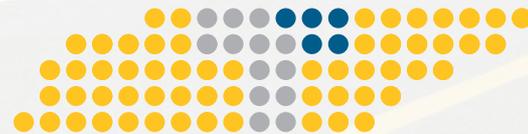


Serving The Middle Tennessee Counties Of
Macon, Smith, Sumner, Trousdale, Wilson

3 years



TENNESSEE CENTRAL
ECONOMIC AUTHORITY

2015/2016 ANNUAL REPORT

MESSAGE FROM CHARLY

The Authority has been in existence for three decades and had great success and major challenges. We have numerous people to thank for their leadership and we must even appreciate our challenges as each has made us a passionate team with a vision to evolve to new achievements. The "Year of Change" best describes our 2015-16 fiscal year as we complete our third decade. Our team will carry a new banner forward as the "Tennessee Central Economic Authority." We will continue united in our vision as a regional economic development authority and working to build on the foundation provided by the Four Lake Regional Industrial Development Authority. These accomplishments have been possible due to a united endeavor from the Board, our elected officials, staff, and professional services working in partnership with the State of Tennessee, TVA, MTIDA, GNRC, and UCDD.



The willingness to embrace change has created a new name, a new master plan for the PowerCom Industrial Center, engineered a new industrial access road, removed outdated buildings for a new site, and added new jobs across the region. All of our five counties are working to change their future with new industrial property. A willingness for change is improving our opportunity for new jobs and investments into our communities.

As we continue forward there will be additional changes and challenges that reflect our growth and development. We must continue to change as a team and keep our edge to seeking excellence. We will improve our product and enhance our abilities to assist business and in doing this, we will enrich the economic conditions for our citizens and communities. As always, thank you for letting me be a part of the team and supporting our changes.

May God Bless each of you & with my sincere appreciation,

Charly Lyons

MESSAGE FROM THE STAFF

The 4L/Tennessee Central Annual Report presents a glimpse of our performance for the past fiscal year. It only highlights the numerous colleagues involved, activities, and accomplishments that were achieved for the enhancement of our communities and setting the stage for the next generation.

It reveals the collective perseverance of Legislators, Board of Directors, TNECD, TVA, MTIDA, GNRC, UCDD, TCAT, workforce development entities, and community leaders all working together for the greater good of our region and our State. The Annual Report also validates the numerous roles essential to a community's success and willingness to improve.

The Four Lake Authority was created by the State of Tennessee Legislators 30 years ago. It has evolved from legislation to a positive and active entity. As always, the Staff is deeply grateful and fortunate to work alongside such dedicated professionals. We appreciate your trust, confidence, and assistance as we continue to maintain integrity & focus and seek opportunities for the benefit of our five-county region as a whole, without preference.



BOARD OF DIRECTORS



Chairman
Anthony Holt
Sumner County Executive



Vice-Chairman
Michael Nesbitt
Smith County Mayor



Secretary/Treasurer
Carroll Carman
Trousdale County Mayor



Macon County Representative
Steve Jones
Macon County Mayor



Wilson County Representative
Randall Hutto
Wilson County Mayor



Senate Appointee
Mae Perry
Director, TCAT-Hartsville



House Appointee
Sabra Hodge
Smith County

KEY EVENTS

- ECD & Legislative Lunch with Board & Staff
- Industry Appreciation Lunch
- SEDC Fall Conference
- GNRC Annual Meeting
- TEDC Spring & Fall Conferences
- ATVG Winter & Spring Meetings
- JECDB Meetings in Macon, Smith, Trousdale, and Wilson
- USDA/Rural Development Conference
- TVA's Annual Economic Development Forum
- Forward Sumner Annual meeting
- UCDD Annual meeting
- Gallatin State of the City Address
- TEDC Day on the Hill
- TEP Board Meeting for Marketing
- Annual Governor's Conference
- MTIDA Annual Meeting
- TVA & KPMG Consulting's InvestPrep Program Workshop
- Select USA Conference
- UCDD Planning with Smith & Macon
- CEDS GNRC
- NCTC - Foundation of Rural Services Congressional Tour
- TEP Recruiting Event in NYC with Commissioner Boyd
- Westmoreland USDA Grant
- TTAP TDOT Workshop
- Site Selectors Guild
- TVA Target Market Specialist Showcase
- TCHS Career Day
- Macon County Industrial Property Tour
- TVA Tour of Sumner Enterprise Park
- TCAT General Advisory Board Meetings
- FTZ Meeting with Mayor Dean



TN Central joins UCDD & TNECD for the SelectUSA Investment Summit in Washington DC



ECD & Legislators Appreciation Luncheon



MTIDA Annual meeting with Bob Bibb, Mark Farley, Billy Woodard, and Mayor Nesbitt.



UCDD Economic Development Planning Session in Smith County



UCDD Economic Development Planning Session in Macon County



Charly attends ATVG's Winter Meeting



TENNESSEE CENTRAL

ECONOMIC AUTHORITY



Charly attends SEDC Conference in Savannah. Pictured (l-r): Megan Farris, Don Alexander, Charly Lyons, Mark Farley, and Sarah Cunningham.



Charly & Jessica attend TEDC's "Day on the Hill"



Senator Corker visits Tennessee Central Region



Macon County receives Legislative update from Senator Beavers

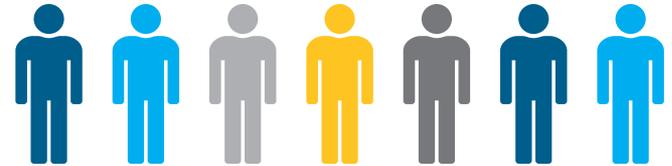
OVERVIEW OF THE TENNESSEE CENTRAL ECONOMIC AUTHORITY

Population Growth

2021 Projected: 383,118
 2016 Estimate: 357,789
 2010 Census: 323,922
 2000 Census: 264,601

Population Growth

2016-2021 Projected: 7.08%
 2011-2016 Growth: 10.46%
 2000-2010 Growth: 22.42%



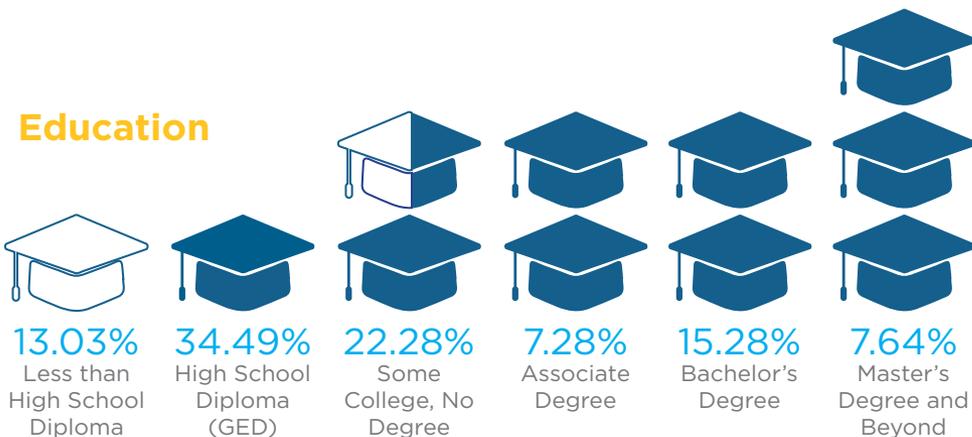
	Macon	Smith	Sunner	Trousdale	Wilson	TN Central
2010	22,258	19,135	161,288	7,867	114,620	325,168
2011	22,468	19,156	163,943	7,809	116,787	330,163
2012	22,509	19,126	166,183	7,780	119,106	334,704
2013	22,643	19,064	169,128	7,785	122,002	340,622
2014	23,012	19,040	172,870	8,002	125,418	348,342
2015	22,177	19,295	175,989	8,042	128,911	355,414

	Davidson	Rutherford	Williamson	Tennessee	United States
2010	628,131	263,781	184,068	6,356,585	308,758,105
2011	635,779	269,097	188,296	6,398,408	309,346,863
2012	649,318	274,339	193,010	6,455,469	311,718,857
2013	659,428	281,596	198,969	6,469,130	314,102,623
2014	669,094	289,147	205,334	6,547,779	316,427,395
2015	678,889	298,612	211,672	6,600,299	321,418,820

EDUCATION OVERVIEW

Area/School	ACT Average
Macon County	18.5
Smith County	18.5
Sumner County	20.4
Trousdale County	20.8
Wilson County	20
TN Central Region	19.64
Davidson County	18.7
Rutherford County	19.9
Williamson County	23.8
United States	19.9

Area/School	Graduation Rate
Macon County	80.1%
Smith County	90.7%
Sumner County	91.6%
Trousdale County	98.7%
Wilson County	95.7%
TN Central Region	91.4%
Davidson County	81.6%
Rutherford County	93.9%
Williamson County	95.5%
United States	93.9%



Technology Centers & Community Colleges

- Belmont University
- Cumberland University
- Fisk University
- Lipscomb University
- Meharry Medical College
- Middle Tennessee State University
- Tennessee State University
- Tennessee Technological University
- TN College of Applied Technology in Gallatin
- TN College of Applied Technology in Hartsville
- TN College of Applied Technology in Lebanon
- TN College of Applied Technology in Murfreesboro
- TN College of Applied Technology in Nashville
- TN College of Applied Technology in Portland
- TN College of Applied Technology in Red Boiling Springs
- Trevecca Nazarene University
- Vanderbilt University
- Volunteer State Community College
- Welch College
- Union University

2015 - 2016 PERFORMANCE INDEX

CCA Trousdale Turner Correctional Center Opens

Smith County Job Fair in Carthage

Wilson County receives 4L Economic Development Grant for \$32,506.00

PowerCom Shovel-Ready Site completed with TVA InvestPrep Grant

ARC Automotive breaks ground & names plant manager

Master Plan developed for PowerCom Industrial Center

KPMG/TVA site tours in Smith & Sumner

ECD Grant Award received for \$50,000.00

PowerCom Dock Structure Assessment Completed

PowerCom Site Review by ECD & Austin Consulting for Tennessee Select Site Certification

Four InvestPrep Applications Submitted to TVA

State Legislators approve "Tennessee Central Economic Authority" Name Change



- Northeast of Nashville
- Future Port on Cumberland
- I-65 & I-40 Corridors
- Access to Six Airports
- Foreign Trade Zone
- 5 TCAT Locations

Thank You to Legislators for passing legislation officially changing the name of Four Lake Regional Industrial Development Authority to **Tennessee Central Economic Authority**. The change in the name better describes where our region is located within the Volunteer State served by the Authority and better informs those who may be industrial or commercial prospects looking to locate here for our regional assets.



2014/2015 FISCAL OVERVIEWS

General Fund

REVENUES

\$263,875.16	\$154,551.50
Rent	Other

TOTAL REVENUES: \$418,426.66

EXPENDITURES

\$168,040.55	\$27,791.08
Salaries & Benefits	Contract Services
\$36,322.45	\$21,705.57
Office Operations	Advertising/Marketing
\$10,445.97	\$16,637.94
Meeting/Event Expenses	Travel
\$1,134.00	\$6,465.45
Miscellaneous	Dues and Fees

TOTAL EXPENDITURES: \$288,543.01

Capital Improvements Fund

REVENUES

\$881,629.16	\$65,683.56	\$188,944.48
TVA In-Lieu-of-Tax Funding	Property Sales & Loan Payments	Other (Grants & Interest)

TOTAL REVENUES: \$1,136,257.20

EXPENDITURES

PowerCom Industrial Center	\$149,916.00
\$165,245.15	Rural Development Loan Payment
Engineering/Admin/ Insurance Fees	\$105,131.18
\$573,152.84	Repairs & Maintenance
Roads & Fencing	\$418,991.37
Off-Site Development	Projects (Utilities & Infrastructure)
\$32,506.29	\$500.00
4L Grant Programs	Hartsville Ind. Property
	\$1330.98
	Misc. Capital Improvement Expenses

TOTAL EXPENDITURES: \$1,446,773.81

POWERCOM INDUSTRIAL CENTER IMPROVEMENTS



20+ Acre Shovel-Ready Site
Before / After



Master Plan



Future 10 Acre Shovel-Ready Site



ARC Automotive Begins Operation
(Pictured L-R: Charly Lyons; Tim Frazier, ARC Site Mgr; Wolfgang Roeder, TNECD)

REGIONAL PRODUCT DEVELOPMENT INITIATIVES



Tennessee Central assists Smith County as Mayor Nesbitt & Billy Woodard tour potential industrial property with consultants



The 20+ Acre PowerCom site in Trousdale County is visited by TNECD & Austin Consulting for certification evaluation with the TN Select Site program



Tennessee Central assists Sumner County with PEP (Property Evaluation Program) preparations & visit from TNECD & Austin Consulting



Tennessee Central assists Macon County with potential industrial park expansion plans & site visits with consultants.

BUSINESS & WORKFORCE DEVELOPMENT

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



TN Central 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.

-Mae Perry, Director



TCAT-Wilson County Ribbon Cutting



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



The TN Central 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 TN Central 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 STRATEGIES

Economic Development Program

- Increase industrial product in the five-county region by assisting individual counties in economic development projects and property opportunities.
- Respond to Request for Proposals for the region or individual counties.
- Market & promote the Tennessee Central as a five county region.
- Utilize the master plan for PCIC to develop site, and infrastructure (building sites, electrical, water/sewer, telecommunications, fiber optics, & road upgrades).
- 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 in the region.
- Management of the Authority's industrial property in PowerCom Industrial Center and the Hartsville Industrial Park.
- Continue 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 infrastructure.
- Sustain communications with CCA and ARC automotive emphasizing the need to complete obligations pledged by Tennessee Central, the Dept. of ECD, & TVA while continuing the development of their projects and job creation.

Business & Workforce Development Assistance

- Support 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.
- 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.
- Assist with 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 an informative web site and news updates.
- Manage the daily operations of the office and admin processes.
- Search & pursue grants and funding applications.
- Oversight & management of the PowerCom Industrial Center and tenant relationships.
- Maintain professional affiliations with governments entities, funding agencies, TN Dept. of ECD, Chambers of Commerce, UT/CTAS, the Greater Nashville Regional Council, MTIDA, the Upper Cumberland Development District, TN Economic Development Council, TVA, TEP, the region's electric distributors, and utility districts.

Other

- 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 Authority and provide a vision for the region.
- Promote Tennessee Central as a valuable partner for economic development internally for our five-county region.
- Pursue other regional development opportunities as requested by the Board of Directors.
- Aggressively pursue new projects and tenants.

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



Area Colleges & Universities





Dick Walker, 1st Executive Director, 1986-2008. 12/07/1941-09/16/11



Teresa Carman, Office Manager 1990-Present



Donna Arrington, Program Manager/ Asst. Director from 2003-2013



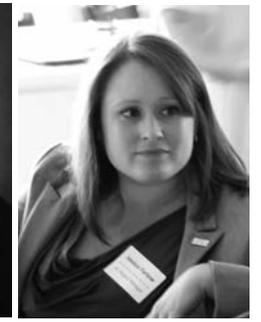
Jerry Clift, Executive Director 2010-2011



Don Rigsby, Executive Director from 2012-2014



Charly Lyons, Executive Director 2014-Present



Jessica Farlow, Project Manager/ Asst. Director 2014-Present



30 YEARS



TENNESSEE CENTRAL ECONOMIC AUTHORITY



Frank McKee served as Executive Director for the Hartsville Project Coordinating Committee established in 1975 to provide impact mitigation assistance to the five county governments (Macon, Smith, Sumner, Trousdale, and Wilson) impacted by the TVA Nuclear Plant construction in Hartsville. The original Board consisted of the Mayors from each county or their representative: Macon Co Judge Aubrey Dallas; Smith Co Judge Jack Kittrell; Gallatin Mayor Ted Kelley for Sumner Co; Mayor James Donoho, Trousdale County; and Wilson Co Judge Don Simpson. Such a positive relationship evolved among the five-county Board members that following the announced halt of the TVA Nuclear Plant project, the local governments decided to continue efforts focusing on industrial & economic development for the impacted region. Thus, the Four Lake Regional Industrial Development Authority was created by Public Act on April 15, 1986.



Ron Fultz (right) wrote legislation creating the Four Lake Regional Industrial Development Authority



2001/2002 Executive Committee & Staff



While with TNECD, Rob Schmid & Dick Walker were instrumental in the development & implementation of the 3-Star Program. Today, all five Counties of the TN Central region are 3-Star Award holders.

Vol. 112 + No. 112

Lebanon, Tennessee + Tuesday, June 6, 2000



The TVA Hartsville site is shown with outlines of the existing facility and the proposed site for industry. The upper-left corner between the green and red outlines is the area proposed for industrial development.

TVA committee explores Hartsville plans



PowerCom Infrastructure Groundbreaking 2004



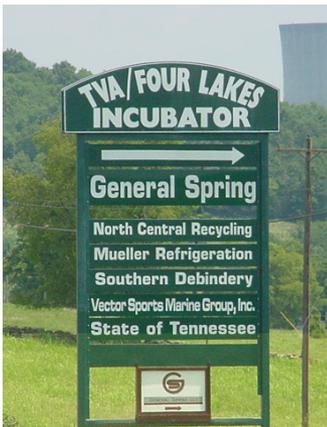
Infrastructure Development Begins



2006 Spec Building Groundbreaking



CCA Groundbreaking 2014



4L Office 1991 - 2012



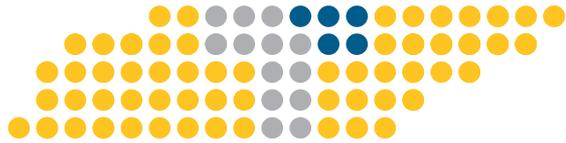
4L/Tennessee Central Office



2007 Spec Building Underway



ARC Automotive 2014 announcement



TENNESSEE CENTRAL

ECONOMIC AUTHORITY

tennesseecentral.org

Charly Lyons, Executive Director

 615.374.4607

 615.426.2520

 615.374.4608

 702 McMurry Blvd | Hartsville, TN 37074

 clyons@tennesseecentral.org

This institution is an equal opportunity provider & employer.

