



TENNESSEE CENTRAL  
ECONOMIC AUTHORITY



MACON  
SMITH  
SUMNER  
TROUSDALE  
WILSON

# 2022 2023

## ANNUAL REPORT



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## PRESIDENT'S COMMENTS

Trials we never wanted along with unexpected events created a challenge for Tennessee Central! We lost our beloved colleague Dan Tidcomb, and his loss created a void for us and grief for his family. Nevertheless, our organization is resolute and equipped to maintain the course of stewardship for our communities.

We achieved new benchmarks, and our extended teams and leaders jumped in with energy, encouragement, and engagement. The challenges we faced this year validated how capably our team serves the Board, legislators, and, most of all, the local citizens and their communities.

We are excited to market a large site of 133 acres that earned the Select Tennessee Certified Site designation from the Department of ECD in the Macon County/Lafayette Industrial Park. This is the largest site in the three-county rural area. PowerCom also earned the honor for a twenty-two-acre site being named a Select Tennessee Certified Site to provide an additional location and shovel-ready site.

Additionally, PowerCom development is in the process of creating a ten-acre site for shovel-ready projects and has upgraded eleven buildings in the South Campus with new signage, exterior painting, and new roof coatings. Legislators on the Federal level have expressed interest in our port development and our efforts to positively develop our region.

Our communities are becoming a stronger multi-country option, and our marketing and development continues to focus on regionalism. Our efforts to cultivate opportunities and educate citizens on the benefits of economic development have resulted in local leaders that are now more knowledgeable on the fundamentals of developing their communities.

The distinguishing feature of Tennessee Central is that we consistently raise the bar for ourselves and our communities. We don't recreate the wheel, but we stick to the proven concepts of economic development while learning from other EDOs. Tennessee Central seeks to invest in our workforce, acquire property for sites, advance our infrastructure, build and boost our network team, and operate with sincere and passionate actions. We seek to find the right answers instead of believing we already have them.



KELSEY, CHARLY, & DAN



## PRESIDENT'S COMMENTS

As we realign our staff and proceed into the new fiscal year, we will continue to set high expectations for ourselves, and we will embrace new undertakings. Tennessee Central will re-evaluate our endeavors and measure our actions to ensure we are in line with the Board of Directors and the communities we serve. We are focused on being good stewards of the resources entrusted to us, and we are eager to continue enriching lives in our region.

Finally, appreciation is not a big enough word for the Upper Cumberland Development District and the Greater Nashville Regional Council for their immense support and help during a challenging time! Mayors, legislators, EDOs, and many others have provided fantastic support as Tennessee Central progresses into the next stages of growth.

Thank you for our opportunity to make a difference.

**May God Bless,  
Charly Lyons**

## OUR STAFF



**Charly Lyons**  
President & CEO



**Kelsey Dansby**  
Development Coordinator



**Amanda Sexton**  
Project Manager

### BOARD OF DIRECTORS



*Pictured L to R: Back Row: Jack McCall, John Isbell, Randall Hutto, and Mae Wright; Front Row: Jeff Mason and Steve Jones*

## BOARD OF DIRECTORS



**Chairman & Senate Appointee**  
Mae Wright  
President, TCAT-Hartsville



**Vice Chairman**  
Randall Hutto  
Wilson County Mayor



**Secretary/Treasurer**  
Steve Jones  
Macon County Mayor



**Trousdale County Mayor**  
Jack McCall



**Sumner County Executive**  
John Isbell



**Smith County Mayor**  
Jeff Mason



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



**TCEA Attorney**  
Bob Rochelle

Each year I search for the words to express appreciation to the Board of Directors and to describe their important roles. It is a challenge to find new words to avoid repetition year after year. Leaders must embrace and deliberately live with a set of principles, while having an ability to forge a vision. The Board continues to be dependable mentors that can be trusted and willing stewards to consider everyone in their decisions as they oversee the Tennessee Central Economic Authority.

We (The staff) sincerely recognize and appreciate the Board of Directors for providing their time, experiences, and wisdom in serving our communities. Our TCEA Region is becoming stronger, and the future is brighter not by chance, but because of their passion for others.

Tennessee Central's staff is truly a reflection of the Board's aspirations and leadership in our undertaking to uplift our communities. Their stewardship and dedication are key for our accomplishments.

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

# SENATORS & REPRESENTATIVES

The Legislators of the State of Tennessee are the guardians of Tennesseans and future generations. They establish policies and allocate revenues as public servants to enhance lives and protect all aspects 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 effects that impacted the region were disheartening, the Legislators stepped up to alleviate the devastation and continue to serve and seek solutions for our communities.

The Tennessee Central Economic Authority's charge is to execute this challenge in a professional manner with a willingness to establish a vibrant quality of life and enrich the region economically with industrial recruitment, development, and leadership.

It is our honor to serve the Legislators of the State of Tennessee and reflect their passion for the citizens and communities of Macon, Smith, Sumner, Trousdale, & Wilson Counties they serve.

## SENATORS:



Paul Bailey



Ferrell Haile



Mark Pody



Ken Yager

## REPRESENTATIVES:



Clark Boyd



Johnny Garrett



Michael Hale



Kelly Keisling



Susan Lynn



William Lamberth



William Slater





**OUR SUCCESS DEPENDS ON THE DEDICATION OF OTHERS!**

## **SHINING STAR OF 2022-2023**



### **KENDRICK J. CURTIS**

Kendrick J. Curtis currently serves as the Assistant Executive Director at Middle Tennessee Industrial Development Association (MTIDA). MTIDA is an economic development agency funded by the Electric Cooperative, Municipal Electric, and Natural Gas Distributors serving Middle Tennessee. Guided by a board of directors, MTIDA represents and promotes industrial development in 40 Middle Tennessee counties, stretching from the Kentucky border to the Alabama state line. The steady growth of the area's population attests to the viability of the region. Kendrick has championed the wage & benefit survey with Middle Tennessee State University to serve hundreds of companies and all Middle Tennessee.

Kendrick served 10 years with the Tennessee Department of Economic and Community Development and has served as the Director of Community and Rural Development. As Director of Community and Rural Development, Kendrick has overseen TNECD programs—including Select Tennessee, Retire Tennessee, and Main Street—designed to foster economic growth in rural counties and small towns. Previously, Kendrick served as TNECD's Technical Program Director where he focused on developing and administering the Select Tennessee Certified Site program and coordinated efforts related to supplier preparation for the Uranium Processing Facility at Y-12 in Oak Ridge. Kendrick began his career with TNECD's Local Planning Assistance Office serving as both the agency's GIS Manager and a community planner.

Kendrick holds a Doctor of Philosophy from the University of Tennessee, a Master of Science from the University of Tennessee, and a Bachelor of Science from the University of North Alabama. His coursework and studies focused on geospatial technologies, infrastructure, and urban/rural geography. Kendrick and his wife Kathy have two daughters, Margaret (14) and Madeline (13), and they live in the Nolensville area of Williamson County.

Finally, Kendrick is everyone's friend and a great source of information and networking. You always want Kendrick involved because of his easy-going personality, sincerity, knowledge, and most of all that he cares about you and your work.



## KEY EVENTS

State of Tennessee Funding Board in Nashville  
 TVA's Economic Developers' Forum  
 Washington DC meeting Congress with UCDD  
 Governor's Conference for Department of ECD  
 Senator Hagerty's meeting at Good Morning Gallatin  
 Macon County/Lafayette Industrial Park Expansion Purchase  
 Association of Tennessee Valley Governments Quarterly  
 Tennessee Economic Partnership Quarterly Board Meetings  
 InvestPrep Presentation Macon County  
 InvestPrep Site Visit Macon County  
 MTIDA Meetings  
 Forward Sumner Annual Meeting  
 Project Presentations & Tours (multiple meetings)  
 Tennessee Economic Development Council, Fall Meeting  
 Dale Hollow RPO  
 TennSMART's Smart Mobility Expo  
 Port Organizational Meeting  
 SEDC Annual Conference, San Antonio, TX  
 SDG Meetings with Tennessee's Dept. of ECD  
 Upper Cumberland Economic Developers Summit  
 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  
 Macon County CTE Advisory Board  
 North Central P-16 Education Meetings

Nashville Marine Terminal Ground Breaking, Ashland City, TN  
 Governor Lee Visit to Smith County  
 Tennessee Tech University's Research & Economics  
 GNRC Grant Team for Economic Development  
 Macon County Red Carpet Tour  
 Tennessee Chamber of Commerce & Industry Annual Meeting  
 UCDD Annual Economic Development Meeting: Macon & Smith  
 Industrial Appreciation Lunch assisted by TCAT.  
 ECD & TVA Project Submissions  
 GNRC Economic Developers Meeting  
 Macon, Smith, Sumner, Trousdale, & Wilson Chamber Meetings  
 Upper Cumberland Workforce Board  
 Upper Cumberland Workforce Roundtable  
 Upper Cumberland ED Summit Planning  
 JECDB & IDB Meetings (quarterly)  
 TVA Strategy Session  
 TN ECD Site Certification  
 G.I.V.E. Grant Collaborative  
 Gallatin Expansion & Retention Meeting  
 Wilson Works Workforce & Industry  
 Department of Labor Meetings  
 Macon County Anti-Drug Coalition Meetings  
 Macon & Smith County Industry and Educators Alignment  
 Trousdale County Chamber Director Tour & Overview  
 Meeting with Nashville Chamber (International Recruiting)  
 MTIDA "Best Practice Tour of Middle Tennessee"  
 Hartsville with ECD & legislators Community Development



GOOD MORNING GALLATIN WITH SENATOR HAGERTY



GOOD MORNING GALLATIN WITH SENATOR HAGERTY



GOOD MORNING GALLATIN WITH SENATOR HAGERTY



GOOD MORNING GALLATIN WITH STATE LEGISLATURES



## KEY EVENTS



SEDC SAN ANTONIO



GOVERNOR'S CONFERENCE



SEDC SAN ANTONIO



TROUSDALE CHAMBER WITH SENATOR HAILE



NORTHERN MIDDLE TN BBQ BASH



NORTHERN MIDDLE TN BBQ BASH



NORTHERN MIDDLE TN BBQ BASH



# INDUSTRY LUNCHEON





# CHRISTMAS MEETING





**CHRISTMAS MEETING**





# ANNUAL MEETING





# OVERVIEW OF THE TCEA REGION



## POPULATION GROWTH

2028 Projected: **452,802**

2023 Estimate: **421,199**

## POPULATION GROWTH

2023-2028 Projected: **7.50%**

2020-2023 Growth: **5.10%**

2010-2020 Growth: **23.71%**

		MACON	SMITH	SUMNER	TROUSDALE	WILSON	TN CENTRAL
POPULATION	2010	22,248	19,166	160,643	7,871	114,016	323,944
	2020	25,216	19,904	196,281	11,615	147,737	400,753
	2023	26,115	20,269	205,543	12,573	156,699	421,199
	2028	27,549	20,890	220,225	13,960	170,178	452,802
PERCENTAGE GROWTH	2010-2020	13.34%	3.85%	22.18%	47.57%	29.58%	23.71%
	2020-2023	3.56%	1.83%	4.72%	8.25%	6.07%	5.10%
	2023-2028	5.49%	3.06%	7.14%	11.03%	8.60%	7.50%

		DAVIDSON	RUTHERFORD	WILLIAMSON	TENNESSEE	UNITED STATES
POPULATION	2010	626,635	262,603	183,199	6,346,016	308,745,377
	2020	715,884	341,486	247,726	6,910,840	331,449,281
	2023	713,850	363,499	264,971	7,047,561	334,500,069
	2028	733,882	395,653	290,235	7,312,857	341,662,969
PERCENTAGE GROWTH	2010-2020	14.24	30.04	35.22	8.90	7.35
	2020-2023	-0.28	6.45	6.96	1.98	0.92
	2023-2028	2.81	8.85	9.54	3.76	2.14

Source: Environics & Claritas 2023

# EDUCATION OVERVIEW

## 2021-2022 ACT AVERAGE

Macon County	18.6
Smith County	18.2
Sumner County	20.2
Trousdale County	19.4
Wilson County	20.6
<b>TN Central Region</b>	<b>19.4</b>
Davidson County	17.7
Rutherford County	19.8
Williamson County	24.9
State of Tennessee	19.1
United States <sup>1</sup>	19.8



## 2021-2022 GRADUATION RATE

Macon County	89.3%
Smith County	93.9%
Sumner County	94.5%
Trousdale County	98.8%
Wilson County	96.3%
<b>TN Central Region</b>	<b>94.6%</b>
Davidson County	81.8%
Rutherford County	95.1%
Williamson County	96.2%
State of Tennessee	88.7%
United States <sup>2</sup>	88.6%

Source: TN Department of Education, 1. ACT.org,  
2. 2019-2020 National Center for Education Statistics (NCES)

## 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

## EDUCATIONAL ATTAINMENT OF THE TCEA REGION

**10.05%**

Less than  
High School  
Diploma

**32.42%**

High School  
Diploma  
(GED)

**20.97%**

Some College,  
No Degree

**7.90%**

Associate  
Degree

**19.20%**

Bachelor's  
Degree

**9.46%**

Master's  
Degree and  
Beyond

Source: Environics & Claritas 2023

## 2022-2023 PERFORMANCE INDEX

Macon County-Lafayette Industrial Park Certified by Tennessee's ECD

PowerCom's HULK Site Certified by Tennessee's ECD

Cardinal Shovel Ready Site Development Initiated

Sumner Site Initiated for Improvement

South Campus Renovation of 11 Buildings

Marketing for Legislatures

Macon County FAM TOUR with ECD

State of Tennessee Funding Board Approval

TCEA Website Enhancements Installed

Upgrade Roofing on Six Buildings, PowerCom, North

42 RFP/RFI Responses to ECD & TVA

Project Battery Site Visit

Project Recovery Site Visit

Investprep Site Visit at Macon County/Lafayette

New Signage Upgrading PowerCom

Port Development Grant (GNRC) \$1.2M Submitted



## TCEA'S PARTNERS FOR SUCCESS



## 2022-2023 FISCAL OVERVIEWS

### General Fund

(Staff & Office Operations)

#### REVENUES

\$472,891.74

Rent

\$182,241.81

Other

**TOTAL REVENUES:**  
**\$655,133.55**

#### EXPENDITURES

\$332,241.99

Salaries & Benefits

\$29,536.10

Contract Services

\$38,773.38

Office Expenses

\$18,317.63

Advertising & Marketing

\$17,771.29

Meeting & Event Expenses

\$34,646.32

Travel

\$3,222.72

Miscellaneous

\$8,939.16

Dues & Fees

**TOTAL EXPENDITURES:**  
**\$483,448.59**

### Capital Improvements Fund

(PowerCom Industrial Center  
& Off-Site Development)

#### REVENUES

\$1,003,034.89

TVA In-Lieu-of-Tax Funding

\$17,696.26

Other

**TOTAL REVENUES:**  
**\$1,020,731.15**

#### EXPENDITURES

\$66,000.00

Grant Programs

\$114,758.13

Contract Services & Labor

\$663,067.43

PowerCom Expenses

(Infrastructure, Site Development & Repair & Maintenance)

\$183,405.00

Admin Fee & Other Miscellaneous Expenses

**TOTAL EXPENDITURES:**  
**\$1,027,230.56**

# 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, HighPoint Health System, Kennametal, Trane, Hiller, 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



# 2023-2024 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.
- » Seek planning grant for a port development on the Cumberland River.
- » Participate with RPO and TDOT for regional highway infrastructure.

## BUSINESS & WORKFORCE DEVELOPMENT ASSISTANCE

- » Existing Industry assistance with job retention & expansion.
- » 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.
- » Serve on the Tennessee College (TCAT)/Hartsville's Advisory Board.
- » Market TCAT, UT CIS, & VSCC training services to regional industries.
- » 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.

## 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.
- » Maintain social media awareness (FB, LinkedIn, & others).
- » Manage the daily operations of the office and admin processes.
- » Research, pursue and apply for funding opportunities.
- » Management of tenant relationships and development assistance.
- » Maintain professional affiliations with the 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, ATVG, USDA, RPO, SEDC, region's electric, utility districts, governments entities and funding agencies.

## ADDITIONAL RESPONSIBILITIES

- » Advance and broaden external awareness & the regional vision of the Tennessee Central Economic Authority.
- » Promote Tennessee Central internally within 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 additional opportunities.
- » Aggressively pursue new projects and tenants.
- » Partner & support MTIDA's programs for our communities within the Middle Tennessee region, e.g., Wage and Benefit Survey.





FDI PROJECT



FDI PROJECT



HULK SITE CERTIFICATION



POWERCOM SITE DEVELOPMENT



POWERCOM SITE DEVELOPMENT



POWERCOM SITE DEVELOPMENT



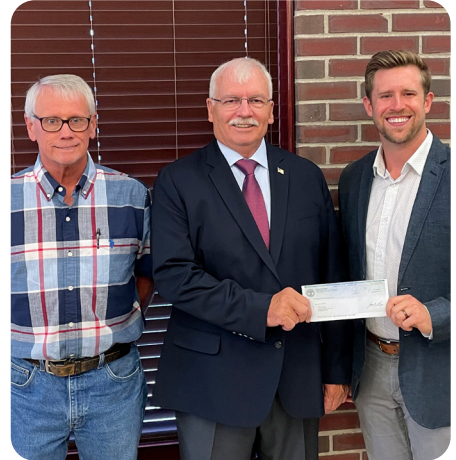
POWERCOM PORT DEVELOPMENT



## ACROSS THE REGION



LAFAYETTE/MACON COUNTY LAND PURCHASE



LAFAYETTE/MACON COUNTY LAND PURCHASE



LAFAYETTE/MACON COUNTY LAND PURCHASE



TENNESSEE TUESDAY IN WASHINGTON DC WITH CONGRESS



US SENATOR MARSHA BLACKBURN



MTIDA TOUR



ECD FAM TOUR



## ACROSS THE REGION



LAFAYETTE/MACON COUNTY LAND  
PURCHASE



ECD & TVA TOUR



CONGRESSMAN JOHN ROSE IN  
SMITH COUNTY



CHARLY LYONS WITH SELECT SITE TEAM



MACON INVESTPREP VISIT



SELECT SITE TEAM



ATVG WITH FRANK MCKEE & RON  
FULTS



GOVERNOR LEE IN SMITH COUNTY





## TENNESSEE CENTRAL

ECONOMIC AUTHORITY

**Charly Lyons**, President/CEO

P 615.374.4607

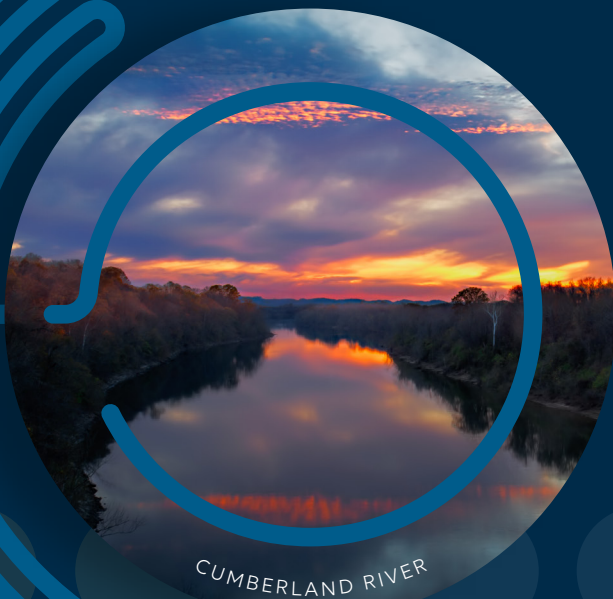
C 615.426.2520

F 615.374.4608

702 McMurry Blvd E

Hartsville, Tennessee 37074

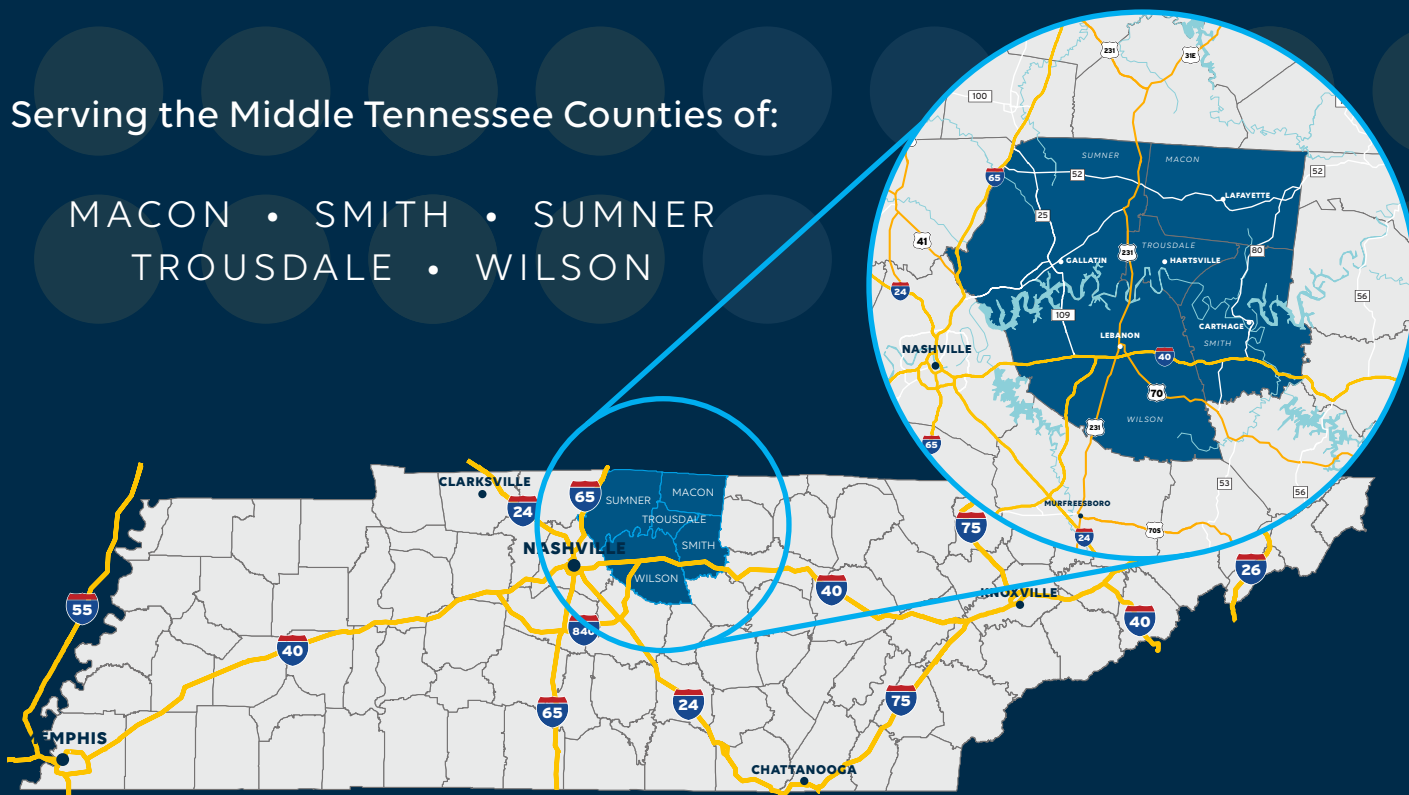
[clyons@tennesseecentral.org](mailto:clyons@tennesseecentral.org)



TENNESSEECENTRAL.ORG

Serving the Middle Tennessee Counties of:

MACON • SMITH • SUMNER  
TROUSDALE • WILSON



This institution is an equal opportunity provider and employer.