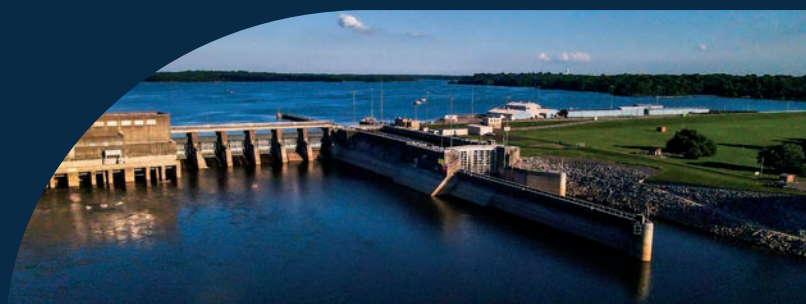


TENNESSEE CENTRAL

ECONOMIC AUTHORITY

Connecting the World

MACON
SMITH
SUMNER
TROUSDALE
WILSON



2024
2025
ANNUAL
REPORT

TENNESSEECENTRAL.ORG

2025-2026 EXECUTIVE DIRECTOR'S COMMENTS

As I step into the role of Executive Director, I do so with deep respect for the progress already made – and a clear vision for where we’re going. Tennessee Central is at a pivotal point, and the momentum we’ve built is not just encouraging – it’s energizing.

This past year has laid critical groundwork for the next chapter. From the continued development of PowerCom Industrial Center, to strategic efforts around port infrastructure and site readiness, we remain focused on projects that aren’t just growth-minded – they are legacy-minded. These initiatives are not isolated wins – they are part of a larger story we’re writing together.

We are seeing interest from industry leaders, the readiness of our industrial sites, and the commitment of our communities. Our Port Project continues to evolve, positioning us for long-term logistics and transportation competitiveness. Meanwhile, investments in infrastructure – both physical and digital – are laying the foundation for sustained, smart growth across all five counties we serve.

We’re not just supporting economic development – we’re shaping it.

Shaping it through collaboration. Through careful planning. Through bold but grounded ambition. And through an unwavering belief in what this region has to offer – not only to businesses and industry, but to the people who call it home.

I’m grateful to our partners, stakeholders, local leaders, and communities who believe in the future we’re building. Your trust and vision make this work meaningful.

We’re ready for what’s next. Let’s move forward – together – with momentum, clarity, and purpose.

Helene Singer Cash
Executive Director

2025-2026 TEAM



Helene Singer Cash
Executive Director



Michele Farley
Development Coordinator



Pictured L to R: Michele, Helene

2024-2025 PRESIDENT'S THOUGHTS

Thank you for the opportunity to make a difference with families and lead the Tennessee Central Team. Every year the journey provides possibilities for us to lead and partner with stakeholders that truly care about people, their hope, and their quality of life.

Our appreciation cannot be expressed enough for TVA, Tennessee ECD, Upper Cumberland Development District, Greater Nashville Regional Council, Legislators, MTIDA, and many others that assist, support, and seek ways to strengthen Tennessee Central. It is an honor to serve and share this journey with so many exceptional people.

May God Bless,
Charly Lyons

2024-2025 TEAM



Charly Lyons
President & CEO



Kelsey Dansby
Development Coordinator



Amanda Sexton
Project Manager



Pictured L to R: Charly, Kelsey, Amanda

BOARD OF DIRECTORS



Chairman
Steve Jones
Macon County Mayor



Vice Chairman
Jack McCall
Trousdale County Mayor



Secretary/Treasurer
John Isbell
Sumner County Executive



Smith County Mayor
Jeff Mason



Wilso County Mayor
Randall Hutto



Senate Appointee
Mae Wright



House Appointee
Heather Bay



TCEA Attorney
Bob Rochelle

SENATORS & REPRESENTATIVES

At Tennessee Central Economic Authority, we recognize that the work of regional economic development does not happen in isolation—it is made possible through trust, leadership, and collaboration. Our state Senators and Representatives play a critical role in shaping the policies, resources, and vision that allow regions like ours to grow strategically and sustainably.

We are deeply honored to serve as stewards of the responsibility entrusted to us. With every infrastructure project, industrial recruitment effort, and site development initiative, we carry forward the charge to represent our communities and deliver measurable, meaningful impact.

We see our work not just as execution—but as continuation of the confidence placed in us by our elected leaders. Their guidance and advocacy empower us to act with clarity, purpose, and long-term commitment.

To our legislators: thank you for your partnership, your insight, and your investment in this region. Your support allows us to move with momentum and vision—and we are proud to stand beside you in building a stronger, more resilient Tennessee.

Together, we are shaping what comes next.

With sincere appreciation for your continued trust and partnership, we look forward to all we will build together in the year ahead.

- Helene

SENATORS:



Paul Bailey



Ferrell Haile



Mark Pody



Ken Yager

REPRESENTATIVES:



Clark Boyd



Johnny Garrett



Michael Hale



Kelly Keisling



Susan Lynn



William Lamberth



William Slater

KEY EVENTS



MACON LEADERSHIP



MACON LEADERSHIP



HENDERSONVILLE CHAMBER



ECONOMIC IMPACT WITH GOVERNOR LEE



MTIDA MEETING



MTIDA BARBECUE

KEY EVENTS

Association of Tennessee Valley Governments Quarterly
Congressman Rose’s Rep. Ray Render
Dale Hollow RPO
ECD & TVA project Submissions (Macon & Trousdale)
Enbridge meetings & tours of PCIC
Forward Sumner Annual Meeting
Governor’s Conference for Department of ECD
JECDB & IDB meetings (quarterly)
Leadership Macon
Macon Career Fair
Macon, Smith, Sumner, Trousdale, & Wilson Chamber Meetings
MTIDA Meetings
Port Organizational meetings
Project Presentations & tours (multiple meetings)
SEDC Annual Conference, Savannah, GA
Smith County Chamber Industry Luncheon
State of Tennessee Funding Board in Nashville
Sunset Review with TN Comptroller
TCAT Advisory Board Meetings
TCED Entrepreneurship & Small Business- UT CIS
TCED Marketing & Attraction- UT CIS
TCED Business Retention & Expansion-UT CIS
Tour OakRidge Labs

TEDC Day on the Hill
Chamber Leaders Luncheon
Hendersonville Chamber with Governor Lee
TEDC Fall meeting, Jackson, TN
Tennessee Economic Partnership Quarterly Board Meetings
Trousdale Industrial Appreciation Lunch, assisted by TCAT
TVA Rural Development Roundtable
TVA Metrics & Measurements
TVA InVest Prep Meetings
Legislators Meetings
SEUS Japan 2024, Charlotte, NC
TVA Training: Electricity and RFI responses
TVA Workforce Summit
TVA’s Economic Developers’ Forum
TVA’s Workforce Institute
UCDD Annual Economic Development Meeting: Macon & Smith
UCDD Export Training
Upper Cumberland Economic Development Workshop
Vol State Community College, President Dr Wendi Tostenson
Workforce Development TCED
WASTEK Presentation
Hendersonville Chamber Speaker



SEDC



SEDC



TVA FORUM



TVA FORUM

TCAT EXPANSION GROUNDBREAKING



TCAT GOLF TOURNAMENT



INDUSTRY LUNCHEON



2024 ANNUAL MEETING



2024 CHRISTMAS MEETING



2024 CHRISTMAS MEETING



OVERVIEW OF THE TCEA REGION



POPULATION GROWTH

2030 Projected: 485,396
2025 Estimate: 447,253

POPULATION GROWTH

2025-2030 Projected: 8.53%
2020-2025 Growth: 11.60%
2010-2020 Growth: 23.71%

POPULATION		MACON	SMITH	SUMNER	TROUSDALE	WILSON	TN CENTRAL
	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
	2025	27,660	20,801	214,222	12,661	171,909	447,253
PERCENTAGE GROWTH	2030	29,771	21,550	229,664	13,598	190,815	485,398
	2010-2020	13.34%	3.85%	22.18%	47.57%	29.58%	23.71%
	2020-2024	9.69%	4.51%	9.14%	9.01%	16.36%	11.60%
	2025-2030	7.63%	3.60%	7.21%	7.40%	11.0%	8.53%

POPULATION		DAVIDSON	RUTHERFORD	WILLIAMSON	TENNESSEE	UNITED STATES
	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
	2025	718,553	378,969	271,521	7,253,284	337,643,652
PERCENTAGE GROWTH	2030	728,914	409,087	290,354	7,560,067	345,735,705
	2010-2020	14.24%	30.04%	35.22%	8.90%	7.35%
	2020-2025	0.37%	10.98%	9.61%	4.96%	1.87%
	2025-2030	1.44%	7.95%	6.94%	4.23%	2.40%

Source: Environics & Claritas 2025

EDUCATION OVERVIEW

2023-2024 ACT AVERAGE

Macon County	18.3
Smith County	19.1
Sumner County	20.1
Trousdale County	18.7
Wilson County	20.3
TN Central Region	19.3
Davidson County	19.3
Rutherford County	17.5
Williamson County	24.7
State of Tennessee	19.0
United States ¹	19.4



2023-2024 GRADUATION RATE

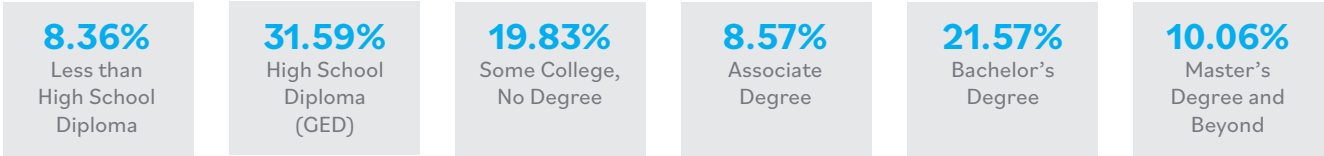
Macon County	91.5%
Smith County	95.9%
Sumner County	97.6%
Trousdale County	97.5%
Wilson County	98.2%
TN Central Region	96.1%
Davidson County	81.2%
Rutherford County	96.2%
Williamson County	97.8%
State of Tennessee	90.6%
United States ²	91.0%

Source: TN Department of Education, 1. ACT.org,
2. 2023-2024 wisevoter.com

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 Hartsville
- TN College of Applied Technology in Lebanon
- 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

EDUCATIONAL ATTAINMENT OF THE TCEA REGION



Source: Environics & Claritas 2025

2024-2025 PERFORMANCE INDEX

Port dredging completed

Port access agreement with Coastal Marine Contractors, LLC.

ARC Automotive Expansion

TVA approval of port development

Southeast US Japan Conference

Renovations on four 16,000 SF Buildings, South Campus

Approval of Zwirner Equipment purchasing building/property

Approval of Cary Brothers purchasing building

IRIS contract on Goldilocks' site

State of Tennessee Funding Board approval

Additional road upgrades & paving in PowerCom

Drainage Improvements on HULK Site

Appraisals on six sites in PowerCom

TVA Workforce Institute

Enbridge agreement for land leases (2)

TVA Forum

Elected to the Tennessee Economic Partnership Board

45 RFP/RFI Responses to ECD & TVA

Additional signage in PowerCom

TCEA Website updated

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

2024-2025 FISCAL OVERVIEWS

General Fund (Staff & Office Operations)

REVENUES

\$527,706.71

Rent

\$257,307.90

Other

TOTAL REVENUES:
\$785,014.61

EXPENDITURES

\$433,532.41

Salaries & Benefits

\$30,140.05

Contract Services

\$35,497.55

Office Expenses

\$15,032.28

Advertising & Marketing

\$10,798.20

Meeting & Event Expenses

\$19,657.35

Travel

\$4,463.59

Training/Education & Miscellaneous

\$7,981.11

Dues & Fees

TOTAL EXPENDITURES:
\$557,102.54

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

REVENUES

\$1,029,930.69

TVA In-Lieu-of-Tax Funding

\$138,903.44

Other (Grants & Interest)

TOTAL REVENUES:
\$1,168,834.13

EXPENDITURES

\$148,711.16

Grant Programs

\$142,933.29

Contract Services & Labor

\$750,007.94

PowerCom Expenses

(Infrastructure, Site Development & Repair & Maintenance)

\$182,057.25

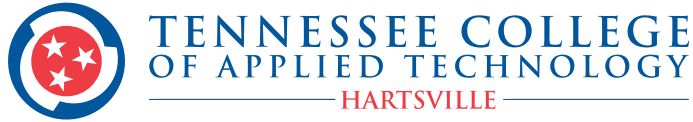
Admin Fee & Other Miscellaneous Expenses

\$806,087.45

Port Development

TOTAL EXPENDITURES:
\$2,029,797.09

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, NIC Global, Insteel Wire, 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.

TCAT Hartsville is excited to announce a 70,000 square foot expansion that will open in Fall 2026. This new space will allow us to offer a wider range of hands-on training programs to meet the growing needs of our students and local workforce. New programs will include Cosmetology, Esthetician, Nail Tech, Dental Assistant, Digital Graphics, Lineman, and Diesel Technology. This expansion represents a major step forward in our mission to provide high-quality, career-focused education right here in our community.



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

2025-2026 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.
- » Engage with the PowerCom Property Committee's Vision.
- » 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.
- » Participate with RPO and TDOT for regional highway infrastructure.

BUSINESS & WORKFORCE DEVELOPMENT ASSISTANCE

- » Enhance job growth in the region & accelerate Existing Industry.
- » Partner with SBA's TN Small Business Development Centers to assist entrepreneurs and start-up companies.
- » Create a CEO Roundtable.
- » 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.

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

- » Enhance the public awareness & vision of the TCEA.
- » Establish Tennessee Central internally in the five-county region 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.
- » Expand sewer system in Powercom
- » Enhance port business

PORT DEVELOPMENT



ARC EXPANSION



COATING WORK PROGRESS



Serving the Middle
Tennessee Counties of:

MACON • SMITH • SUMNER
TROUSDALE • WILSON



TENNESSEE CENTRAL
ECONOMIC AUTHORITY

Helene Singer Cash, Executive Director

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This institution is an equal opportunity provider and employer.