



INDUSTRY LEADER

JANUARY 2022

Middle Tennessee Industrial Development Association

Welcome, UT Southern

PULASKI (July) After several months of conversations, meetings, measures and proceedings, the University of Tennessee Board of Trustees voted to acquire the assets of Martin Methodist College and establish a new UT campus in Pulaski.

Effective July 1, the addition of UT Southern represented the fourth undergraduate college within the UT System, and the first new campus since UT Chattanooga joined more than 50 years ago. Additionally, UT Southern will be the only four-year and graduate institution of higher education between Sewanee in the east and Freed-Hardeman in the west, serving a southern Middle Tennessee region of 13 counties near the Alabama border.

The Board also voted to appoint Mark La Branche, who has served as president of Martin Methodist College since July 1, 2017, as the inaugural chancellor of UT Southern. Prior to



joining Martin Methodist College, La Branche served as the president of Louisburg College in North Carolina where he oversaw the school's 22 percent increase in enrollment, 58 percent increase in graduates and a five-year, \$18 million fund-raising campaign that exceeded its goals by 20 percent. La Branche has also previously served at senior vice president of external affairs at Huntingdon College in Montgomery, Alabama.

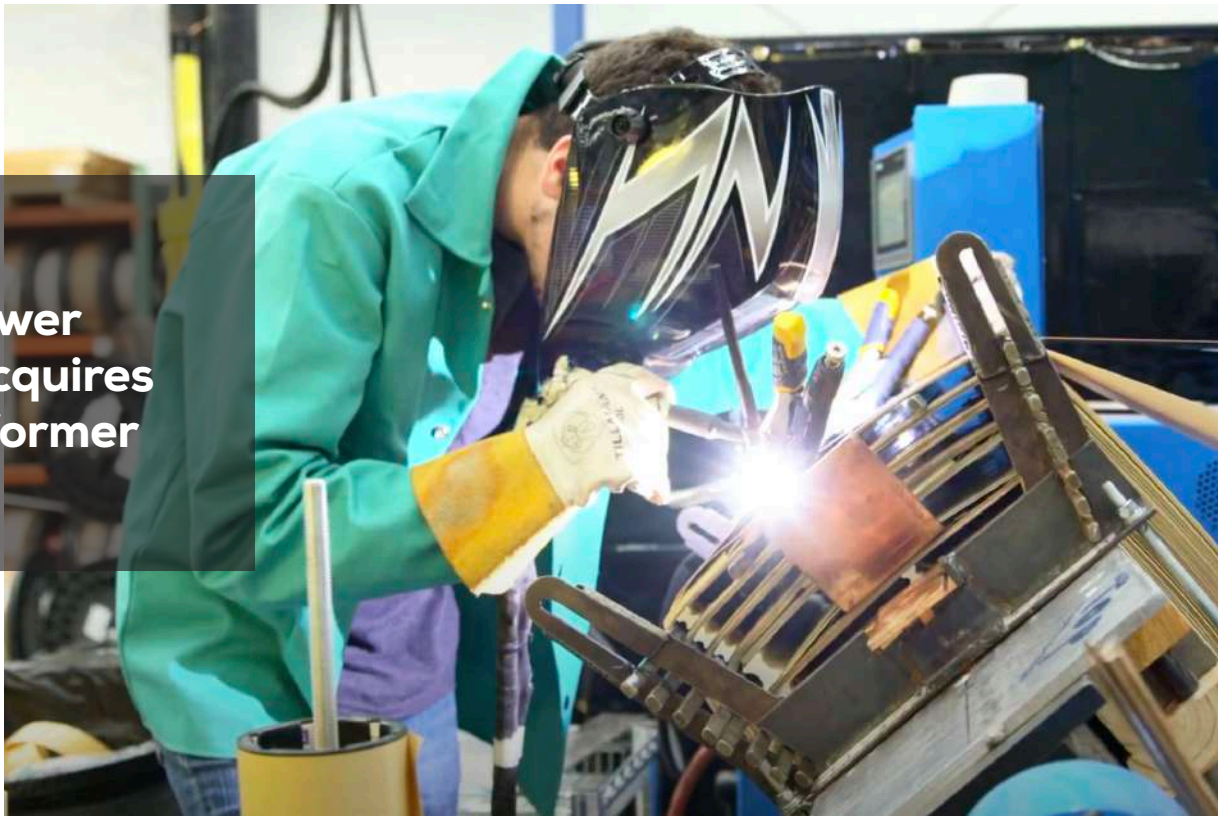
Source: Giles County Economic Development Commission

MTIDA and TVA Host Annual Christmas Celebration



MTIDA and TVA Economic Development hosted their Annual Christmas Celebration on December 2nd at the 51 North Taproom in Nashville. Over 100 community, State, TVA representatives, electric, and gas distributors attended.

Spire Power Solutions Acquires V&F Transformer



CELINA (August) Spire Power Solutions L.P., a portfolio company of Mill Point Capital LLC, announced that it has acquired the assets of V&F Transformer, a third-generation family owned business based in Elgin, Illinois with nearly 60 years of operating history.

V&F Transformer is a leading manufacturer of custom dry-type transformers and magnetic components for electrical power management and power distribution equipment in high-growth end markets including Data Centers, Electric Vehicle/Battery, and Industrial Automation. V&F's engineering first approach enables industry leading product performance for mission critical and highly demanding applications.

Spire is a leading North American manufacturer of transmission and distribution solutions including liquid-filled and dry-type transformers that serve the utility, public power, renewable energy, construction, industrial, and OEM markets known across the industry for safe, high quality, reliable products and exceptional engineering capability.

Source: Business Wire

In January 2022, V&F Transformers announced there are bringing an additional 50 jobs to the community. The company will now have three-shifts through the additional jobs and the goal is to have the positions filled by February.



Life Sciences Company to Create 1,400 Jobs

meaningful careers through the high-quality jobs that will be created at the site.”

LEBANON (September) Thermo Fisher Scientific will establish a new manufacturing facility in Wilson County that will create 1,400 new jobs. The Massachusetts-based life sciences company has committed more than \$100 million to build a new single-use technology assembly facility, where it will produce bioprocess containers and fluid transfer assemblies that are used globally by biopharma companies to develop and produce therapeutics and vaccines.

“Thermo Fisher’s Nashville site will play a critical role in the company’s effort to support the global pharmaceutical industry’s work in developing life-saving biologics and vaccines to address many diseases,” said Michel Lagarde, executive vice president, Thermo Fisher Scientific. “We look forward to being part of the community and enabling the local talent to build

The project will create about 400 jobs in the near term, ultimately growing to more than 1,400 new jobs in Lebanon over the next several years. The roles will focus on manufacturing, assembling and packaging bioprocess containers in a clean room environment with additional roles in engineering, procurement, quality, warehousing and site leadership.

Thermo Fisher serves global customers in the pharmaceutical and biotech sectors, as well as in hospitals and clinical diagnostic labs, universities, research institutions and government agencies.

The project is the latest in a string of life sciences-related companies to locate or expand in Tennessee. Since 2019, health care, life sciences and medical device companies have invested nearly \$430 million in the state.

Source: Business Facilities

\$35M Investment in Clarksville

CLARKSVILLE (September) Florim USA will invest roughly \$35 million and create more than 30 new jobs at its facility in Clarksville to expand and increase all operations. The expansion will include construction of a new administration building and showroom, and the addition of technologically advanced manufacturing machinery to increase not only production capabilities, but also the range of product offerings, which will allow for a 100 percent U.S.-manufactured product. Florim USA will also invest in additional tile crusher machinery to recycle fired scrap metal back into production.

Florim USA’s Clarksville facility consists of the following highly automated operations: body preparation, glaze preparation, pressing, glazing, kiln, rectification, polishing, selection and packaging. The process is considered “closed-loop” with 100 percent of the water and 95 percent of all production waste generated

throughout the operations recycled back through the system.

The American subsidiary of Florim Group, based in Italy, Florim USA is one of the largest and most technologically advanced porcelain tile facilities in North America. Florim USA is one of over 40 Italian-owned establishments in Tennessee that employ more than 4,800 Tennesseans.

Source: TNECD



Clarksville Lands Third Project in Five Weeks



CLARKSVILLE (September) The South Korean-based logistics company Shinhung Global USA will invest \$10 million to expand its operations by building a new distribution facility in Clarksville, TN. The project will create 83 new jobs in Montgomery County.

“Since establishing our company in Tennessee in 2018, there have been many experiences that helped us decide to invest and move forward in building our own warehouse,” said Yu Sung Park, president, Shinhung Global USA. “We are excited to expand in both the state and Clarksville, and we really appreciate the help that this state, the Clarksville Industrial Development Board, and LG Electronics have provided to us as we expand our

business. We hope to continue to be a valuable partner to Tennessee and the U.S.”

As a major supplier for LG Electronics USA, the expansion will put the newest portion of the company in close proximity to LG’s appliance manufacturing facility.

Shinhung’s Clarksville location represents the company’s sole U.S. operations. This expansion takes place only three years after locating in Clarksville and will continue to grow Shinhung’s international operations in third-party logistics, global sourcing, forwarding, and vendor managed inventory.

Source: Business Facilities

GAP Completes \$83M Expansion

GALLATIN (September) Gap Inc. marked the completion of an \$83 million expansion at its Gallatin distribution center that officials say will double the facility’s online fulfillment capabilities ahead of what is expected to be a busy holiday shopping season.

The global clothing and accessories retailer announced the expansion earlier this year and said it plans to hire 600 full-time and 500 flex and part-time employees in the coming years as operations continue to scale, according to a spokesperson for the company.

Officials previously noted that the project does not include the addition of any new buildings at the company’s sprawling campus near Volunteer State Community College.

In 2017, Gap completed a similar expansion of its online fulfillment capabilities at the location. The



investment totaled \$41.7 million and created 500 additional full-time jobs at the time.

In addition to clothing, Gap Inc. also offers accessories and personal care products for men, women and children under its Old Navy, Gap, Banana Republic, Athleta, Intermix and Janie and Jack brands. The retailer has more than 3,700 company-operated or franchised stores across 45 countries worldwide.

Source: Gallatin News

Firestone Expands Nashville Headquarters



NASHVILLE (October) Firestone Building Products officials announced that the company will expand operations in Nashville. The project represents the creation of 28 new jobs and a \$13 million investment in Davidson County.

Headquartered in Nashville with operations worldwide, Firestone Building Products was recently acquired by Holcim Participations (US) Inc., a global leader in sustainable building solutions. The company decided to maintain headquarters operations in Nashville and retain more than 200 employees in addition to the expansion.

Firestone Building Products is a leading manufacturer and supplier of roofing and building envelope solutions. By taking the entire building envelope into consideration, Firestone Building Products manufactures and meets project needs for roofing, wall and lining solutions.

Source: Firestone Website



Faurecia Invests \$18M in Spring Hill Facility



SPRING HILL (October) Faurecia officials announced that the automotive components manufacturer will expand its operations, creating 171 new jobs at its 3555 Cleburne Road location in Spring Hill.

Faurecia will invest \$18 million to expand its existing facility by nearly 100,000 square feet to increase manufacturing capabilities, specifically the production of door panel assemblies for several major OEMs. This expansion comes two years after Faurecia located its manufacturing operations in Tennessee, at which time the company invested \$30 million and committed to create

nearly 150 new jobs in Maury County.

Founded in 1997, Faurecia is a top ten global automotive supplier with 266 industrial sites and approximately 39 R&D centers in 35 countries worldwide and provides innovative solutions to automotive challenges across four business groups: Seating, Interiors, Clarion Electronics and Clean Mobility. The Spring Hill expansion will support Faurecia's position as one of the world's leading suppliers of seat systems, full interior systems, electronics and display technologies, and ultra-low and zero emission solutions.

Source: TNECD

SP-Teri Finds New Home in Humphreys County

McEWEN (October) SP-Teri officials announced that the company will relocate its headquarters and manufacturing operations from Nashville to McEwen, creating 35 new jobs.

SP-Teri chose to relocate following the 2020 Nashville tornado when its facility was destroyed. Through this new expansion and relocation, SP-Teri will invest \$435,000 in its new McEwen operations, located at 55 High Street West.

For over 50 years, SP-Teri has created high quality boots for elite figure skaters. After being shut down for almost a year, this expansion will allow SP-Teri to not only restart its operations, but expand its product offerings to make roller plates and trucks as well as inline skates.

Source: TNECD



Capgemini Creates 500 IT Jobs in Nashville

NASHVILLE (November) Capgemini officials announced that the global IT consulting firm will invest \$20.1 million to establish operations in Nashville.

Headquartered in France and located in 50 countries, Capgemini will create a minimum of 500 new jobs, with projected growth of up to 1,000, as the company launches its first Tennessee delivery center at Broadwest in Nashville.

Through Capgemini's expansion, the company will be able to better serve its clients, improve solution delivery and develop talent. The Nashville delivery center will specifically focus on Capgemini's capabilities in enterprise application modernization, artificial intelligence, machine learning and IoT solutions.

Because of its central location, highly skilled workforce, and pro-business climate, Nashville will help to fulfill Capgemini's mission in the future of work by recruiting and developing strong talent.

Source: TNECD



Another California Company Added to Tennessee's Headquarters Roster



FRANKLIN (November) Gutterglove, Inc. officials announced that the company will relocate its headquarters from Roseville, California to Franklin, Tennessee.

Gutterglove, a manufacturer of professional grade stainless steel gutter guards, will invest \$720,800 and create 20 new jobs in Williamson County.

The relocation follows the company's previous \$5.4 million manufacturing expansion to Rutherford County in December of 2020, which created 85 new jobs in La Vergne and positioned Gutterglove to be geographically closer to the majority of its customers.

Source: Williamson Herald



Nashville Box Invests Over \$35M in Lebanon

LEBANON (December) Nashville Box, LLC officials announced the startup company will invest \$3.3 million to establish new operations in Wilson County. The corrugated box manufacturer will create 48 new jobs in Lebanon.

Nashville Box will be utilizing an integrated business and manufacturing approach to service businesses with high volume corrugated packaging needs at both a regional and national level.

In recent years, the growth of e-commerce and the Tennessee economy have taken corrugated packaging demand to a generational high, in turn, creating a surplus in demand. By locating operations just outside of Nashville in Lebanon, Nashville Box will have a strategic advantage to service both Tennessee's business growth and many major markets within a day's drive of Nashville.

Source: TNECD

Old South Wood Preserving Plans

SUMMERTOWN (December) Old South Wood Preserving will invest more than \$5 million to establish its lumber treatment facility in Summertown. The project is expected to create 35 jobs in Lawrence County.

Located at 4907 Highway 43 North, the new location will consist of an office, lumber barns for wood storage and a treatment plant.

Eric Stoll, owner and CEO, Old South Wood Preserving said.

As part of the treatment process, southern yellow pine lumber will be placed in airtight cylinders to be flooded and pressurized with water and chemical concentrate. The lumber will then be vacuumed and stored until completely dry for shipment to the company's retailers.

Source: Area Development

"Old South Wood is excited to be making our home here in Middle Tennessee. The support that we've received from the local government and community has been outstanding. Our team is looking forward to serving Tennessee and its surrounding states with quality pressure treated forest products while also bringing in new jobs and growing to meet the demands of the expanding construction industry here in Middle Tennessee."

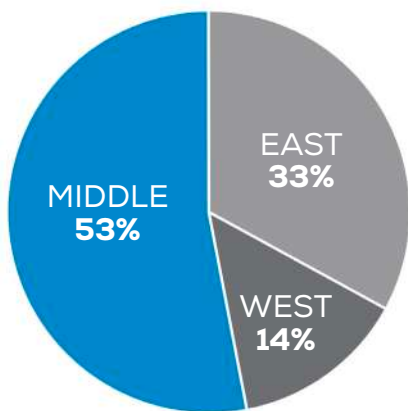


TNECD Awards \$8M in Site Development Grants

NASHVILLE (December)

The Department of Economic and Community Development Commissioner Bob Rolfe announced today 12 new Site Development Grants, totaling approximately \$8.3 million. The grants are designed to help communities achieve Select Tennessee site certification and prepare industrial sites for economic development projects. The funding helps communities invest in infrastructure and engineering improvements on project-ready sites.

PERCENTAGE OF GRANTS AWARDED IN TENNESSEE



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 127 Site Development Grants across the state, totaling more than \$47 million in assistance to local communities.

The grants awarded this round include:

Anderson County Economic Development Association

First Quality Drive, \$1,000,000 – Complete due diligence studies, grade and prepare the site

City of Cookeville

Lemon-Farris Site, \$25,200 – Complete due diligence studies

City of Shelbyville

231 North Business Park, \$1,000,000 – Construct sewer line to serve the site

Decatur County

Highway 641, \$394,650 – Construct sewer line to serve the site

Dickson County

Canterbury Site, \$598,260 – Prepare and grade the site

Grundy County

Pelham Industrial Park, \$500,000 – Prepare, grade, and extend utilities to the site

Industrial Development Board of Perry County

I-40 Industrial Park, \$794,200 – Replace water line, clear and grade the site

Loudon County Economic Development Agency

Centre 75 Business Park, \$222,000 – Prepare and grade the site and construct a marketing road

Macon County

Lafayette/Macon Industrial Park, \$1,000,000 – Assist with purchase of the site

The Henderson County Joint Economic and Community Development Board

Reeves Property, \$736,689 – Prepare and grade the property and pave road into the site

The Industrial Development Board of the City of Fayetteville and Lincoln County

Fayetteville Lincoln County Industrial Park, \$1,000,000 – Prepare and grade the site mitigate wetlands on site

Washington County

Washington County Industrial Park, \$1,000,000 – Prepare and grade the site, construct an access road and mitigate wetlands on site

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.

Source: TNECD



Stephen Crook
*Executive Director
Industrial Board of
Coffee County*

Industrial Board Hires New Executive Director

MANCHESTER (January) The Industrial Board of Coffee County, Tennessee (IBCC) has announced the hiring of a new executive director. Stephen Crook has served as the Vice President of Economic Development for the Cookeville-Putnam County, TN, Chamber of Commerce since 2015.

Crook, who will join the Coffee County Board on January 18, was selected from a large pool of professional developers from State, Regional and National applicants. He will be responsible for leading the Board and a staff of 3 in the mission of growing jobs as well as the industrial and economic development base of Coffee County and the surrounding region.

In addition to serving with Cookeville's Chamber program, he was tasked with organizing and developing the Highlands Economic Partnership, where he also served as the Vice President for Economic Development for the past nine years. During his tenure, he has been actively involved in the recruitment of 4,800 new jobs representing over \$580 million in capital investment.

Chairman Bond, other local officials, and board members were well-pleased with Crook's acceptance of their offer to lead the organization.

"We believe that we have selected a quality individual with a strong track record of success to lead our work in growing Coffee County toward the place we want it to be," stated Bond.

Coffee County Mayor Gary Cordell echoed Bond's remarks and congratulated Crook on his selection.

"I have seen the diligence by which the industrial board went about the work of filling this position, and I am confident that Mr. Crook will be an excellent choice to lead our industrial recruitment in the months and years ahead," he stated.

Crook expressed his excitement about the position and the challenges that he will be facing.

"I have been blessed to lead in a growing environment during my time in the Cookeville region," he stated. "But serving in Coffee County, with its unbelievable potential, excites me greatly as I envision endless opportunities throughout this region and I believe this community is truly special", he continued.

Crook is a native of Cookeville and is a graduate of Tennessee Technological University. He is also a graduate of the Economic Development Institute of the University of Oklahoma and TVA's Rural Leadership Institute. He serves on the Board of Directors and is a marketing committee member of the Tennessee Economic Partnership.

Source: Industrial Board of Coffee County

REI Coop Building State-of-the-Art Distribution Center in Lebanon



LEBANON (December) REI Co-op officials announced the specialty outdoor retailer will establish a new distribution center in Lebanon.

REI, the nation's largest consumer co-op, will create more than 280 new jobs in Wilson County as a result of the project. Construction is now underway and the facility, REI's fourth distribution center in the country, is expected to open fall 2023.

REI selected Lebanon after looking at several other locations in the south and considering key factors that included, but were not limited to, general population statistics, job market potential, construction readiness, existing regional environmental commitments, and cost to build.

Situated on 41 acres in Wilson County, the 400,000-square-foot, state-of-the-art facility will be one mile from I-40 and three miles from downtown Lebanon at 1400 Murfreesboro Road. REI's Lebanon distribution center is being constructed with industry-leading sustainability and technology features that complement its Arizona site. The design is centered on a productive and healthy built environment that intentionally takes into consideration how employees work, rest and connect to nature. The building will address the entire life cycle of

carbon impacts by using 100% renewable, 100% electric energy and operating as a zero-waste facility. REI will also be an active participant in regional renewable energy solutions.

The location will considerably reduce shipping times to fulfill customers' online purchases and be able to support more than 70 REI stores on the East Coast and in the Midwest and South. Nearly 5.6 million REI members live in the service area of the new distribution center. REI has more than 267,000 lifetime members in the state, and the company opened its first retail store in Brentwood, Tennessee in 1999. Today, REI operates five stores and employs nearly 300 professionals in the state.

The Lebanon facility will complement REI's three existing distribution centers in Bedford, Pennsylvania; Goodyear, Arizona; and Sumner, Washington. Notably, the Bedford and Goodyear locations are certified by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). Its Goodyear distribution center that opened in 2016 achieved LEED Platinum certification—the highest level in the U.S. Green Building Council's (USGBC) green building rating system—and the first distribution center in the country to achieve both LEED Platinum certification and Net Zero Energy.

Source: prnewswire.com

TNECD Announces Two Middle Tennessee Counties to Participate in Property Evaluation Program

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

The Middle Tennessee counties include **Dickson** and **Sumner**.

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 380 sites being reviewed.

"I congratulate Dickson and Sumner counties on being selected to participate in the Select Tennessee Property Evaluation Program," TNECD Commissioner Bob Rolfe said. "Having shovel-ready industrial sites gives Tennessee a competitive edge when recruiting new businesses, and through PEP, our communities increase their marketability and likelihood of landing future projects. We look forward to seeing the successes that these counties have as they participate in the latest round of the program."

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.

"Identifying and retaining land for future industrial use in large metropolitan areas can be difficult," said Jonathan Gemmen, senior director of Austin Consulting. "It is encouraging that these three counties have made it a priority since each offer a good value proposition for manufacturers."

The two 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 2022.

Source: TNECD



MARK YOUR CALENDAR

MTIDA Annual Meeting & ECD Seminar

July 28 & 29, 2022



Middle Tennessee Industrial Development Association 2021-2022 Executive Committee

President

Chris Davis | *General Manager*
Cumberland Electric Membership Corporation

Vice President

Rodney Boyd | *General Manager & CEO*
McMinnville Electric System

Secretary/Treasurer

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

Members

Keith Carnahan | *CEO*
Meriwether Lewis Electric Cooperative

Brian Taylor | *Superintendent*
CDE Lightband

Scott Dahlstrom | *Executive Director*
Columbia Power & Water Systems

Stephen Surles | *Senior Manager*
Tennessee Valley Authority



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*

Dawn E. Olson | *Executive Assistant*

Wendi K. Powell | *Graphic Designer*