

63rd

Annual Board of Directors Meeting and Economic Development Seminar



From left: Brad Gibson, Bob Bibb, Jennifer Brogdon, Victor Pusser, Al Kerstiens, Stephen Surles and Carl Haney (Not pictured: Mike Davidson and Brent Baker)

MTIDA hosted its 63rd Annual Board Meeting and the 2025 Economic Development Seminar in Franklin on July 30–31. More than 200 attendees joined the two-day event, including community leaders, local utility providers, TVA representatives, state partners, and private-sector professionals. Program highlights featured insights from Dr. Gary Wagner on the economy and federal policy, along with a conversation on the impact of trade and international commerce led by Lori Odom and Landon Scott.

Executive Committee for 2025–2026:

President: Jennifer Brogdon
Upper Cumberland Electric Membership Corp.

Vice President: Al Kerstiens
Mt. Pleasant Power System

Secretary–Treasurer: Mike Davidson
Middle Tennessee Natural Gas Utility District

Brad Gibson
Middle Tennessee Electric

Carl Haney
Cookeville Energy Department

Stephen Surles
Tennessee Valley Authority

Brent Baker
Nashville Electric Service

THANK YOU TO OUR MEMBERS

We are pleased to announce that two additional natural gas systems have joined the Association.

NEW MEMBERS

- Gallatin Public Utilities
- Humphreys County Utility District

GAS MEMBERS

City of Pulaski
City of Waynesboro
Clarksville Gas & Water Department
Cookeville Energy Department
Fayetteville Public Utilities
Lawrenceburg Utility System
Livingston Gas Department
Middle TN Natural Gas Utility District
Springfield Gas Department
Smyrna Natural Gas System
Atmos Energy Corporation

LOCAL POWER COMPANY MEMBERS

Caney Fork Electrical Cooperative
CDE Lightband
Columbia Power & Water Systems
Cookeville Energy Department
Cumberland Electric Membership Corporation
Dickson Electric System
Duck River Electric Membership Corporation
Fayetteville Public Utilities
Gallatin Department of Electricity
Lawrenceburg Power Systems
Lewisburg Electric System
McMinnville Electric System
Meriwether Lewis Electric Cooperative
Middle Tennessee Electric Membership Corporation
Mt. Pleasant Power System
Nashville Electric Service
Pulaski Electric System
Shelbyville Power System
Smithville Electric System
Sparta Electric System
Springfield Department of Electricity
Tennessee Valley Authority
Tri-County Electric Membership Corporation
Tullahoma Utilities Authority
Upper Cumberland Electric Membership Corporation
Volunteer Energy Cooperative
Winchester Utilities

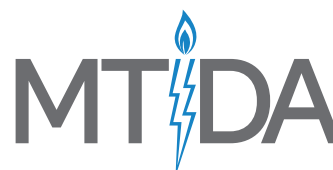
In addition to these members, we welcome 13 new affiliate members.

NEW AFFILIATE MEMBERS

- Barton Marlow Builders
- Bennett & Pless
- Bohler
- Energy Land & Infrastructure
- EnSafe
- Integrity Energy Partners
- Genesis Engineering Group
- JE Dunn Construction
- MBI
- Mortenson
- MYCON General Contractors
- RaganSmith
- Sain Construction

AFFILIATE MEMBERS

Agracel
Allen & Hoshall
Barge Design Solutions
Bradley Arant Boult Cummings LLP
Carroll Daniel Construction
Christman Company
Crain Construction
DPR Construction
Ecosystem Planning & Restoration
Fisher & Arnold
Forcum Lannom Contractors
H&M Construction Co.
IC Thomasson Associates
Irby
Messer Construction
RAWSO
S&ME
Sain Associates
T.W. Frierson
Tennessee Electric Cooperative Association
Tennessee Gas Association
Tennessee Municipal Electric Power Association
Tennessee Valley Public Power Association
Terracon
Thomas & Hutton
TTL USA
Veloture Development Group



The work MTIDA does in Middle Tennessee is on behalf of and due to the support of our members.

2025 Economic Development Seminar



Dr. Gary A. Wagner, Acadiana Business Economist/BORSF Eminent Scholar Endowed Chair at University of Louisiana at Lafayette, spoke to the crowd about the state of the economy and the impacts of federal policy.



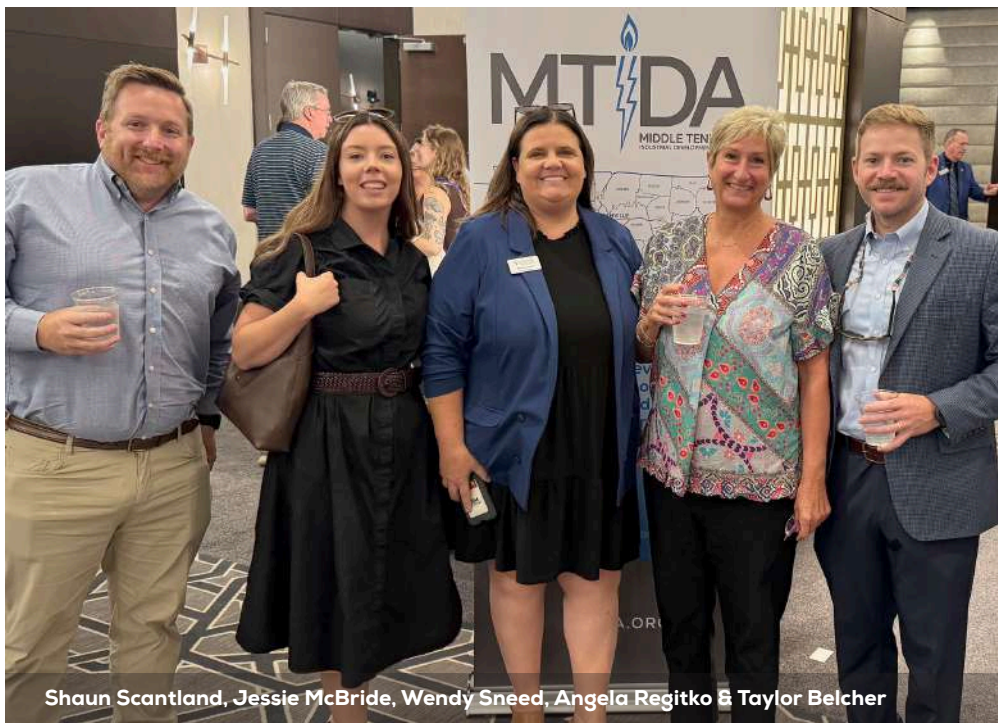
Lori Odom, Senior Vice President of Economic Development/International Business at the Nashville Area Chamber of Commerce, and **Landon Scott,** Business Development, Regional Manager at V. Alexander & Co., Inc., spoke about how global trade makes a local impact to middle Tennessee.



2025 Economic Development Seminar



Patrick Cammack & Bob Upton



Shaun Scantland, Jessie McBride, Wendy Sneed, Angela Regitko & Taylor Belcher

Plan ahead for the 2026 MTIDA Annual Seminar - **Friday, July 31**



Networking session during morning seminar

Advanex Americas, Inc. Expands U.S. Headquarters

WHITE HOUSE (June) Advanex Americas, Inc. is expanding, investing \$11.4 million in the company's U.S. headquarters in White House, Tennessee.

The project, which includes the creation of 56 new jobs in Robertson County, comprises the addition of 60,000 square feet of space dedicated to manufacturing and warehouse as well as additional square footage to support the company's business operations.

Advanex Americas originally relocated its U.S. headquarters to Tennessee from California in 2021. Its parent company, Advanex, was founded in Tokyo in 1930 and is still headquartered there today. The company manufactures precision springs, wire form, pins, stampings, plastics and assemblies for companies across the automotive, aerospace, medical and agriculture industries.

Advanex Americas, Inc. is the U.S. subsidiary of Advanex Inc., a global company headquartered in Japan and publicly traded on the Tokyo Stock



Exchange. With expertise in manufacturing springs, wire forms, pins, metal components, and precision-molded sub-assemblies, Advanex serves key industries including medical, automotive, and OEM markets. Advanex Americas is one of 22 international locations and the only facility in the United States. Strategically based in White House, Tennessee, we provide reliable, next-day delivery to meet our customers' needs with speed and efficiency.

Source: TNECD





Little Leaf Farms to Expand, Selects Manchester for First Tennessee Location

MANCHESTER (June) Little Leaf Farms, announced that the company is establishing its first Tennessee greenhouse in Coffee County.

Little Leaf Farms will create 318 new jobs over five years and invest nearly \$75 million at the Manchester Industrial Park, a Select Tennessee Certified Site. The company's operations will be state-of-the art with new growing and manufacturing facilities that have the capacity to produce and distribute packaged leafy greens throughout the Midwest and Southeast U.S.

Additionally, the project benefits from Tennessee's AgTrack Cost Share Fund, an incentive program to promote and encourage agricultural development in Tennessee.

Little Leaf Farms is recognized as the country's No. 1 brand of packaged lettuce sustainably grown through controlled environment agriculture. The company developed its first greenhouse in Massachusetts in 2015 and has since grown to include facilities in Pennsylvania (which is the largest indoor leafy greens campus in North America), and with today's announcement, Tennessee.

Source: TNECD

Leafy greens
grower to create
318 new jobs
over five years and
invest nearly
\$75 million



Tate Ornamental, Inc. to Expand at Robertson County Headquarters

NASHVILLE (June) Tate Ornamental, Inc. officials announced today the company is expanding manufacturing operations in White House, Tennessee, creating 50 new jobs and investing a total of \$12 million through the project.

The additional staff and investment will increase the company's millwork production capacity by allowing for the construction of a state-of-the-art facility in close proximity to its existing metal and stone plants. Construction is anticipated to start this month with operations targeted to begin in January of 2027.

Tate Ornamental was founded in White House, Tennessee in 1988. The family-owned and

operated company offers a one-stop shop for design, fabrication, installation and freight. Upon completion of the expansion, Tate Ornamental will employ approximately 250 Tennesseans in Robertson County.

Tate Ornamental is a family-owned and operated company specializing in ornamental metals, architectural woodwork, as well as stone, quartz and porcelain countertops. Headquartered in White House, Tennessee, the company proudly serves clients across the U.S. on some of the most high-profile and complex commercial projects in the industry.

Source: TNECD

Gap, Inc. Doubles Down on U.S. Investments, Announces \$58 Million Expansion in Gallatin Facility

GALLATIN (June) Gap Inc. has announced a \$58 million multi-year capital investment at its Gallatin campus as part of the company's strategy to double down on U.S. investments to support its portfolio of iconic American brands, including Old Navy, Gap, Banana Republic, and Athleta.

The investment will create 100 new jobs and follows a series of strategic investments over the past eight years in Gallatin, bringing Gap Inc.'s total capital investment at the site to more than \$150 million. During that time, the company has created over 1,600 full- and part-time jobs, cementing its role as a key economic driver in the Greater Nashville region.

The Gallatin campus, located adjacent to Volunteer State Community College, has been part of the community for 30 years and is now the largest



facility in Gap Inc.'s global distribution network, spanning 2.3 million square feet. Originally a traditional distribution center, it has transformed into a state-of-the-art logistics hub supporting both retail and e-commerce fulfillment for the company's iconic American brands: Old Navy, Gap, Banana Republic, and Athleta.

The Gallatin facility is also Gap Inc.'s testing site for cutting-edge logistics innovations. It features advanced robotics developed by U.S.-based Boston Dynamics, offering some of the most sophisticated supply chain tools in the world and creating dynamic career opportunities for Tennesseans.

Facility upgrades are already underway, and hiring for the new roles is expected to begin immediately.

Source: gallatingetsit.com

6 New Site Development Grant Recipients

More than \$17 million in grants

Program helps communities prepare industrial sites for business investment

TNECD has awarded 180 Site Development Grants across Tennessee

TNECD (July) Economic and Community Development Commissioner Stuart McWhorter announced six new Site Development Grant recipients. The grants, totaling more than \$6 million, are designed to help communities invest in infrastructure and engineering improvements to land economic development projects and achieve Select Tennessee site certification.

"What happens in rural Tennessee matters to all of Tennessee, and today's grant announcement marks another step forward in creating greater economic opportunity across our state," said Gov. Lee. "I thank our local leaders for their partnership to drive growth in their communities that will in turn attract future investment and job creation."

The Site Development Grant program is part of the Rural Economic Opportunity Act, which provides funding to improve the economies of Tennessee's rural communities. Since 2016, TNECD has awarded 197 Site Development Grants across the state, totaling over \$120 million in assistance to local communities and generating 7,459 new jobs for Tennesseans.

"TNECD's Site Development program is vital to attracting economic development opportunities in our local communities," said Commissioner McWhorter. "Just last month, we announced a major project on one of our state's certified sites – proof that having shovel-ready industrial sites gives Tennessee a competitive edge – and we're excited that seven more communities are now moving closer to earning this valuable certification."

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

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

Source: TNECD

The grants awarded this round include:

LIVINGSTON INDUSTRIAL SITE

\$1,000,000

Property Grading

Town of Livingston, Tennessee

BARTLETT INNOVATION PARK

\$100,000

Due Diligence

City of Bartlett, Tennessee

MILAN ARSENAL PROPERTY

\$241,769

Master Planning and Sewer Infrastructure Design

City of Milan, Tennessee

EASTBRIDGE BUSINESS PARK

\$3,962,056

Property Grading

Knox County Industrial Development Board

DARNELL PROPERTY

\$658,922

Property Purchase

Morgan County Economic Development Board

WINFIELD INDUSTRIAL PARK

\$100,000

Due Diligence

Town of Winfield, Tennessee





BuildEx Modular-Tennessee to Establish Manufacturing and Distribution Presence in Lincoln County

Modular manufacturing company to create 110 new jobs and invest approximately \$23 million

FAYETTEVILLE (August) BuildEX Modular-Tennessee LLC officials announced today the company is locating in Lincoln County, establishing off-site, modular manufacturing and distribution operations under its MODMAX brand.

BuildEx Modular will create 110 new jobs and invest \$23.3 million in Fayetteville, Tennessee. The company is acquiring and retrofitting an existing modular manufacturing facility to expand its capacity for high-quality modular housing, serving large developers and commercial clients across the Southern Middle Tennessee region.

BuildEx Modular is a member of the Modular Building Institute, an international nonprofit trade association serving modular construction. Hiring is currently underway for the new facility. Those interested can learn more and apply here: www.modmax.com.

Source: TNECD

State Leadership and Barrett Firearms Manufacturing, Inc. to Break Ground on State-of-the-Art Murfreesboro Facility

MURFREESBORO (August) Tennessee Gov. Bill Lee and Department of Economic and Community Development (TNECD) Commissioner Stuart C. McWhorter will joined Barrett Firearms Manufacturing, Inc. officials in Murfreesboro on August 13 for a ceremonial groundbreaking at the company's \$80 million headquarters and state-of-the-art manufacturing facility.

Announced in March of this year, Barrett plans to invest \$76.4 million and create 183 new jobs through the project. The estimated 250,000-square-foot Barrett Manufacturing & Technology Campus will serve as the company's primary global firearms manufacturing site and will offer employees a cutting-edge campus environment, housing state-of-the-art manufacturing, a corporate office and other major operations.

Source: TNECD



2026 MIDDLE TENNESSEE WAGE & BENEFIT SURVEY

During March and April 2026, [MTSU's Business and Economic Research Center](#) will conduct the fifth Middle Tennessee Wage & Benefit Survey. The survey focuses on industrial and manufacturing jobs, and participating companies receive the results free of charge, with complete confidentiality.

The work begins this fall as we update contact information for the staff who will receive the survey at each company. In past surveys, more than 300 companies have participated. With recent staffing changes, it is critical that we have an accurate contact list—because the success of the survey depends on strong participation, which begins with reaching the right people.

To prepare, we will host four in-person workshops and one virtual workshop this fall. Please plan to attend the session that best fits your schedule. These workshops will bring together economic development partners and industry HR staff, with discussion centered on three topics:

- **Outlining the plan and timeline for the survey**
- **Requesting assistance in identifying companies and updating contact information**
- **Equipping participants with best practices and talking points to help promote the survey**

Please RSVP by emailing mtida@mtida.org with the date/location of the workshop you plan to attend so we can ensure an accurate headcount for lunch.

For examples of the types of reports prepared, you may download the 2023 survey results here: <https://berc.mtsu.edu/wb2023/>

FALL WORKSHOP SCHEDULE

Feel free to come to any one of the events, even if out of your region. Lunch will be provided at each event.

**To register, please email mtida@mtida.org.
Specify which workshop you plan to attend.**

WEDNESDAY, OCTOBER 1

SOUTH CENTRAL TENNESSEE DEVELOPMENT DISTRICT

101 Sam Watkins Blvd., Mount Pleasant, TN

10:30am - session begins

11:45am-12:45pm - working lunch

TUESDAY, OCTOBER 14

UPPER CUMBERLAND DEVELOPMENT DISTRICT

1104 England Drive, Cookeville, TN

10:30am - session begins

11:45am-12:45pm - working lunch

WEDNESDAY, OCTOBER 29

GREATER NASHVILLE REGIONAL COUNCIL

Humphreys County Conference Room

44 Vantage Way #450, Nashville, TN

10:30am - session begins

11:45am-12:45pm - working lunch

THURSDAY, OCTOBER 30

MANCHESTER COFFEE COUNTY CONFERENCE CENTER

147 Hospitality Blvd., Manchester, TN

10:30am - session begins

11:45am-12:45pm - working lunch

ZOOM VIRTUAL WORKSHOP

THURSDAY, NOVEMBER 6

10:30am-11:30am

Email mtida@mtida.org to receive login credentials

Goodlettsville Prevost Project Announcement

GOODLETTSVILLE (August) The City of Goodlettsville Economic Development announced the private investment by Prevost. Prevost is a great partner in the City of Goodlettsville, and they are making an investment for current and future growth needed at their site. This project includes \$1.5 million in a building expansion, \$2 million in a new car and bus parking lot, and making room for 10 more employees in 2026.

Source: Goodlettsville Economic Development



**SAVE
THE
DATE**

DECEMBER 4
MTIDA/TVA
Annual Christmas Reception
(Watch for future announcement)

Middle Tennessee Industrial Development Association 2025-2026 Executive Committee

President

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

Vice President

Al Kerstiens | General Manager
Mt. Pleasant Power System

Secretary/Treasurer

Mike Davidson | Executive Vice President & CEO
Middle TN Natural Gas Utility District

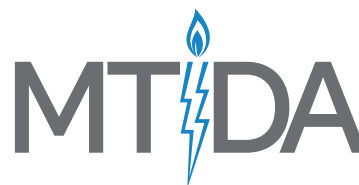
Members

Brad Gibson | Chief Operating Officer
Middle Tennessee Electric

Carl Haney | Director of Dept. of Energy
Cookeville Energy

Stephen Surles | Senior Manager
Tennessee Valley Authority

Brent A. Baker, P.E. | EVP - Chief Operations
and Innovation Officer
Nashville Electric Service



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