000 square foot building in May, 2005. This family enterprise originally began in Cumberland Gap, TN and employs three. They rehab switch boxes and other heavy electrical equipment mainly for mining operations. Mitchell Gibson, owner (see photo on page 9), is always looking to expand.
- ✓ General Spring continues to operate its spring manufacturing facility at the site - since 1992. They currently employ 10 and occupy two buildings totaling 36,000 sq. ft. The industry filed for Chapter 11 bankruptcy in September, 2008. A liquidation sale occurred on June 26, 2009.
- ✓ North Central Recycling, a regional trash recycling entity for the North Central Tennessee area, utilizes Trousdale County inmate labor. Since 1994, NCR occupies a 16,000 sq. ft. building and continues to provide a valuable service for the Four Lake region (see photos on page 9).
- ✓ Piedmont Gallery, Inc., a flooring and millwork manufacturer with its home office in Fairview, TN, located the cabinetry division and employees to a 4,000 sf building in October, 2008. This manufacturer utilizes modern-day lumber, as well as river-reclaimed wood types, in the building, designing, and installation of hardwood floors, cabinets, high-end furniture, etc. The owner, Leo Berg, plans to expand the cabinetry division into another PowerCom 4,000 sf building this summer, employing two persons on site (see photos on page 9).
- ✓ RMT Mowers, formerly known as A.P. Hicks Ent., Inc., began operations 08/01/07 in the 12,000 square foot Power Stores building, including the two mobile trailer offices located thereon. This operation manufactures mowers for state/county/city and contract highway mowing. The current downturn of the nation's economy forced hard times on this company. They left the PowerCom site 04/15/09.



- ✓ Smith County Industrial Coatings, an Incubator graduate of 16 years, continues to thrive at its permanent location in Gordonsville. Current employment is 15.
- ✓ Southern Debindery occupies two 4,000 sq. ft. buildings where they recycle out-of-edition textbooks. The Lebanon-based company employs three.
- ✓ State of Tennessee/Division of Geology, leases a 4,000 sq. ft. building for the storage of rock/core samples gathered in the region. A tenant since 2000, this division of the State's Department of Environment and Conservation studies, analyzes, and records the core findings for future reference. This Geological Division employs two.
- ✓ SunFresh Farms moved to a permanent location on the Wilson County and Smith County line 11 years ago. This family-owned and operated firm produces, packages, markets and ships vegetables and berries for regional markets. They currently employ 15 persons.
- ✓ Tennessee Valley Authority leases one 16,000 sf building for the warehousing of varying types of temperature-sensitive instruments, as well as equipment. A tenant since the land transfer and payment in April, 2007, TVA has continuously proved to be a good, helpful neighbor to the Four Lake Authority.
- ✓ Victory Truck Lighting, formerly known as SOLAS Parts, Inc., located to a 4,000 sq. ft. building in April 2006. Two family owners and employees sell new and used truck parts and lights to businesses and small owner operators. Rex Payne, part-owner, was killed at his Lafayette home in the February 5, 2008 tornado which ripped through the Four Lake Region. The other owner, Gary Waddell, continues to operate the company (see photo on page 9).
- ✓ Volunteer Adhesives relocated to Lafayette in 2003 and continues to thrive. A producer of special-order industrial adhesives, the company employs 20.

Forty newly-designed, building-location signs are presently being assembled by Advance Sign in Lebanon. With the aid of a TVA Special Opportunities Communities Readiness Grant, these signs will be installed on each building by August, 2009, utilizing Emergency 911 address regulations. See photo below.

Estimates are being gathered presently for the painting, re-skirting, and trimming of the buildings in Village 1 & Village 2 of the PowerCom Industrial Center.

Speed limit signs have been located throughout the Center - noting a speed of 20 mph for employees, as well as construction traffic.

We are confident the planned building upgrades will prove beneficial to the available workforce of the Four Lake Region.



Example of existing building with new paint & sign.



Village 1



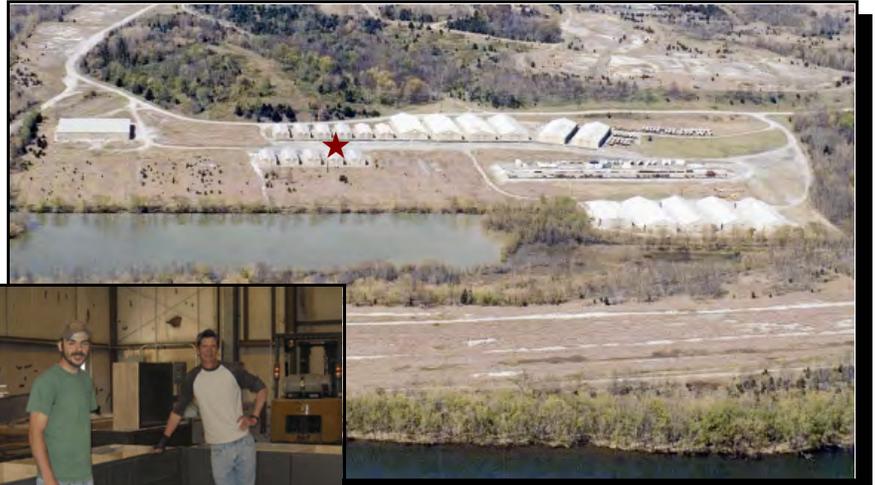
★ North Central Recycling



★ Victory Truck Lighting



★ Mitchell Gibson,
ElecMech Salvage



Village 2

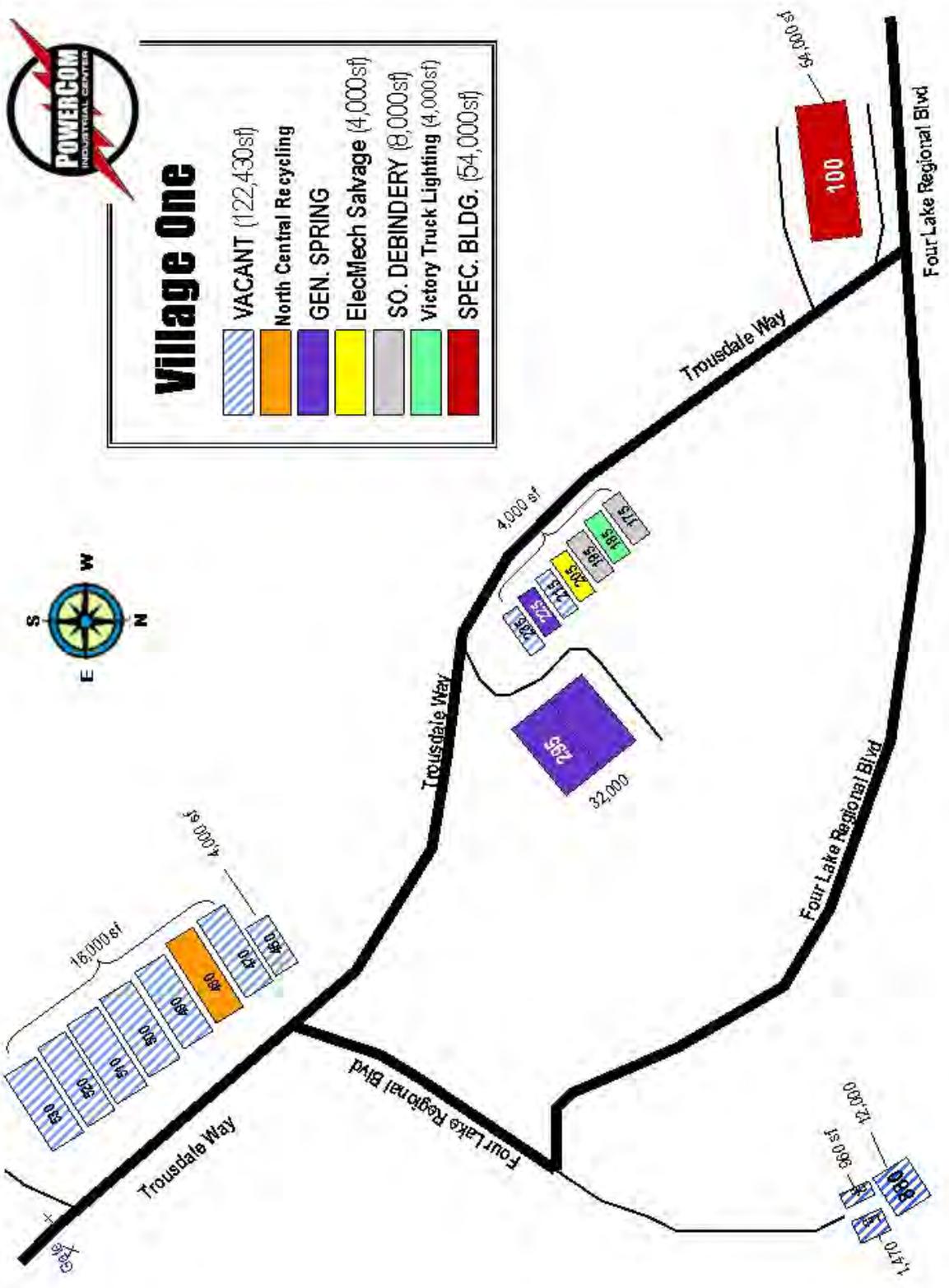
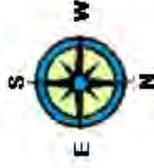


★ Piedmont Gallery's Jeff, Sr.
& Jeff, Jr. Stanley



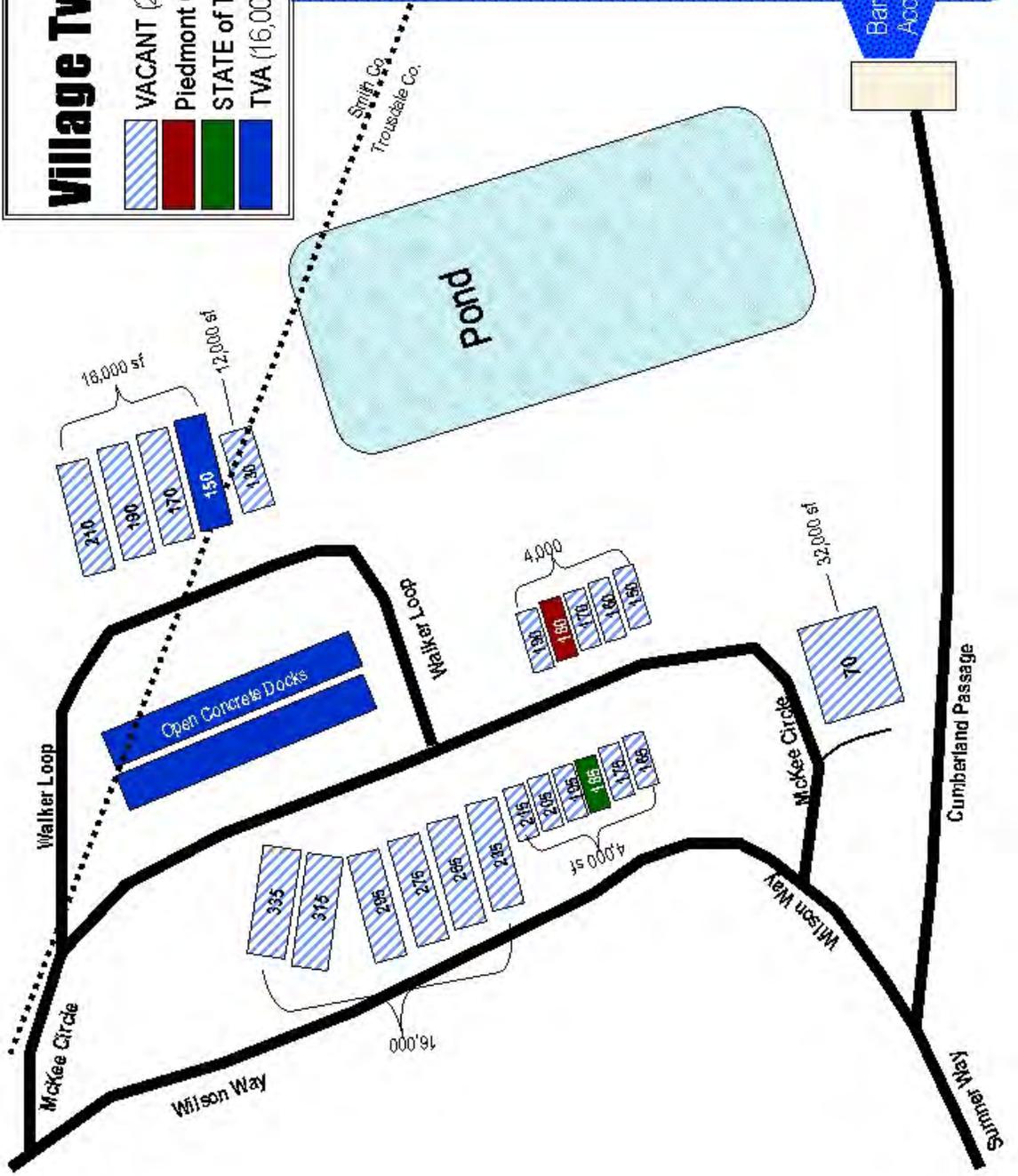
Village One

-  VACANT (122,430sf)
-  North Central Recycling
-  GEN. SPRING
-  ElectMech Salvage (4,000sf)
-  SO. DEBINDERY (8,000sf)
-  Victory Truck Lighting (4,000sf)
-  SPEC. BLDG. (54,000sf)



POWERCOM
Village Two

	VACANT (224,000sf)
	Piedmont Gallery (4,000sf)
	STATE of TN (4,000sf)
	TVA (16,000sf)



Business Development Assistance

- ✓ Four Lake assists and houses a satellite office 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. The services are extended to existing businesses and startups.



The Center's Director, Charles Alexander, provides on-location counseling at the Four Lake office the second Wednesday of every month from 8:00 - 10:00 a.m. For the convenience of interested residents of the Four Lake region, as well as the VSCC/TSBDC region, appointments with Mr. Alexander may be scheduled by calling the Four Lake office.

The VSCC/TSBDC program is funded through the Small Business Administration and Volunteer State Community College.

Workforce Development

- ✓ The Tennessee Technology Center/Hartsville continues to increase its presence as a quality provider of technical training in the Center's five-county service area (same as the Four Lake Authority region). Enrollment figures as of December, 2008 reflect a 35.5% increase over the 2007 totals - making TTC/Hartsville one of the top eight in the nation's category of "Fastest-Growing Public Two-Year Colleges".



The Technology Center is a valuable asset to our five counties for both on-campus career centered training and off-campus specific needs centered training to meet the requirements of individual industry or business. In addition to the main campus, TTC/H has four Instructional Service Centers at Trousdale County High School, Hartsville; Tri-County Extension Campus, Red Boiling Springs; Union High Resource Center, Gallatin; and Wilson County Career and Technical Education Center, Lebanon. Twelve new employees have been hired as a result of the Center's expansion efforts.

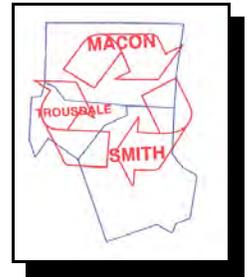
The TTC/Hartsville strives to fulfill its purpose to "provide high-quality training that is economical and accessible to all residents of Tennessee, thereby contributing to the economic and community development of the communities" in which they serve. The Four Lake Authority's Assistant Director/Program Manager serves on the TTC/H Advisory Committee.

- ✓ The Assistant Director/Program Manager of the FLRIDA is an active Alumnus of Leadership Upper Cumberland, a 15 county regional effort designed to: promote the education and training of persons for leadership and involvement in public affairs of the region; establish channels of communication among regional leaders; and, to assist in the development and enhancement of county leadership programs in each member county.



Solid Waste Management

- ✓ The Greater Nashville Regional Council, the Upper Cumberland Development District, and the State Department of Environment & Conservation have assumed direct technical support for the North Central Solid Waste Planning Region (NCPWR). The Four Lake Authority continues to supply the NCPWR with coordinating/liaison support as it discharges its planning responsibilities under the '91 Solid Waste Management Act. The NCPWR's Fourteenth Annual Progress Report has been submitted to the State; we are currently awaiting its acceptance.



Other Activities

- ✓ In cooperation with the Middle Tennessee Industrial Development Association, the Four Lake Authority assists in updating and distributing Community Data Sheets for twelve communities in the region.



Lafayette
Carthage
South Carthage
Gordonsville
Gallatin
Hendersonville

Portland
Westmoreland
White House
Hartsville
Lebanon
Mt. Juliet

The Four Lake region's Community Data Profiles, as well as others, can also be obtained from the MTIDA website at:
www.mtida.org

- ✓ Update and distribute annually the "Regional Profile of Available Industrial Buildings & Sites" for the five Four Lake counties. This Profile is available in the Four Lake office and is distributed at the Four Lake Annual Board of Directors meeting.
- ✓ Assist with investment locations and expansions as requested.

NOTE: Most of the information contained in this Annual Report, and more, can be found on the Four Lake website. Please visit us at www.fourlake.org

GENERAL FUND
2008-2009

REVENUES

Rent (Incubator Buildings)	\$152,154.00
Other	126,092.00
<hr/>	
TOTAL REVENUES	\$278,246.00

EXPENDITURES

Salaries/Benefits (ss/mc match, ins., retirement)	\$107,261.00
Travel	3,370.00
Contract Services	21,808.00
Communications	4,939.00
Postage	683.00
Office Supplies & Equipment	4,503.00
Dues/Fees/Subscriptions	2,229.00
Miscellaneous	4,157.00
Office Rent/Insurance/Utilities	10,141.00
Audit	1,840.00
Advertising	19,995.00
<hr/>	
TOTAL EXPENDITURES	\$180,926.00

CAPITAL IMPROVEMENTS FUND

2008-2009

REVENUES

Fund Carry Over Balance	\$2,041,767.00
In-lieu-of Tax This Year	677,675.00
Interest	36,568.00
TOTAL REVENUES	\$2,756,010.00

EXPENDITURES

Utilities (electrical/water/sewer upgrades)	\$268,409.00
Roads	1,343.00
Engineering/Administration/Insurance Fees	163,202.00
Rural Dev. Loan Payment	149,916.00
Building/Site Repairs & Maintenance	27,925.00
TOTAL EXPENDITURES	\$610,795.00