

Dutch Tech, Inc. to Expand Manufacturing Operations in Lobelville



LOBELVILLE (September) Dutch Tech, Inc. officials announced that the company will invest \$755,000 to expand its insulation manufacturing operations at the company's headquarters in Southern Middle Tennessee.

Dutch Tech will create 73 new jobs in Tier 4, Distressed Perry County three years after the company was founded in Lobelville.

The additional staff will serve as shift

managers, equipment operators and administrative assistants, allowing Dutch Tech to better meet its customer demands and increase production.

Founded in 2020, and headquartered in Lobelville, Tennessee, Dutch Tech, Inc. specializes in manufacturing durable, insulation technology. Through the expansion, Dutch Tech will employ nearly 100 people in Perry County.

Source: TNECD

SGB Enterprises, Inc. to Locate Headquarters and Manufacturing Operations in Maury County



COLUMBIA (October) SGB Enterprises, Inc. will invest \$1.7 million to relocate its headquarters and expand its design and manufacturing operations in Tennessee. Through the project, SGB will create 41 new jobs in Columbia.

The move will position SGB in closer proximity to its primary customer base across the Southeast and will be a driving force in allowing SGB to expand its products and services for the commercial and military simulation training sectors.

Founded more than 30 years ago, SGB Enterprises, Inc. specializes in designing and manufacturing procedural training systems, flight simulators, maintenance trainers and other simulated avionics and control components for the aerospace industry. SGB will more than double its employment by expanding to Tennessee.

Source: TNECD

US Pillars LLC to Expand Manufacturing Operations at Cookeville Headquarters



COOKEVILLE (October) US Pillars LLC will invest \$981,000 to expand manufacturing operations at its headquarters in Cookeville, Tennessee.

US Pillars will create 56 new jobs as the company acquires a wood door product line from Hörmann, a German, family-owned manufacturer headquartered in Sparta.

The acquisition of the wood garage door product line will not only greatly expand US Pillars' manufacturing capabilities and overall facility footprint with these door panels, but it will also strengthen its business partnership with Hörmann.

Hörmann is one of the world's leading garage door and construction component manufacturers. In 2020, the company completed construction of its 325,000-square-foot state-of-the-art manufacturing facility in Sparta, Tennessee, which houses its North American headquarters and operations of both sectional and high-performance door product lines.

Founded in 2015, and headquartered in Cookeville, Tennessee, US Pillars is a manufacturer of display shelving, tables, display cabinets, bookcases, work counters, gondolas and more.

Source: TNECD

Simpson Strong-Tie to Expand Manufacturing Operations in Sumner County



GALLATIN (October) Simpson Strong-Tie will invest \$110 million to expand in Gallatin by locating a new facility on Airport Road. Simpson Strong-Tie will create an additional 37 new jobs in Sumner County.

The new location will allow Simpson Strong-Tie to better meet its growing product demand and relocate a portion of its fastener manufacturing operations to Gallatin. Simpson Strong-Tie selected local design-build developer, Al. Neyer, as a full-service real estate partner for the project. Upon completion, the company will employ nearly 250 people across Tennessee.

A part of Simpson Manufacturing Co., Inc., Simpson Strong-Tie is a leading manufacturer of high-quality wood and concrete construction solutions that help people design and build safer, stronger homes, building and communities. At its Gallatin facility, the company produces structural screws, nails and its Quik Drive® collated fastening systems.

Source: TNECD

Summit Behavioral Healthcare to Expand Williamson County Headquarters

FRANKLIN (November) Summit Behavioral Healthcare officials announced today the company will invest \$4.5 million to expand its Franklin, Tennessee, headquarters.

Through this project, Summit BHC will create 125 new jobs in Williamson County over the next five years.

Summit Behavioral Healthcare was established to develop and operate a network of leading behavioral and mental health centers throughout the country. The company currently operates more



than 35 inpatient facilities that specialize in helping adults, adolescents and families suffering from mental health challenges and addiction. Upon completion of the project, the company will employ more than 450 Tennesseans.

Source: TNECD

Sparta Metal Processing LLC to Expand Manufacturing Operations in White County

SPARTA (July) Sparta Metal Processing LLC officials announced that the company will invest \$12.3 million to expand its metal remanufacturing operations in the Upper Cumberland.

Sparta Metal Processing will create 52 new jobs in White County.

The expansion on Turn Table Road will allow the company to purchase new manufacturing equipment, which will better assist Sparta Metal

Processing in meeting its growing customer demand.

Founded in 2021, and headquartered in Sparta, Tennessee, Sparta Metal Processing is a metal remanufacturer that specializes in transforming scrap metal into ferrous and nonferrous granules, ribbons, coils and straws for the metal manufacturing industry.

Source: TNECD





Xxentria Technology Materials Co., Ltd. to Locate First US Manufacturing Operations in Tennessee

MT. PLEASANT (December) Xxentria Technology officials announced that the company will invest \$45 million to establish its first U.S. metal composite production facility in Mt. Pleasant, Tennessee.

Xxentria will create 85 new jobs at the Cherry Glen Industrial Park, a Select Tennessee Certified Site, in Maury County.

Based in Taiwan, Xxentria Technology Materials Company, Ltd., is a leading manufacturer of metal composite material. The Tennessee location will serve the automotive industry with the composite panels used to manufacture truck and trailer bodies.

Xxentria's expansion to Tennessee results from years of research to locate a manufacturing facility in closer proximity to Xxentria's U.S. customer base. The Mt. Pleasant plant will house equipment capable of two lines for lamination and one line for fabrication.

Source: TN ECD



FreightWise, LLC to Expand Brentwood Headquarters



BRENTWOOD (December) FreightWise, LLC will expand operations at its headquarters in Brentwood, Tennessee. FreightWise will create 48 new jobs and invest \$2 million in Williamson County.

The Centerview Drive location will position FreightWise to expand its customer acquisitions as well as broaden its research and development capabilities.



Founded in Brentwood, Tennessee, in 2015, FreightWise, LLC is a logistics data company that serves its customers with end-to-end transportation management. Through the project, FreightWise will employ nearly 200 people worldwide, with approximately 100 employees in Tennessee.

Source: TNECD

Technology Lab to Expand Operations at Nashville Headquarters



NASHVILLE (January) Technology Lab officials announced that the company will invest \$1.8 million to expand its services in the Greater Nashville region.

As part of the project, Technology Lab will create 71 new jobs in Davidson County at the company's headquarters on Cleveland Avenue.

The additional staff of engineers and technicians will assist Technology Lab with its recent growth

and better serve the company's tech customers nationwide.

Headquartered in Nashville, Tennessee, Technology Lab is a managed services provider for educational institutions. The company services K-12 schools across the U.S. from its locations in Alabama, Florida, Georgia, Louisiana, Mississippi and Tennessee.

Source: TNECD

Unitech North America, LLC to Establish First US Manufacturing Operations in Warren County



MORRISON (January) Unitech North America, LLC officials announced today the company will invest \$30 million to locate its first U.S. facility in Tennessee.

In phase one of the project, Unitech will create 75 new jobs in Warren County with plans to grow through future expansions.

The Morrison location will specialize in the production of thermal adhesives and battery compression pads for electric vehicle battery manufacturers across the Southeast as well as industrial adhesives and sealers for its automotive customers.

Unitech North America, LLC is a subsidiary of Unitech Co., Ltd., which is headquartered in Ansan, South Korea, and is a leading manufacturer of adhesives and sealants. The expansion to Tennessee represents Unitech's first location in the U.S. and will join the company's other operations in Europe and Asia.

Source: TNECD

TNECD Announces Four Counties to Participate in Property Evaluation Program



Moog Drive Site, Smithville, DeKalb County

Counties selected represent the Upper Cumberland and Northeast Tennessee regions

PEP originates from TNECD's Select Tennessee Certification Program

NASHVILLE (October) The Tennessee Department of Economic and Community Development (TNECD) announced today the four counties selected to participate in the latest round of the Select Tennessee Property Evaluation Program (PEP).

The counties include Carter, **DeKalb**, **Overton** and Washington.

PEP evaluates potential industrial properties, advising counties on industrial site improvements and where investments may be most beneficial. Since its inception in 2015, PEP has helped improve the inventory of industrial sites and buildings across the state, with more than 424 sites being reviewed.

"Tennessee's success in recruiting and landing economic development projects is in part due to the cohesion we have working with community leaders

across our state's 95 counties," TNECD Commissioner Stuart C. McWhorter said. "The Select Tennessee Property Evaluation Program is a tool that allows our department to continue supporting our local partners in developing shovel-ready industrial sites, and I am excited to see the economic growth that this latest round of the program brings to Carter, DeKalb, Overton and Washington counties."

PEP originates from TNECD's Select Tennessee Certified Site Program. With assistance from site selection firm Austin Consulting, PEP provides participating counties with guidance on site planning for future industrial development projects.

PEP includes an on-site visit by Austin Consulting and TNECD, an educational webinar on the site selection process and a comprehensive assessment of the strengths and needs of each community's inventory

of industrial sites. This assessment also offers recommendations to improve marketability.

“The Property Evaluation Program allows each community to take an inventory of their future industrial sites, receive a straightforward assessment of each, and build a consensus around which properties offer the best opportunities for industrial growth, whether in the near-, intermediate-, or long-term,” said Jonathan Gemmen, senior director of Austin Consulting.

These counties were selected based on the demonstrated local need for industrial properties and the county’s ability to assemble properties with viable market potential. The application process begins with a submission of a letter of intent, which is accepted at any time. Upon receipt of the letter, interested communities will receive the PEP application. A new round of communities will be accepted into the program in the spring of 2024 with letters of intent due by January 11, 2024.

Source: TNECD



2024 ECD Site Development Dates

For more info

KIRBY LEWIS-GILL

Site Development Director
Community and Rural Development
Tennessee Tower, 27th Floor
312 Rosa L. Parks Ave., Nashville, TN 37243
615-651-5383
kirby.lewis-gill@tn.gov
www.tn.gov/e cd/topic/rural-development

Property Evaluation Program

2024 SPRING ROUND

- January 11** Deadline for Submission of a Letter of Intent
- February 14** Application deadline
- March–June** Site Visits

2024 FALL ROUND

- July 11** Deadline for Submission of a Letter of Intent
- August 15** Application deadline
- Oct–Jan 2025** Site Visits

Select TN Certified Sites Program

Letters of Intent are accepted at any time. Once the LOI is received, ECD will send Step 1 Application.

- June 14** Summer Round Step 1 Applications Due
- December 12** Winter Round Step 1 Applications Due

Site Development Grant Program

2024 ROUND 1

- January 17** Application Webinar
- February 7** Letters of Intent due and Final invoice and Close-Out for Previous Grants
- March 27** Applications due
- May** Community Presentations
- June** Announcements
- July** Contract Start

2024 ROUND 2

Pending Funding Availability

- July 31** Application Webinar
- August 22** Letters of Intent due and Final Invoice and Close-Out for Previous Grants
- September 19** Applications due
- November** Presentations
- December** Announcements
- January 2025** Contract Start

Source: TNECD

TNECD Announces Two New Select Tennessee Certified Sites

The Select Tennessee Certified Sites program helps communities prepare industrial sites for private investment and job creation

NASHVILLE (January) The Tennessee Department of Economic and Community Development (TNECD) announced that two sites have been certified through the Select Tennessee Certified Sites program.

Seventy-three sites across Tennessee have been certified to date. The newest certified sites and their local sponsoring agencies include:

Lawrenceburg Industrial Park – Lawrence County Chamber of Commerce

The EDGE Property at Presidents Island
Greater Memphis Chamber

“It is clear through today’s announcement that the Select Tennessee Certified Sites program plays a critical role in recruiting and landing economic development opportunities across the state,” TNECD Commissioner Stuart C. McWhorter said. *“This program is not limited to our rural or urban regions and serves as a tool to ensure all 95 counties have the right assets in place to foster future growth.”*

The Select Tennessee Certified Sites program has helped communities prepare industrial sites for private investment and job creation since 2012. The program sets rigorous standards to give companies

Nearly 75 sites have now been certified through the program

detailed and reliable information during the site selection process.

The Select Tennessee certification process ensures that each certified site meets high quality standards and are primed for development. Qualifications for certification include having at least 20 acres of developable land for industrial operations, documented environmental conditions and geotechnical analysis, existing onsite utilities or a formal plan to extend utilities to the site, and truck-quality road access. TNECD has partnered with Austin Consulting to administer the certified sites program.

“The Select Tennessee Certified Sites program provides companies with access to development-ready properties across the state, whether seeking an urban or rural location,” said Jonathan Gemmen, senior director of Austin Consulting. *“The EDGE property and Lawrenceburg Industrial Park are just two examples of the diversity of market-ready sites Tennessee has to offer.”*

To learn more about the Select Tennessee Certified Sites program, visit tnecd.com/sites/certified-sites/apply-now/

Source: TNECD

An active participant in all aspects of the Select Tennessee program, Lawrence County is highlighted in TNECD’s recent promotional video. Click on the photo to right to learn more about how the suite of programs, including Property Evaluation, Site Development Grant, and Certification, can benefit the recruitment efforts of Tennessee communities.



12 New Site Development Grant Recipients

- Nearly \$18 million in grants
- Program helps communities prepare industrial sites for business investment
- TNECD has awarded nearly 175 Site Development Grants across Tennessee

TNECD (January) Department of Economic and Community Development Commissioner Stuart C. McWhorter announced 12 new Site Development Grants.

The grants, totaling approximately \$17.9 million, are designed to help communities invest in infrastructure and engineering improvements to land economic development projects and achieve Select Tennessee site certification.

“TNECD’s Site Development Grants play a critical role in preparing Tennessee communities for economic development growth, which directly supports our focus of ensuring every Tennessean has access to a high-quality job,” said Governor Bill Lee. *“I thank the General Assembly for partnering with us to fund this important program.”*

The Site Development Grant program, part of the Rural Economic Opportunity Act, works in tandem with TNECD’s Select Tennessee program. Since 2016, TNECD has awarded 174 Site Development Grants across the state, totaling nearly \$85 million in assistance to local communities and generating 6,595 new jobs for Tennesseans.

“Having a shovel-ready industrial site is a key component many of our communities need to land business investment and spur job creation,” said McWhorter. *“These grants serve as a steppingstone for Tennesseans to achieve a better quality of life, and I look forward to seeing the economic development growth that follows this latest round of funding.”*

The grants awarded this round include:

Town of Livingston

City Industrial Park, \$50,000
Due diligence studies

County of Franklin

East Moon Property, \$93,542
Tree/property clearing



Franklin County Industrial Park - East Moon Site

Bristol Tennessee Essential Services

Bristol Industrial Park, \$2,000,000 – Property grading

City of Bolivar Industrial Development Board

Watson Property, \$98,314 – Due diligence studies

City of Henderson Tennessee

Henderson Industrial Park, \$740,490 – Tree/property clearing

Greene County Government

Snapps Ferry Property, \$2,100,000 – Property grading

Hamilton County Government

McDonald Farm, \$3,000,000 – Water infrastructure

Haywood County

I-40 Advantage Industrial Park, \$2,000,000 – Access road construction

Dyer County Industrial Development Board

Commerce Park Interstate Site, \$5,000,000 – Speculative building construction

Sullivan County Economic Development dba NETWORKS Sullivan Partnership

Bristol South Industrial Park, \$100,000 – Due diligence studies

City of Greenfield

Greenfield-Pentecost Property, \$1,970,091 – Access road construction, tree/property clearing, water and sewer infrastructure

Industrial Development Board of the City of Oak Ridge

Horizon Center Industrial Park, Area 7, \$797,597 – Access road construction, tree/property clearing, due diligence studies

Applications were reviewed by an advisory committee made up of TNECD, Austin Consulting, the Tennessee Valley Authority, Tennessee Department of Environment and Conservation and Tennessee Department of Transportation.

Each application was supported by the community’s senator and representatives in the Tennessee General Assembly.

Source: TNECD

2023 TEDC Award Recipients



GC Hixson & Bob Bibb

The Tennessee Economic Development Council (TEDC) awarded Robert T. “Bob” Bibb, Executive Director of the Middle Tennessee Industrial Development Association, with the 2023 Legacy Award. This award recognizes Bob for his impact on economic development in the state and reputation within the community as a longstanding advocate for Middle Tennessee.

The Legacy Award, first given in 2012, recognizes those in the state economic development community who have had an extraordinary impact on the profession and the communities in which they worked.

GC Hixson, previous recipient of the Legacy Award, was recognized for his contributions to TEDC and awarded the Honorary Life Member Award.

Source: TEDC

Middle Tennessee Industrial Development Association 2023-2024 Executive Committee

President

Scott Spence | *President & CEO*
Duck River Membership Corporation

Vice President

Victor Pusser | *General Manager*
Lawrenceburg Utility System

Secretary/Treasurer

Jennifer Brogdon | *General Manager*
Upper Cumberland Elec. Mem. Corp.

Members

Chris Davis | *General Manager*
Cumberland Electric Membership Corp.

Stephen Surles | *Senior Manager*
Tennessee Valley Authority

Brian Skelton | *President*
Tulahoma Utilities Authority

Al Kerstiens | *General Manager*
Mt. Pleasant Power System



The MTIDA *Industry Leader* is published by the Middle Tennessee Industrial Development Association

2108 Westwood Avenue
Nashville, TN 37212
P 615-269-5233
E mtida@mtida.org
W www.mtida.org

Robert T. Bibb | *Executive Director*

Kendrick J. Curtis, PhD | *Assistant Executive Director*

Matt Von Lunen | *Director of Operations*

Wendi K. Powell | *Graphic Designer*