

# Experience doing business in a whole new light... experience McMinnville-Warren County **T E N N E S S E E**

- Four-Lane Access to 2 Interstates
- Rail Availability
- Foreign Trade Zone Availability
- Deal Ready Sites



**McMinnville-Warren County  
Economic Development**

**Jeff McCormick**  
Executive Director

110 South Court Square | McMinnville, TN 37110

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[www.warrentnedb.com](http://www.warrentnedb.com)

# McMinnville-Warren County

## INDUSTRIAL DEVELOPMENT BOARD

110 S. Court Square Suite A-200 · McMinnville, TN 37110

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PHONE (931) 474-4769 · FAX (931) 474-4479

To Whom It May Concern:

*Warren Co. is conveniently located between two interstates.*

*Warren County is very pro-business with all adequate public utility infrastructure.*

*Site proposed is, easily expandable, and logistically well suited.*

*Warren County will offer competitive incentives (i.e., PILOTS) reduced land costs.*

*State of TN will offer tax credits, job training, and below prime financing.*

*TVA will offer competitive energy credits and technical services.*

*Proven Experience*

On behalf of McMinnville-Warren County, Tennessee, it is our pleasure to submit this information to assist with your location decision. Warren County, Tennessee is a very pro-business county with a county population of over 39,000 conveniently located, via 4-lane access, between interstates 24 and 40. This site is not only logistically well placed for your business, but competitively priced and flexible to meet your expansion needs (**See site specific info attached**). Below are some additional key advantages that make our region attractive to companies actively seeking an expansion or relocation.

The site is located on TN Hwy. 55 with four lane access to I-24 and I-40. With over 75% of the U.S. population within one day's drive time, our region offers timely and cost efficient access to many key markets.

Warren County will offer several incentives for your company. At the local government level, Warren County will offer a considerable and competitive payment-in-lieu-of-tax program (i.e., PILOT), reduced costs for land, workforce recruitment/retention programs, assistance with environmental and industrial permits, site engineering services, and public financing through industrial revenue bonds (i.e., IRB). The level and amounts of these incentives will depend on the company's capital investment and job creation for not only year one (1), but over the next three (3) years from the start of production.

The State of Tennessee in conjunction with Warren County will offer assistance with the following incentives for your company. These are franchise/excise tax credits, job training, public utility infrastructure improvement grants, and public funding through the community development block grant program. The State of Tennessee can fund real estate and equipment purchased by the company, typically below prime lending rates.

The Tennessee Valley Authority (TVA) will also assist Warren County by not only providing an adequate supply of reliable (99.999% reliability) electrical power, but civil and technical engineering services, energy credits, and competitive loan funds typically below prime lending rates. One of the major competitive advantages of TVA as a public agency is that they are able to partner their programs and projects with the State of Tennessee and Warren County to complete a company's incentive package for expanding or relocating to the Tennessee Valley. Also, TVAs industrial rates are nearly 20% lower than the national average.

Our team of economic development professionals at the local, regional, and state levels, along with our electrical utility providers, have a proven track record of working collectively for the betterment of our entire region. From start to finish, our team will be there every step of the way to assist you with the successful completion of your project.

*Training  
locally at Voc.  
School and  
Community  
College.*

Training assistance is available locally through key education facilities such as the Tennessee Technology Training Center at McMinnville and the McMinnville Campus of Motlow State Community College. Middle Tennessee State University and Tennessee Technological University are also located within a short drive.

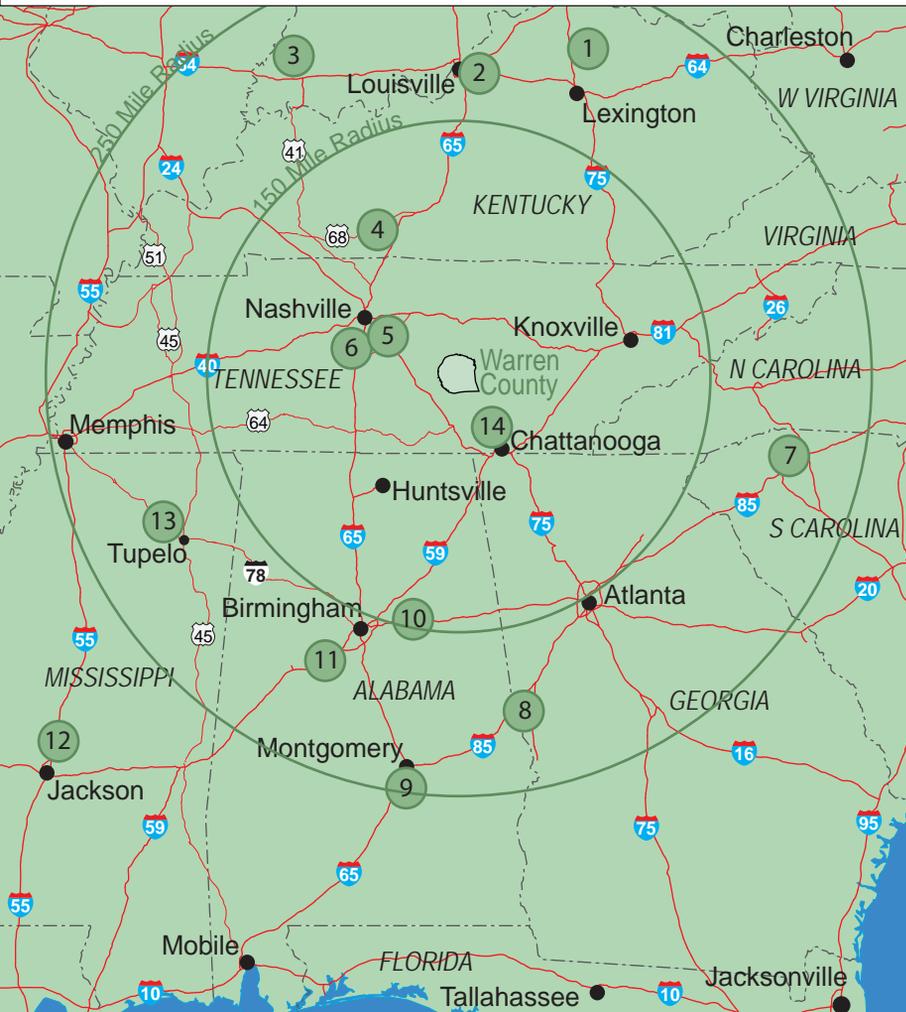
We look forward working with you in the coming months as you explore the many advantages of doing business in the Middle Tennessee Region and Warren County area. If you should have any questions, please feel free to contact us at (931) 474-4769 or e-mail [jeff.mccormick@warrentnedb.com](mailto:jeff.mccormick@warrentnedb.com).

Sincerely,

Jeff McCormick, Director

# Automotive Assembly Plants in the Southeast

Operating or Under Construction

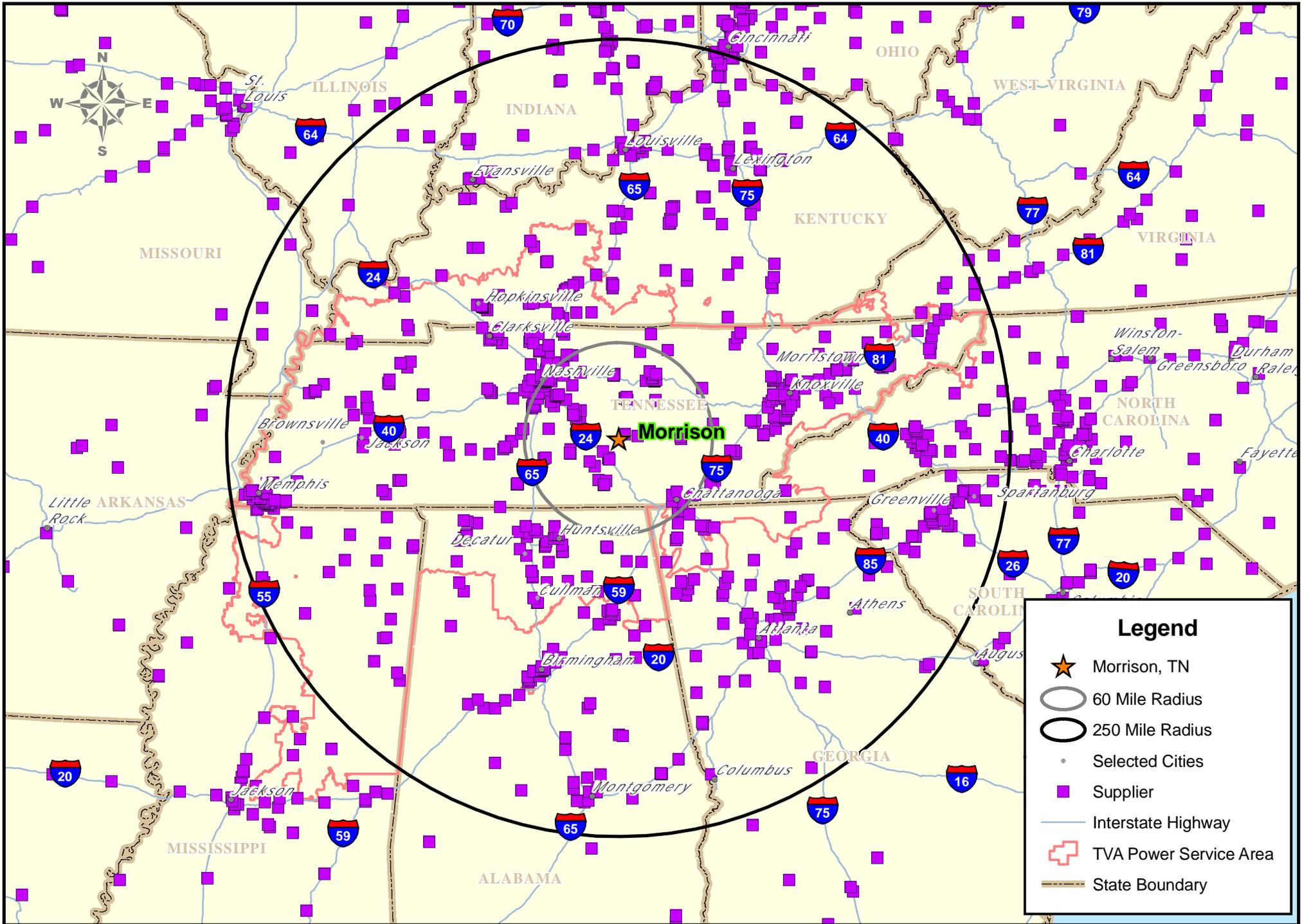


1. Toyota - Georgetown, KY
2. Ford - Louisville, KY
3. Toyota - Princeton, IN
4. General Motors - Bowling Green, KY
5. Nissan - Smyrna, TN
6. General Motors (Saturn) - Spring Hill, TN
7. BMW - Greer, SC
8. \* Kia - West Point, GA
9. Hyundai - Montgomery, AL
10. Honda - Lincoln, AL
11. Mercedes Benz - Vance, AL
12. Nissan - Canton, MS
13. \* Toyota - Tupelo, MS
14. \* Volkswagen - Chattanooga, TN

\* Under Construction



# Automotive Companies Within 250 Miles of Morrison, TN

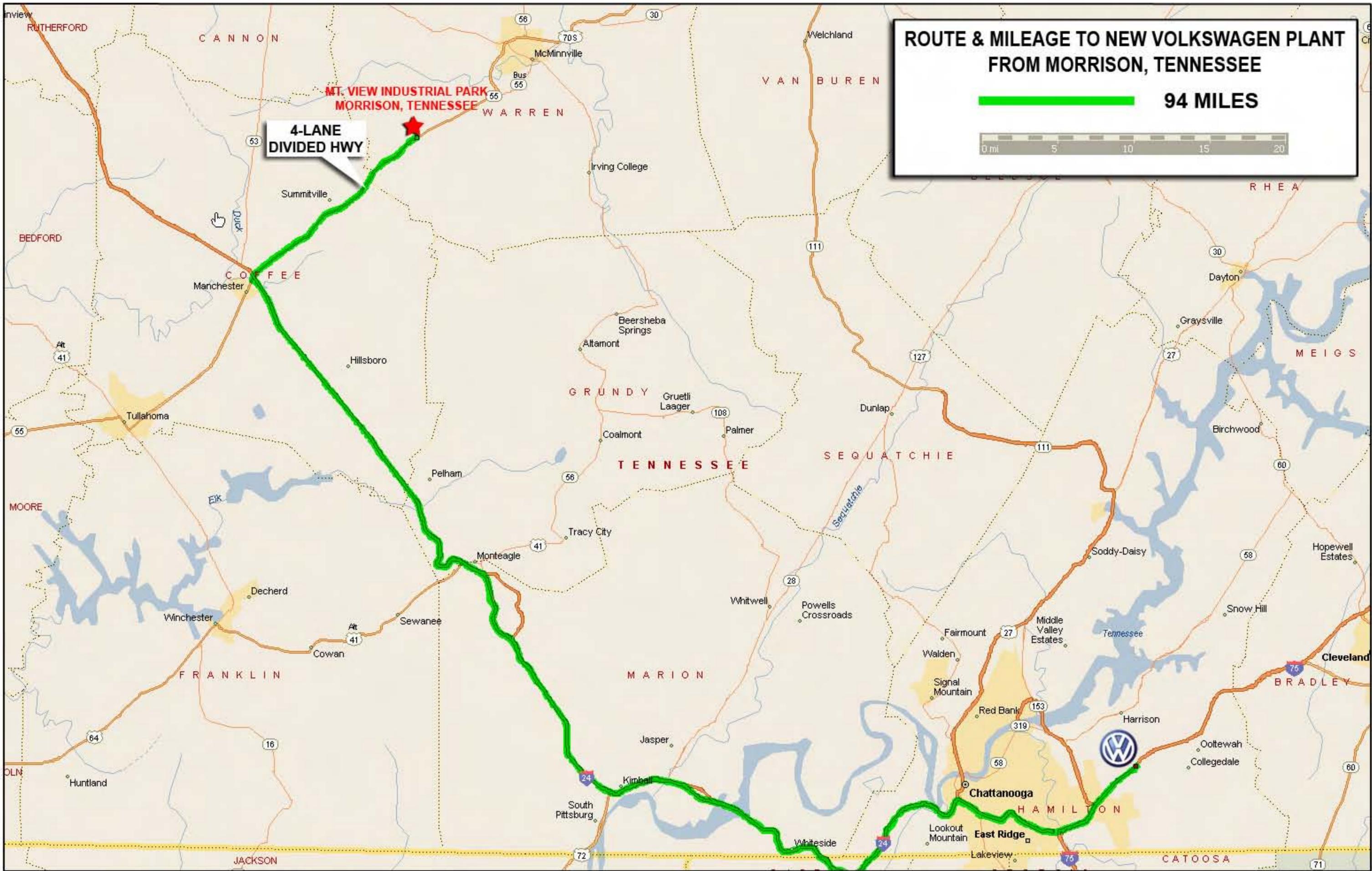


### Legend

- ★ Morrison, TN
- 60 Mile Radius
- 250 Mile Radius
- Selected Cities
- Supplier
- Interstate Highway
- ⊕ TVA Power Service Area
- State Boundary

**ROUTE & MILEAGE TO NEW VOLKSWAGEN PLANT  
FROM MORRISON, TENNESSEE**

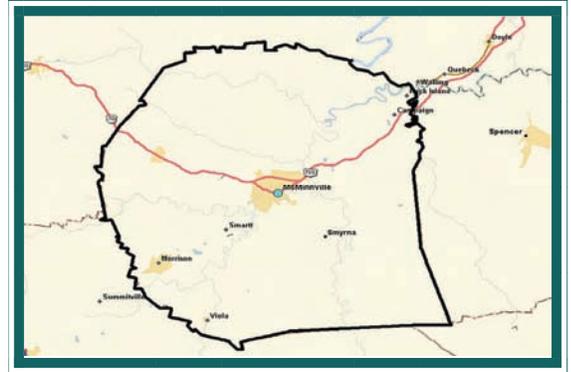
**94 MILES**





# McMINNVILLE

## Warren County



DeLORME Street Atlas USA © 2004

### LOCATION

Square Miles: 431      Latitude: N35° 41.02'  
 Elevation: 1,028'      Longitude: W85° 46.20'  
 Market Region: Nashville  
 Distance From: (City)  
     Nashville                  Miles: 75  
     Chattanooga              Miles: 69

### POPULATION

	City	County
2000 (Census)	12,749	38,276
Certified Pop. July 2007*	12,783	
July 2006 (Estimates)	13,311	40,016
Percent Population Change		
2000 – 2006	4.2 %	4.3 %
% Nonwhite	12.9 %	9.4 %

\* 2000 Population adjusted in 2000-01

### CLIMATE

Annual Average Temperature: 60.0°  
 Average High Temperature: 71.0°  
 Monthly Average Low Temperature: 49.0°  
 Annual Average Precipitation: 52"  
 Annual Average Snowfall: 5.6"  
 Prevailing Winds: Southwesterly  
 Mean Length of Freeze-Free Period (days): 180-220

Mt. View Industrial Park in Morrison is among industrial sites in Middle Tennessee to be certified "Deal Ready". For complete information about the site and the Deal Ready program go to [www.DealReady.com](http://www.DealReady.com).

### TAX STRUCTURE

#### LOCAL

	City	County
<i>Property Taxes:</i>		
Rate per \$100 value	\$ 1.80	\$ 2.31
<i>Ratio of Assessment:</i>		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %
<i>(Inventory Tax) Raw Materials Only:</i>		
Bonded Debt	\$ 4,599,713	\$ 22,560,000
Assessed Valuation	\$ 179,898,883	\$ 547,071,494
School Tax	0 %	0 %
Sales	2.75 %	2.75 %
Hotel-Motel Tax	0 %	5.00 %

#### STATE

**Sales Tax** 5.5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.

#### Income Tax

- **Personal** 6 % on Interest & Dividends
- **Corporate** Excise tax – 6.5% of Tennessee taxable income
- **Franchise tax** – .25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
- **Unemployment Tax:** New Employers 2.7% of first \$7,000

## COMMUNICATIONS

Post Office Class: First

<u>Newspapers:</u>	<u>Frequency:</u>
Southern Standard	3x/week
The Tennessean	Daily

Telephone Companies: City-Frontier Communications  
County- Ben Lomand Telephone Co.

Radio Stations: 5 local  
Television Networks: 5  
Cable Companies: Yes  
Channels: 181

## EDUCATION

	<u># Local</u> <u>Schools</u>	<u>Enrollment</u>	<u>Pupil/Teachers</u> <u>Ratio</u>
Elementary	8	3,704	20:1
Middle	1	831	20:1
Sr. High	1	1,750	15:1
Voc-Tech			
Private/Parochial	4		
Alternative School	1	44	11:1

Technology Center: 1  
Colleges: 1  
Other:

State Industrial Training Service Available: Yes  
Type of Public School System:

## GOVERNMENT

### *Type:*

City: Municipal with Mayor and Aldermen  
County: Mayor and County Commissioners

### Fire Department:

full-time fire fighters in city: 30  
city volunteers: 0  
full-time fire fighters in county:  
county volunteers: 162  
fire stations in city: 2      city fire trucks: 10  
fire stations in county:      county fire trucks:

### Law Enforcement:

full-time police officers in city: 37  
full-time police officers in county & sheriff: 62  
city patrol cars: 43      county patrol cars: 37

	<u>City:</u>	<u>County:</u>
Insurance Rating:	5	9
Zoning Regulations:	Yes	No
Planning Commission:	Yes	Yes
Industrial Development Corp:	Yes	Yes

## TRANSPORTATION

### AIR SERVICE:

#### Nearest General Aviation:

Warren County Memorial  
Location Identifier: RNC  
Distance from City: 3 miles W  
Runway Length: 5,500 feet  
Surface: Asphalt  
Lighting: MIRL/PAPI  
Fuel: 100LL/Jet A  
Repair: Major  
Transportation: Taxi, Rental and Courtesy Car

#### Nearest Commercial Service:

Nashville International Airport  
Location Identifier: BNA  
Served by 16 airlines; operating 406 average daily flights to 89 markets and 49 non-stop markets (as of March 2007).

### HIGHWAYS:

U.S Highways: 70S  
State Highways: 55, 8, 30, 56, 108  
Nearest Interstate: 23 miles to I-24; 33 miles to I-40

### COMMON CARRIERS:

Air Freight Companies:  
Motor Freight Companies: 8  
Terminal Facilities: 3 Bus Services – Inter-City:  
Local:      Carrier Service:

### RAILROADS SERVED BY:

Caney Fork & Western Railroad  
CSX Transportation Railroad

### NAVIGABLE WATERWAYS:

River: Cumberland  
Channel Depth: 9 feet  
Nearest Port Facility: Nashville  
Miles: 64

## INDUSTRIAL SUPPORT SERVICES

<u>Service</u>	<u>Town</u>	<u>Distance (Miles)</u>
Tool & Die	Local	
Heat Treating	Murfreesboro	50
Foundry	Local	
Heavy Hardware	Nashville	75
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives		
Other: Material Handling- Local		

## COMMUNITY FACILITIES

### Health Care:

Hospitals: 1	Beds: 125
Clinics: 4	Beds:
Doctors: 40	Dentists: 12
Nursing Homes: 2	Beds:
Retirement Homes: 1	Beds:
Residential Care/Assisted Living: 2	

### Religious Organizations:

Protestant: 150	Catholic: 1	Other: 0
Jehovah's Witness: 1	Seventh Day Adventist: 1	
Latter Day Saints: 1		

Day Care Centers: 21      Day Care Homes:

### Recreation:

Libraries: 1	Parks: 9
Golf Courses (Public & Private): 2	
Swimming Pools (Public & Private): 2	
Country Clubs: 1	Theaters: 1
Bowling Alleys: 1	

Hotels & Motels: 5      Rooms: 220

Bed & Breakfasts: 2

Largest Meeting Room Capacity: 500

Restaurants: 52

Other: Ball fields, museum, 2 skating rinks, 3 volleyball courts, soccer field, greenway. Tennis courts, gymnasium, racquetball courts.

Civic Center: Banquet seating for 1,400, bleachers will seat 7,000.

## NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

## AGRICULTURAL PRODUCTS

Crops: Hay, soybeans, corn, wheat, nursery stock

## FINANCIAL INSTITUTIONS

McMinnville/Morrison

<u>Name of Banks:</u>	<u>Number of Branches:</u>	<u>Deposits</u>
Beacon Federal	1	\$ 62,296,000
Citizens Tri-County Bank	3	30,137,000
First Nat'l. Bank of McMinnville	3	236,046,000
Homeland Community Bank	3	55,387,000
Regions Bank	5	156,930,000
Security Fed. Savings Bank of McMinnville	2	110,941,000
US Bank National Assn.	1	14,398,000
*Ascend Federal Credit Union	14 in 12 cities	67,307,131

Commercial Banks: 5

Savings Institutions: 2

US Branches of Foreign Banks: 0

Total # of Institutions: 7

Combined Deposits: \$ 666,135,000

(Deposits (\$000) for June 30, 2007)

\*NOT calculated in Combined Deposits

## SELECTED ECONOMIC INDICATORS

### 2006 Annual Average

	<u>County</u>	<u>Labor Market Area*</u>
<u>Labor Force:</u>		
Civilian Labor Force	18,030	85,270
Employment	16,410	79,460
Unemployment	1,630	5,810
Unemployment Rate	9.0 %	6.8 %
HS Graduates (2007)	418	1,707

### Manufacturing in Area (Annual Averages):

Number of Units:	75
Ann. Avg. Employment:	4,077

### Per Capita Personal Income

Year: 2005	Amount: \$ 25,119
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### Retail Sales

Year: 2006	Amount: \$ 393,026,493
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### Estimated County Available Labor:

Date (month): December 2007

	<u>County</u>	<u>Labor Market Area</u>
Total:	1,240	5,040
Male:	590	2,460
Female:	650	2,580

### County 10-Year Growth Report

Years: 1998-2007	<u>New Plants</u>	<u>Expansions</u>
Number Projects:	3	93
Job Opportunities:	130	1,392
Total Investments:	\$3,550,000	\$ 185,108,650

\* Labor Market Area is defined as Cannon, Coffee, DeKalb, Grundy, Sequatchie, Van Buren, Warren and White Counties in Tennessee

### The Industrial Advantage

In addition to its strategic location, Middle Tennessee offers other advantages to a wide variety of industries:

- ◆ Cap on franchise/inventory tax for distribution/warehousing facilities.
- ◆ Tax incentives on machinery, manufacturing, and distribution equipment/racking systems.
- ◆ Jobs Tax Credit Program
- ◆ Abundant workforce in "Right-to-Work" state
- ◆ Reliable TVA electric power
- ◆ Highly-developed transportation system

*And a climate that supports  
business and growth.*

## UTILITIES

### GAS

Local Distributor: **Middle Tennessee Gas Utility District**

Phone: 931.473.8494

Source Company: Texas Eastern & East TN

Fuel Oil Suppliers: 3

Suppliers of LP Gas: 3

### WATER

Water Supplier: **City of McMinnville**

Phone: 931.473.7542

Source: Barren Fork River

Capacity: 5,000,000 GPD

Current Consumption: 1,800,000 GPD

Storage Capacity: 4,000,000 Gallons

Water Supplier: **West Warren-Viola Utility District**

Phone: 931.635.2762

Source: Barren Fork River

Capacity: 6,000,000 GPD

Current Consumption: 2,200,000 GPD

Storage Capacity: 2,000,000 Gallons

### ELECTRICITY

Source Company: Tennessee Valley Authority

#### **Local Distributor City:**

Electric Power System:

#### **McMinnville Electric System**

General Manager/CEO: Rodney Boyd

Address: Post Office Box 608

McMinnville, Tennessee 37110-0608

Phone: 931.473.3144

Fax: 931.473.7733

Website: [www.mesystem.net](http://www.mesystem.net)

#### **Local Distributor County:**

Electric Power System:

#### **Caney Fork Electric Cooperative**

General Manager: William Rogers

Address: Post Office Box 272

McMinnville, Tennessee 37110

Phone: 931.473.3116

Fax: 931.473.4939

Website: [www.caneyforkec.com](http://www.caneyforkec.com)

*MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through 27 distributors.*

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

<u>Firm</u>	<u>Product or Service</u>	<u>Total Employees</u>	<u>Union</u>	<u>Phone Number</u>
Bouldin & Lawson, Inc.	Greenhouse equipment	100	None	931-668-4090
*Bridgestone/Firestone	Radial truck & bus tires	900	USW	931-668-5500
Burroughs-Ross-Colville	Striking tool handles	100	None	931-473-2111
Cumberland Lumber & Mfg.	Hardwood strip flooring	200	None	931-473-9542
McMinnville Mfg. Company	Hardwood floors	120	None	931-473-2131
McMinnville Molding Co.	Custom injection molding	62	None	931-473-5511
Metal Products Company	Metal stamping	100	None	800-895-9367
*Morrison Tool & Fabricating	Welding and fabrication	312	None	931-668-7909
Quality Mold Shop, Inc.	Plastic injection molds	50	None	931-668-3876
Sunbeam-Oster Household	Pet & human hair clippers	400	None	931-668-4121
Tennsmith, Inc.	Slip rolls, hand brakes	65	None	931-934-2211
TN Screw Machine	Precision auto. Screw machine prod.	55	None	931-668-4186
*Yorozu Corp.	Metal stamping	1,100	None	931-668-7700

\* located in Morrison

### ***For information on industrial sites and available industrial buildings contact:***

Mr. George W. Shuff, III, Executive Director  
 Middle Tennessee Industrial Development Association  
 2108 Westwood Avenue  
 Nashville, Tennessee 37212  
 Phone: 615.269.5233      WATS: 800.227.6628  
 Fax: 615.269.5184  
 Email: [mtida@mtida.org](mailto:mtida@mtida.org)      Website: [www.mtida.org](http://www.mtida.org)

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*This information contained herein was obtained from sources we consider reliable.  
 We can not be responsible, however, for errors or change in information.*

# **Business Climate**

## **Low Influence of workers union**

Warren County, TN 4% union members

## **Growing area with good business climate and high productivity:**

Manufacturing facilities located in and around the area rank high in productivity and are among the top within their fields for quality. Awards to local plants include “Masters of Quality Suppliers Awards,” A ratings by customers, Q-1, QS 9000, ISO Certification, Preferred Supplier Awards, and TS certification to name a few. Many local plants have received supplier of the year awards from several different Automotive companies. The local Bridgestone plant is ranked number three in the world for productivity, number two for quality, is in the top 20% in conversion costs all while being one of the most profitable Bridgestone Firestone plants.

Local plants excel in safety, receiving awards such as VPP, CEO Safety Award OSHA Incidence Rate, RMA Safety Improvement Award, and the ERGO Cup Gold Prize for Simplicity in Ergonomics to name a few.

Local plants also excel when it comes to environmental issues. Some awards received by local plants include the Governor’s Award for Excellence in Hazardous Waste Management, the Tennessee Industrial Pollution Prevention Award, USA EPA and Wildlife Habitat Council Environmental Performance Recognition, TP3 Award for Environmental Excellence, Air Quality Excellence, U.S. EPA Environmental Excellence and the Governor’s award for environmental stewardship. One Warren County plant is awaiting Green Plant Certification.

# McMinnville-Warren County, Tennessee

## Available Labor

### Warren County Unemployment Rate (%)

2007

Sept 6.2

Oct 6.2

Nov 6.3

Dec 6.5

2008

Jan 7.2

Feb 7.4

Mar 7.5

Apr 6.7

May 7.4

Jun 8.2

Jul 8.4

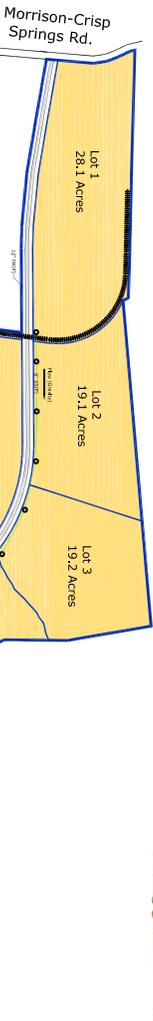
Aug 8.7

According to the Tennessee Department of Labor and Workforce Development, as of August 2008, Warren County has a Labor Force of 79,140 with an Available labor (Number Currently Unemployed) of 6,390. This area includes Warren and seven surrounding counties, a driving radius of 30 miles or less. These surrounding counties include Cannon, Coffee, Dekalb, Grundy, Sequatchee, Van Buren and White.

In the year of 2007 there was one plant closing in Warren County resulting in the loss of approximately 200 jobs (A.O. Smith).

During 2006-2008 there has been one major expansion creating approximately 175 production jobs (Morrison Tool & Fab) and several smaller new and expanding industries (100 or less) creating approximately 450 jobs.

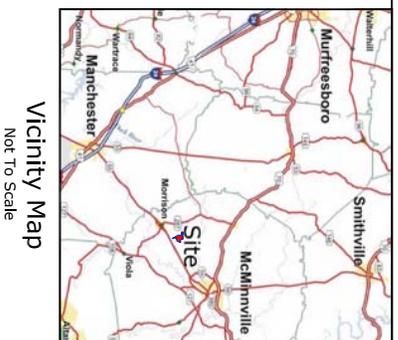
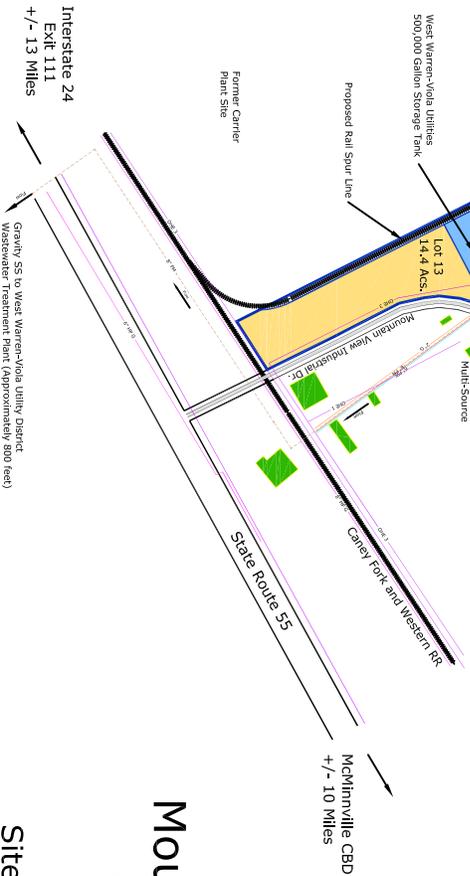
This is a preliminary layout and should not be used for construction. All utility information provided by others and should be field verified for accuracy.



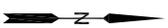
West Warren-Viola Utility District  
Water Treatment Plant

Existing Utilities Legend	
Potable Water	12" PW (Blue line)
Industrial Water	6" IW (Light Blue line)
Fire Protection Water	8" FW (Red line)
Gravity Sanitary Sewer	12" SS (Yellow line)
Force Main Sanitary Sewer	6" FM (Dashed Yellow line)
OH Electric (Three Phase)	ONE 3 (Cyan line)
OH Electric (Single Phase)	ONE 1 (Magenta line)
Low Pressure Natural Gas	2" LG (Orange line)
High Pressure Natural Gas	2" HP G (Pink line)

Proposed Utilities Legend	
Potable Water	12" PW (Blue line)
Gravity Sanitary Sewer	8" SS (Green line)
Force Main Sanitary Sewer	6" FM (Dashed Green line)



Vicinity Map  
Not To Scale



# Mountain View Industrial Park Conceptual Lot Layout

Morrison, TN  
Site Designated As A Foreign Trade Zone



# Mountain View Industrial Park Utility Information

## **Electric**

Provider: Caney Fork Electric Cooperative

Distance from Site to Substation: <1.5 miles

Firm Capacity of Substation: 42 Mw

Reserve Capacity of Substation: 18Mw

## **Natural Gas**

Provider: Middle Tennessee Natural Gas

Line Size: 4"

Pressure: 50 lbs.

## **IT / Communications**

Provider: Ben Lomand Telephone Cooperative

Available: Local, Prime, T1, T3, Fiber

## **Water**

Provider: West Warren Viola Utility District

Plant Capacity: 4.50 MGD

Current Average Demand: 1.50 MGD

Peak Demand: 1.80 MGD

Static Pressure: 74 psi

Residual Pressure: 52 psi

Flow at RS: 1157 gpm

## **Waste Water**

Provider: West Warren Viola Utility District

Plant Capacity: 0.60 MGD

Current Average Demand: 0.28 MGD

Peak Demand: 0.50 MGD

## **Solid Waste**

Several Commercial Haulers available to contract with for solid waste disposal. Warren County is also home to Bouldin Corporation, a technology advanced handler of solid waste. This company currently processes solid waste into products for the nursery industry, building products, etc. and eliminates the need to send solid waste to the landfill.