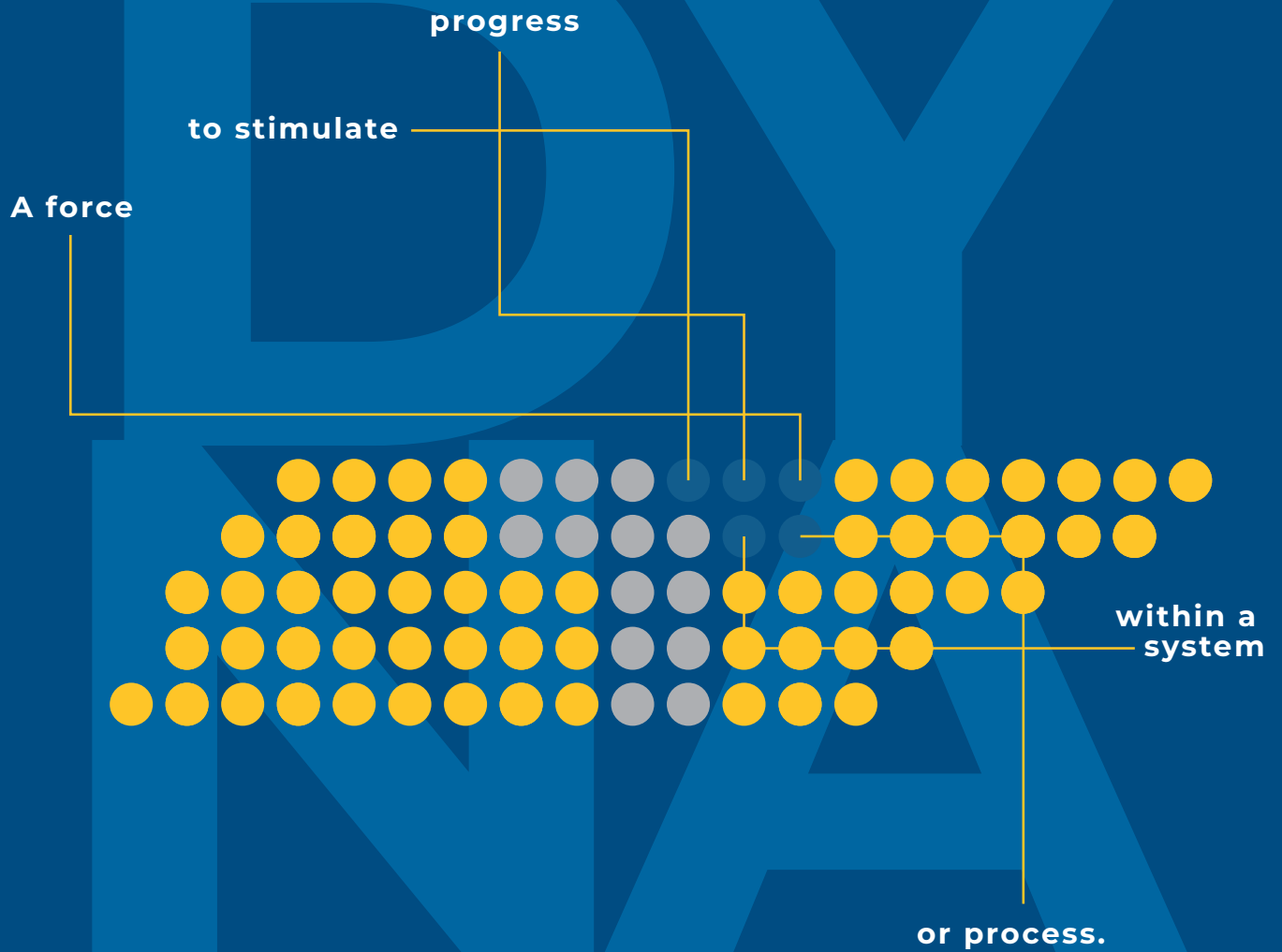


TENNESSEE CENTRAL

ECONOMIC AUTHORITY



2021-2022
ANNUAL
REPORT

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PRESIDENT'S COMMENTS

As TCEA continues building a foundation for economic development in the region, we celebrate some of this year's successes:

- » A 133-acre expansion of the Macon County industrial park
- » Successful negotiation of 119 acres in Smith County to be developed for mixed use, including industrial
- » PowerCom's plans to close on the Goldilocks site
- » Grading additional shovel-ready sites

Plus, Sumner County has landed several major investments, and Wilson County has exceeded expectations by facilitating investments worth \$562 million to create 3,500 new jobs.

This is not to say we have not had challenges. Our regional economies feel the sting of supply chain complications, worldwide diseases, financial strains, international political affairs, and climate crises. Domestic concerns such as racial conflict, violence, inflation, and a changing workforce further complicate matters. Nonetheless, we strive to build stronger communities and enhance the quality of life for the people of the TN Central region.

As economic developers, we endeavor to keep our focus and energy on establishing prosperity and maximizing resources. Our bottom line is to facilitate opportunities for families seeking a better quality of life and to enrich future generations. In addition, TCEA is committed to strengthening the region and serving as a liaison for the economic development to create robust municipalities.

Any success reflects the significant cooperation and creative solutions of our stakeholders and partners: the TCEA Board of Directors, the TN Department of Economic & Community Development, the TVA, the Upper Cumberland Development District, the Greater Nashville Regional Council, and the Middle TN Industrial Development Association. Our partners support our ability to maintain our momentum. We are dedicated to challenging ourselves to create change and to be flexible in our approach to provide workforce and industry development solutions.

This past fiscal year we reached one hundred percent occupancy in existing buildings in PowerCom and had five grants across the region for \$1.9M. Smith County received the Rural Certification Award; a PowerCom site certification is in its final stages; and Macon County's 133-acre expansion completed its TN Site Certification. Another important step is the partnership between the TCEA and TN Technology University for research on the port.

For our own people, it has been a busy year as well. Dan Tidcomb has been attentive to workforce development with particular focus on networking and education. Workforce readiness and availability will continue to be the first inquiry from new companies and the daily challenge for our existing companies. Dan serves on the Upper Cumberland Workforce Board to remain proactive and to understand additional methods of enhancing our workforce. Dan is our key for responding to requests for information as well meeting with community leaders.

Kelsey Dansby is progressing on her TN Certified Economic Developer education from the University of TN Center for Industrial Services. Kelsey should be able to start her Capstone Project in 2023. She has worked closely with the tenants in PowerCom to resolve any rental issues, from payments

PRESIDENT'S COMMENTS

to building services. Kelsey is essential for our board meetings and all TCEA events. In addition to managing our financials, she oversees various marketing strategies and serves on the Hartsville-Trousdale Chamber Board. Kelsey has undertaken a noted role in understanding our funding and will be working on future funding.

It is a blessing to see results and confidently know that our work as the TCEA directly impacts our citizens by providing opportunities to improve their standard of living. This is only a reflection of our journey to date but will not be our destination. Our vision is to continually pursue the next level of enrichment for the people and communities in the TN Central region.

Kelsey, Dan, and I are honored by the responsibility and stewardship you allow us to undertake. We value your trust, counsel, and commitment to Tennessee Central. Always challenge us to provide for the people you serve. May our future endeavors exceed your expectations.

**May God Bless,
Charly Lyons - President & CEO**



KELSEY, CHARLY, & DAN

BOARD OF DIRECTORS



Pictured L to R: Jeff Mason, Steve Jones, Randall Hutto, Anthony Holt, Rob Rochelle, Stephen Chambers, Mae Wright, Betty Sue Hibdon

BOARD OF DIRECTORS



Chairman
Jeff Mason
Smith County Mayor



Vice Chairman
Stephen Chambers
Trousdale County Mayor



Secretary/Treasurer
Steve Jones
Macon County Mayor



Sumner County Executive
Jeff Mason



Wilson County Mayor
Randall Hutto



Senate Appointee
Mae Wright
President, TCAT-Hartsville



House Appointee
Betty Sue Hibdon
Former President/CEO
Citizens Bank-Hartsville



TCEA Attorney
Bob Rochelle

The Board of Directors for the Tennessee Central Economic Authority continues their leadership and expectations for our regional endeavors. The directors are devoted to making a difference in lives today and lifetimes for tomorrow. The vision has been defined and hope has been converted to anticipation as we make a difference undertaking new challenges.

This is the thirty-fifth year of Tennessee Central, and the Board of Directors endures the marathon to improved economic development. Their stewardship and dedication are a key mainstay for our accomplishments.

We sincerely recognize and value the Board of Directors for providing their time and knowledge. Our communities are becoming stronger and the future is brighter not by chance but because of their passion for others.

The Tennessee Central staff will reflect the Board's aspirations and excitement in our undertaking to provide results that will uplift our communities.

Thank you for your confidence and setting the expectations of the Tennessee Central Economic Authority.



OUR SUCCESS DEPENDS ON THE DEDICATION OF OTHERS!
SHINING STARS OF 2021-2022



RAY RENDER

Ray Render is a Tennessean with deep roots in Middle Tennessee being born and raised in Madison. Ray graduated with an Industrial Engineering degree from Tennessee Tech University.

Ray joined Toshiba Consumer Electronics in Lebanon, TN to be their Facilities Engineer advancing to become the Manager of the Refurbishing Department. During this time, Ray attended Belmont University to earn his MBA. Ray moved to Bridgestone/Firestone working with commercial & consumer marketing.

Ray currently is Deputy District Director for Congressman Rose in Gallatin serving Macon, Robertson, Sumner, Trousdale, and Wilson Counties.

Ray is very dedicated to serving the communities and working diligently to ensure elected officials and key leaders are informed. Ray sets a higher bar for communicating to the communities and organizations the actions of congress and the existing funding that becomes available to help people and their communities.

Ray has been very proactive with economic development and understanding the multiple impact on families.

Parents: Dalton & Pat Render – father worked at DuPont in Old Hickory and mother was a homemaker
Family: Wife – Sheri (24 years together this year), Son – Grant (21 years old & a Senior next year at UT Chattanooga), Daughter – Erica (19 years old & a sophomore next year at UT Chattanooga) along with three cats (Cupcake, Cocoa and Scamp) Attends Church at Hermitage Church of the Nazarene (although born and raised Southern Baptist) Hobbies: Proud owner of a 1979 Pontiac Firebird Trans Am (Black and Gold Bandit Edition) Member of the Mt. Juliet Breakfast Rotary Club Enjoy watching Titans and UT football in the fall.



KEY EVENTS

State of Tennessee Funding Board in Nashville
 TVA's Economic Developers' Forum
 Governor's Conference for Department of ECD
 Legislator Meetings on The Hill Nashville
 Dr. Orinithia Montague, President VSCC
 Tour Catesa Farms in Smith County
 Governor Lee at Good Morning Gallatin
 Association of Tennessee Valley Governments Quarterly
 Tennessee Economic Partnership Quarterly Board Meetings
 InvestPrep Presentation
 MTIDA Meetings
 Forward Sumner Annual Meeting
 ECD's Community & Rural Listen Tour
 Project Presentations & Meetings (multiple meetings)
 Tennessee Economic Development Council, Fall Meeting
 Dale Hollow RPO
 Congressman Rose's Rep. Ray Render
 TCAT Advisory Board Meetings
 UT: Center of Industrial Services (4 sessions)
 TVA's Workforce Institute
 TVA's Certification Tennessee Economic Partnership
 Tennessee Chamber of Commerce & Industry Annual Meeting
 UCDD Annual Economic Development Meeting: Macon & Smith Counties
 Industrial Appreciation Lunch assisted by TCAT

Volunteer State Community College P-16
 ECD & TVA project Submissions
 GNRC Economic Developers Meeting
 TVA Rural Leadership Development (Kelsey)
 Macon, Smith, Sumner, Trousdale, & Wilson Chamber Meetings
 Upper Cumberland Workforce Board
 Upper Cumberland Workforce Roundtable
 JECDB & IDB meetings (quarterly)
 Smith County Career Fair for High School students
 TNSMART: Infrastructure & Workforce
 Tennessee Valley Solar Conference
 TEDC Day on the Hill
 TN ECD Site Certification
 MTIDA's TVA/ECD Fam Tour
 UCDD Annual Board Meeting
 TCAT Golf Tournament
 Bradley Conference (Dan)
 G.I.V.E. Grant Collaborative
 Wilson Works Workforce & Industry
 Department of Labor Meetings
 Macon County Anti-Drug Coalition Meetings
 Macon & Smith County Industry and Educators Alignment
 TN Apprentice Meetings
 Select USA Conference



GOVERNOR LEE'S GOOD MORNING GALLATIN



GOVERNOR LEE'S GOOD MORNING GALLATIN



GOVERNOR LEE'S GOOD MORNING GALLATIN



GOVERNOR LEE'S GOOD MORNING GALLATIN

KEY EVENTS



TVA RURAL CERTIFICATION AWARD SMITH COUNTY



TEDC DAY ON THE HILL



BEST AWARDS



BEST AWARDS



TCAT GOLD TOURNAMENT



GOVERNOR'S CONFERENCE



TCEA INDUSTRY APPRECIATION LUNCHEON



TCEA INDUSTRY APPRECIATION LUNCHEON

ANNUAL MEETING



CHRISTMAS MEETING



OVERVIEW OF THE TCEA



POPULATION GROWTH

2027 Projected: **443,932**

2022 Estimate: **414,675**

POPULATION GROWTH

2022-2027 Projected: **7.05%**

2010-2022 Growth: **28.02%**

2000-2010 Growth: **22.42%**

		MACON	SMITH	SUMNER	TROUSDALE	WILSON	TN CENTRAL
POPULATION	2000	20,386	17,712	130,438	7,259	88,806	264,601
	2010	22,248	19,166	160,645	7,870	113,993	323,922
	2022	25,384	20,623	202,209	12,105	154,354	414,675
	2027	26,816	21,558	216,544	12,984	166,030	443,932
PERCENTAGE GROWTH	2000-2010	9.13%	8.21%	23.16%	8.42%	28.36%	22.42%
	2010-2022	14.10%	7.60%	25.87%	53.81%	35.41%	28.02%
	2022-2027	5.64%	4.53%	7.09%	7.26%	7.56%	7.05%

		DAVIDSON	RUTHERFORD	WILLIAMSON	TENNESSEE	UNITED STATES
POPULATION	2000	569,913	182,019	126,638	5,689,277	281,421,942
	2010	626,681	262,604	183,182	6,346,105	308,745,538
	2022	702,994	352,571	256,267	7,002,871	334,279,739
	2027	734,288	378,629	275,630	7,310,647	344,999,336
PERCENTAGE GROWTH	2000-2010	9.96%	44.27%	44.65%	11.54%	9.71%
	2010-2022	12.17%	34.26%	39.90%	10.35%	8.27%
	2022-2027	4.46%	7.39%	7.56%	4.39%	3.21%

Source: Environics & Claritas 2022

EDUCATION OVERVIEW

2020-2021 ACT AVERAGE

Macon County	18.6
Smith County	18.2
Sumner County	20.2
Trousdale County	19.4
Wilson County	20.6
TN Central Region	19.4
Davidson County	17.7
Rutherford County	19.8
Williamson County	24.9
State of Tennessee	20.0
United States	20.6



UNIVERSITIES & 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 Portland
 TN College of Applied Technology in Red Boiling Springs
 Trevecca Nazarene University
 Vanderbilt University
 Volunteer State Community College
 Welch College
 Union University

2020-2021 GRADUATION RATE

Macon County	89.3%
Smith County	93.9%
Sumner County	94.5%
Trousdale County	98.8%
Wilson County	96.3%
TN Central Region	94.6%
Davidson County	81.8%
Rutherford County	95.1%
Williamson County	96.2%
State of Tennessee	89.7%
United States	88.6%

Source: TN Department of Education, ACT.org & National Center for Education Statistics

EDUCATIONAL ATTAINMENT OF THE TCEA REGION

9.84%

Less than
High School
Diploma

32.13%

High School
Diploma
(GED)

21.14%

Some College,
No Degree

7.97%

Associate
Degree

19.32%

Bachelor's
Degree

9.59%

Master's
Degree and
Beyond

Source: Environics & Claritas 2022

2021-2022 PERFORMANCE INDEX

One-million-dollar SDG for Macon County in association with UCDD and Mayor Steve Jones

Upgrade dock doors in south campus buildings

State of Tennessee Funding Board approval

Stain and Seal Experts – Letter of Intent for expansion and move to Carthage

Providence Storm Shelters manufacturing to South Campus

Project Waffle site visit to PowerCom

MTIDA's TVA/ECD Fam Tour to Smith County

Letter of Intent to purchase Goldilocks Site

Five additional tenants in PowerCom, South

40 RFP/RFI Responses to ECD & TVA

Rural Certification Award for Smith County (by TVA/ Strategic Development Group) at TVA Forum 2022

Weldon/Christy's workforce expansion Fall 2021

Tri Metals Workforce Expansion

Project Soar Site Visit

Smith County Baker property under contract



TENNESSEE CENTRAL
ECONOMIC AUTHORITY

TCEA'S PARTNERS FOR SUCCESS



Center for Industrial Services
INSTITUTE for PUBLIC SERVICE

UCDD Upper Cumberland
Development District



VOL STATE
COMMUNITY COLLEGE



Cumberland
UNIVERSITY



UNION
UNIVERSITY



WELCH
COLLEGE

SENATORS & REPRESENTATIVES

It is our honor to serve the Legislators of the State of Tennessee. The Legislators established an economic development organization (EDO) in 1986 in response to the closing of Hartsville Power Plant. While the overwhelming affects that impacted the region were disheartening, the Legislators stepped up to alleviate the devastation and still endure to serve and seek solutions for the community. The results of Tennessee Central continues because of their leadership, reinforcement, and willingness to establish a vibrant quality of life and enrich the region for an economically healthy Tennessee.

SENATORS:



Mark Pody



Ferrell Haile

REPRESENTATIVES:



Clark Boyd



Susan Lynn



Johnny Garrett



Terri Lynn Weaver



Kelly Keisling



William Lamberth

2020-2021 FISCAL OVERVIEWS

General Fund (Staff & Office Operations)

REVENUES

\$388,248.58

Rent

\$214,372.80

Other

TOTAL REVENUES:
\$602,621.38

EXPENDITURES

\$268,423.39

Salaries & Benefits

\$29,627.85

Contract Services

\$49,840.98

Office Expenses

\$20,599.86

Advertising & Marketing

\$13,674.85

Meeting & Event Expenses

\$15,663.58

Travel

\$2,851.60

Miscellaneous

\$8,841.81

Dues & Fees

TOTAL EXPENDITURES:
\$409,483.92

Capital Improvements Fund (PowerCom Industrial Center & Off-Site Development)

REVENUES

\$855,219.72

TVA In-Lieu-of-Tax Funding

\$35,083.57

Other

TOTAL REVENUES:
\$891,303.29

EXPENDITURES

\$6,000.00

Grant Programs

\$153,131.70

Contract Services & Labor

\$238,835.02

PowerCom Expenses

(Infrastructure, Site Development & Repair & Maintenance)

\$131,300.00

Admin Fee & Other Miscellaneous Expenses

TOTAL EXPENDITURES:
\$579,266.72

BUSINESS & WORKFORCE DEVELOPMENT



The Tennessee College of Applied Technology Hartsville fully supports the ongoing efforts of the TN Central Economic Authority and serves as the premier supplier of workforce development for Trousdale, Sumner, Wilson, Smith and Macon Counties. With adult campuses located in both Wilson and Trousdale counties we work closely with companies such as Lochinvar, Simpson-Strongtie, Southeast Connections, Kennametal, Nashville Display, Destaco, Weldon 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. Beginning Monday 5/18 we will go back on a modified schedule. Following the social distancing standards, we will bring back student in small numbers for lab work. We have strict guidelines which will be in place for all who enter our buildings.



The Tennessee Central office assists and houses a satellite location for the Volunteer State Community College TN Small Business Development Center (TSBDC). The Center provides group sessions and one-on-one counseling and training for small business owners and entrepreneurs needing assistance in the Tennessee Central region. Charles Alexander, the Center's Director, can provide private counseling at the following locations in the Tennessee Central Region. Please contact specific location for appointment.

MT. JULIET CHAMBER
615-758-3478

LEBANON CHAMBER
615-444-5503

VSCC
615-230-4780



Charles Alexander
Director
TSBDC

2022-2023 WORK STRATEGIES

ECONOMIC DEVELOPMENT PROGRAM

- » Market & promote the Tennessee Central as a five-county region.
- » Respond to Request for Proposals for the region or individual communities.
- » Apply and execute grants to improve economic development standards.
- » Increase industrial product development in the five-county region.
- » Utilize the master plan for PCIC to develop building sites and infrastructure.
- » Provide grants for industrial development in our five-county region.
- » Networking assistance to incubator clients as required.
- » Facilitate partnership & cooperation with elected officials, EDOs, and all stakeholders in the region.
- » Manage the PowerCom Industrial Center & Zwirner Building.
- » Initiate & evaluate plans for a Cumberland River dock/barge access.
- » Participate with RPO and TDOT for regional highway infrastructure.

BUSINESS & WORKFORCE DEVELOPMENT ASSISTANCE

- » Enhance job retention & accelerate growth in the region by providing relevant resources to existing industry .
- » Serve on the Upper Cumberland Workforce Board.
- » Partner with Chambers of Commerce and SBA's TN Small Business Development Centers to assist entrepreneurs and start-up companies.
- » Create a CEO Roundtable.
- » Serve on the Tennessee College (TCAT)/Hartsville's Advisory Board.
- » Market TCAT, UT CIS, & VSCC training services to regional industries.
- » Participate in the North Central P-16 Council (VSCC).
- » Assist with job fairs in the region.
- » Assist Workforce Development programs in the Tennessee Central Region.
- » Work with educational partners to enhance the talent pipeline.
- » Executive Business Walks to local industry.

PROGRAM ADMINISTRATION

- » Comply with reporting requirements of the State of Tennessee (Sunset Review & State Funding Board), Board of Directors, funding agencies, and others as an operating standard.
- » Maintain financial reporting, audits, and budget management.
- » Website support with news updates & resources throughout digital assets.
- » Manage the daily operations of the office and admin processes.
- » Research, pursue and apply for funding opportunities.
- » Management of the PowerCom Industrial Center and tenant relationships.
- » Maintain professional affiliations with the Tennessee 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, ATVG, USDA, RPO, SEDC, region's electric, utility districts, governments entities and funding agencies.

ADDITIONAL RESPONSIBILITIES

- » Advance and broaden public awareness & regional vision of the Tennessee Central Economic Authority.
- » Promote Tennessee Central internally for our region as an active partner for economic development.
- » Provide quarterly reports to the Board of Directors.
- » Respond to the Board of Director's request for other regional opportunities.
- » Aggressively pursue new projects and tenants.
- » Partner & support MTIDA's programs for our communities within the Middle TN region, e.g. Wage and Benefit Survey.

POWERCOM & ACROSS THE REGION



SIGNAGE UPGRADES IN POWERCOM



SMITH COUNTY FAM TOUR



LEADERSHIP SMITH



WORK SESSION POWERCOM SITE VISIT



MACON COUNTY JOB FAIR



SMITH COUNTY RECEIVES GOVERNOR'S
THREE STAR AWARD



SMITH COUNTY INDUSTRY AND EDUCATION ALIGNMENT

POWERCOM & ACROSS THE REGION



PROJECT REMIX



TN ECD BBQ



TN ECD BBQ



PROJECT SAFARI



TN ECD & TCEA STAFF



2022 BABY NOV CONGRESSMAN ROSE



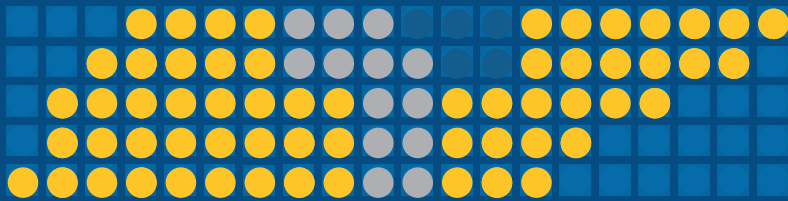
BNA TOUR

Serving the Middle Tennessee Counties of:

MACON
SMITH
SUMNER
TROUSDALE
WILSON



tennesseecentral.org



TENNESSEE CENTRAL
ECONOMIC AUTHORITY

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