

# **TNECD & Austin Consulting**

## **Select TN Certified Site Visit**

### **Dyer Industrial Park**

**October 9, 2018**







# Visit Agenda

- 8:30 – 8:50 Welcome & Introductions, Agenda Review, Property Update & Discussion
- 8:50 – 9:20 Due Diligence Review
- 9:30 – 10:15 Tour of Site
- 10:30 – 10:55 Tour of Water Treatment Plant
- 11:05 – 11:35 Tour Wastewater Treatment Plant
- 11:45 – 12:45 Lunch
- 1:00 – 1:20 Water/Wastewater Discussion
- 1:20 – 1:40 Natural Gas Discussion
- 1:40 – 2:00 Electric Discussion
- 2:00 – 3:15 Wrap up, Step 2 Application, Next Steps



## Location









27 miles to Union City

- I-55 & I-24 & future I-69

35 miles to I-40 in Jackson

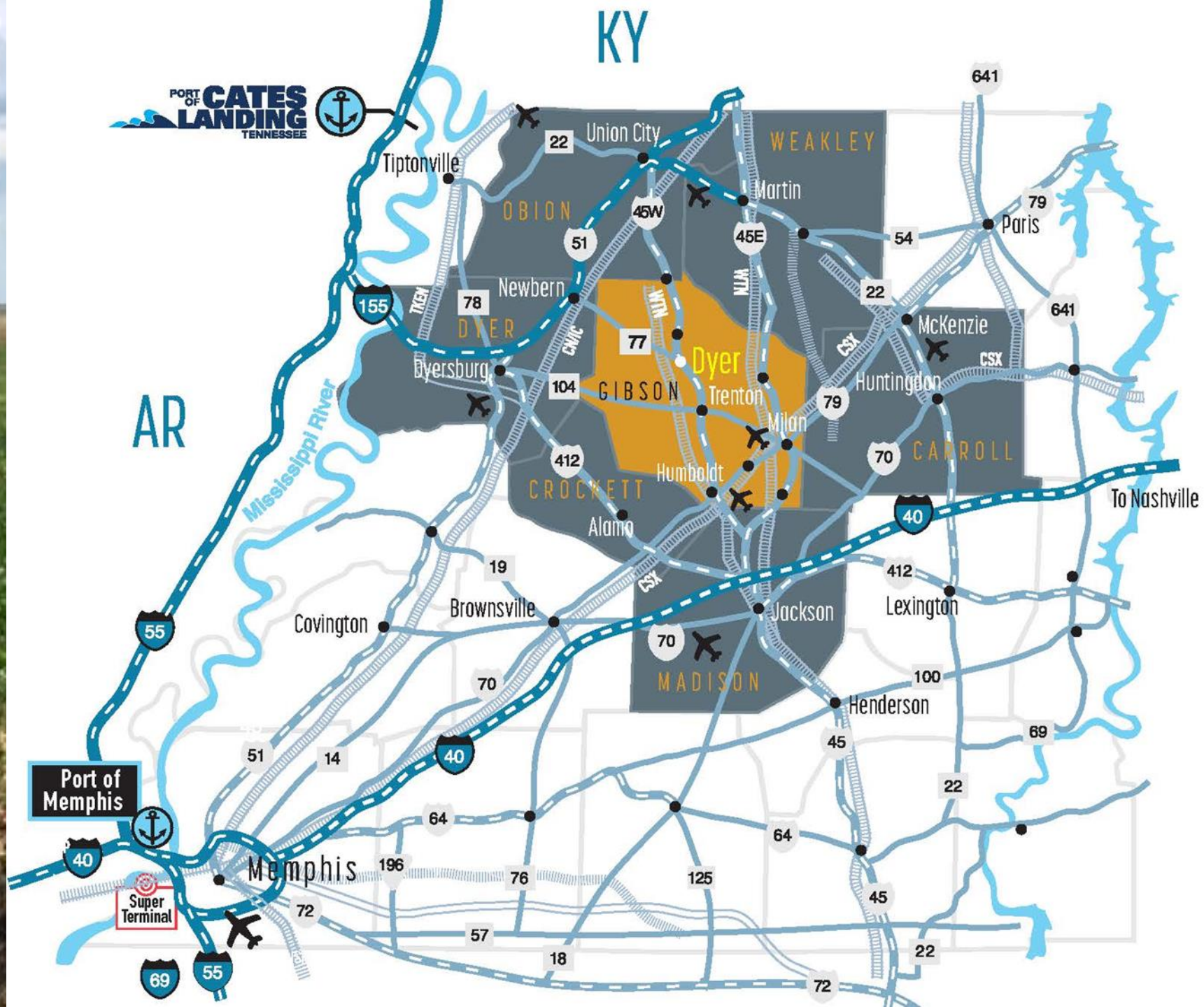
38 miles to McKellar-Sipes Air

- Atlanta & St. Louis daily

38 miles TCAT Jackson

38 Jackson State Comm College

116 miles to Memphis

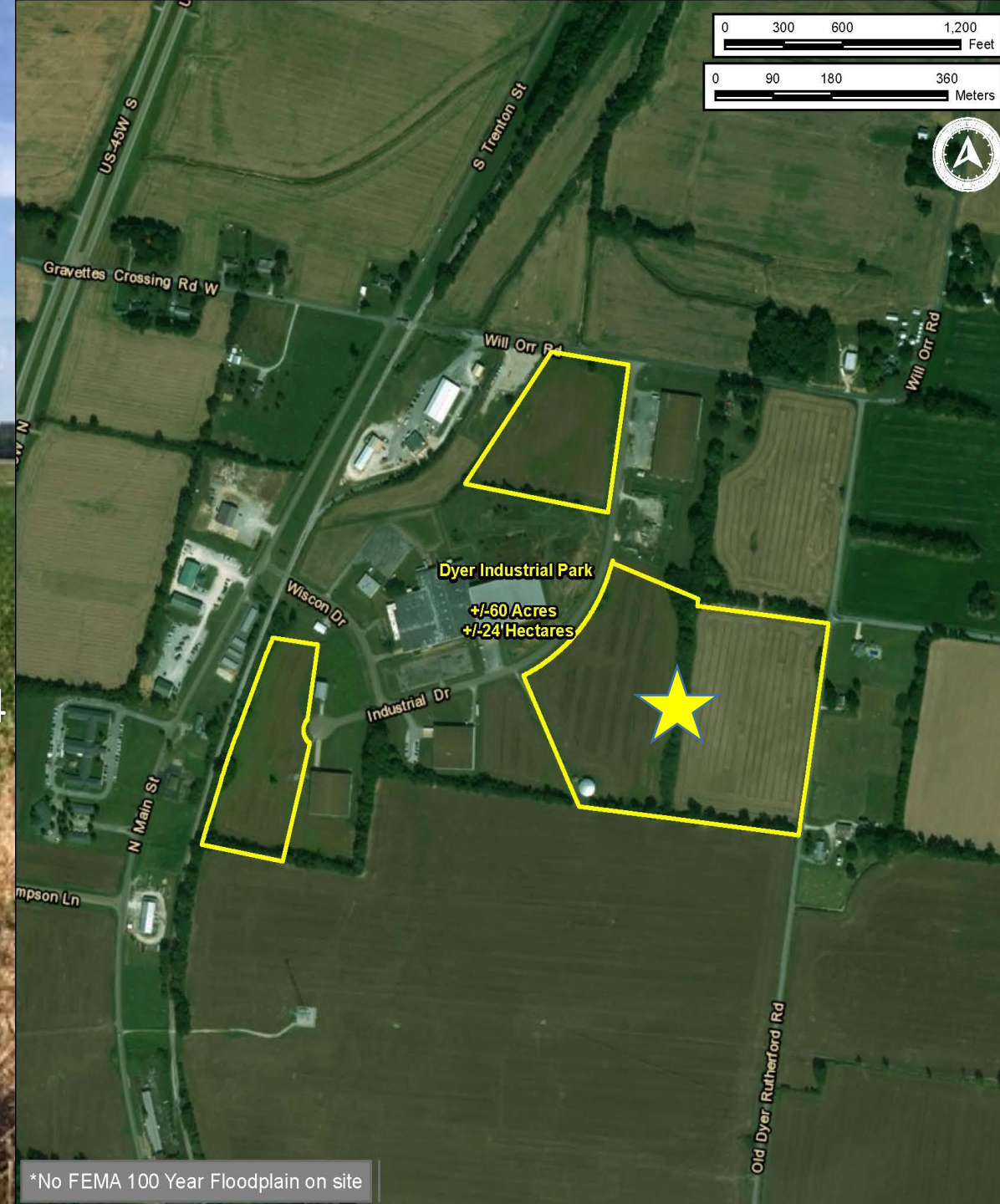




# Dyer Industrial Park

## GENERAL SITE FEATURES

- 38 acres developable site
- Owned by the City of Dyer
- Zoned M-1 for industrial use
- 35 miles to I-40 and Jackson
- 27 miles to Hwy 51 in Union City – access to I-24
- Flat to gently rolling topography
- Utilities at the park
- West TN Railroad adjacent to park
- 700,000 water tank on site
- \$10,000 per acre (negotiable)



\*No FEMA 100 Year Floodplain on site





# ***ELECTRICITY***

- 2MW reserve capacity
- Substations 2 miles north
- Voltage of circuit is 12.47kV
- 99.989% reliability
- Redundant substations & distribution circuits



Rutherford Substations





# ***NATURAL GAS***



Trenton CNG Refueling Station

- 4 inch high pressure steel gas line
- 409 psi (maximum allowable operating pressure)
- Service supplied by the Gibson County Utility District
- Natural gas supplied to GCUD by Texas Gas via Kenton Station





## EXISTING LOTS; ELECTRIC AND GAS UTILITIES

DYER INDUSTRIAL PARK  
DYER, GIBSON COUNTY, TENNESSEE

Created in October, 2018 By:

THE VALLEY  
WORKS







# *Water*

- Supplied by City of Dyer
- 650,000 GPD plant capacity
- 450,00 GPD excess capacity
- 6 inch line
- Source: 3 groundwater wells
- 1.45 MG of storage
- 700,000 gallon water tank on site for fire protection with booster pumps





# *Wastewater*

- Supplied by City of Dyer
- Extended oxidation plant
- 675,000 GPD total capacity
- 450,000 GPD excess capacity
- 8 inch main







**DYER INDUSTRIAL PARK**  
**DYER, GIBSON COUNTY, TENNESSEE**

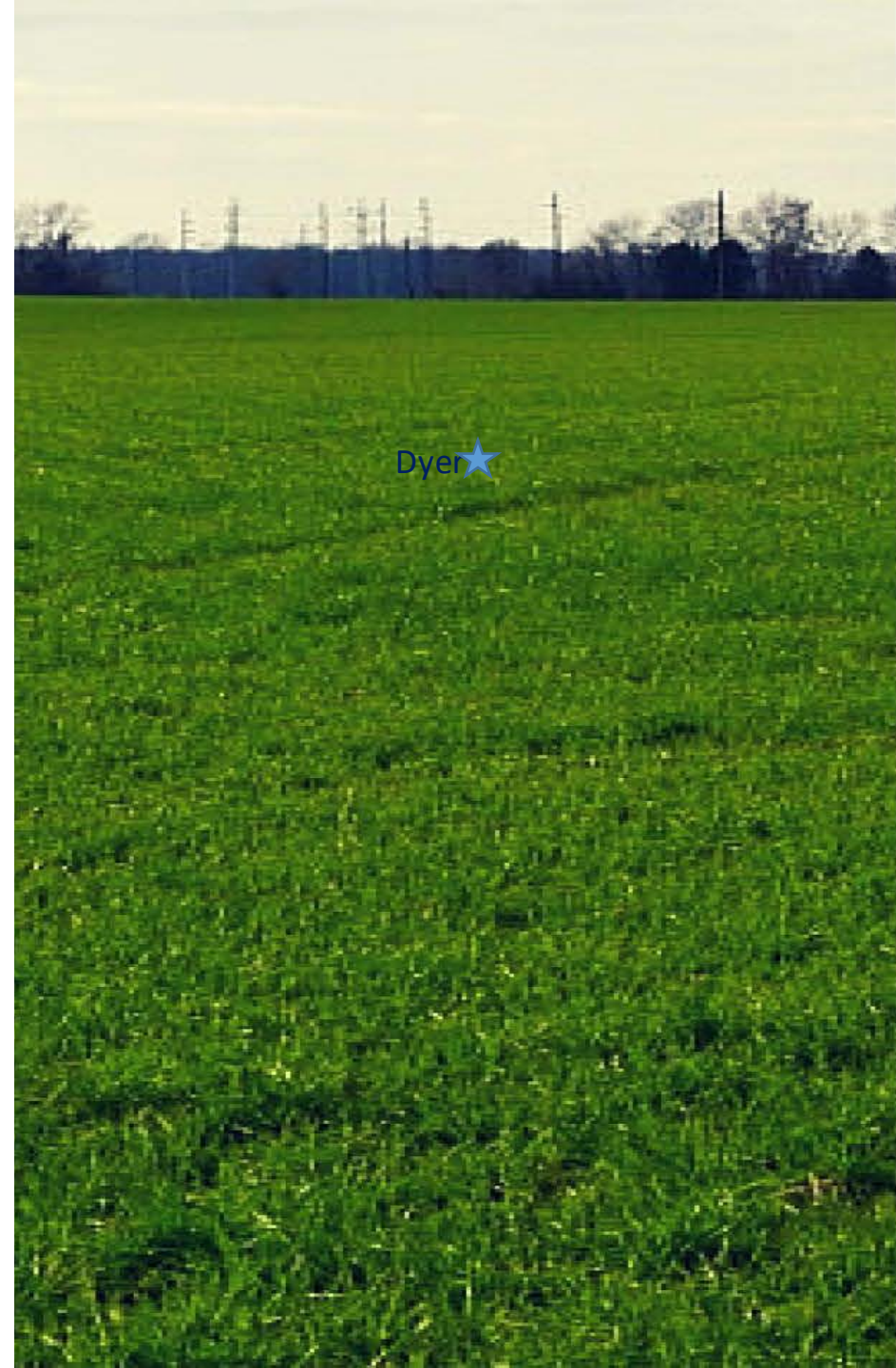
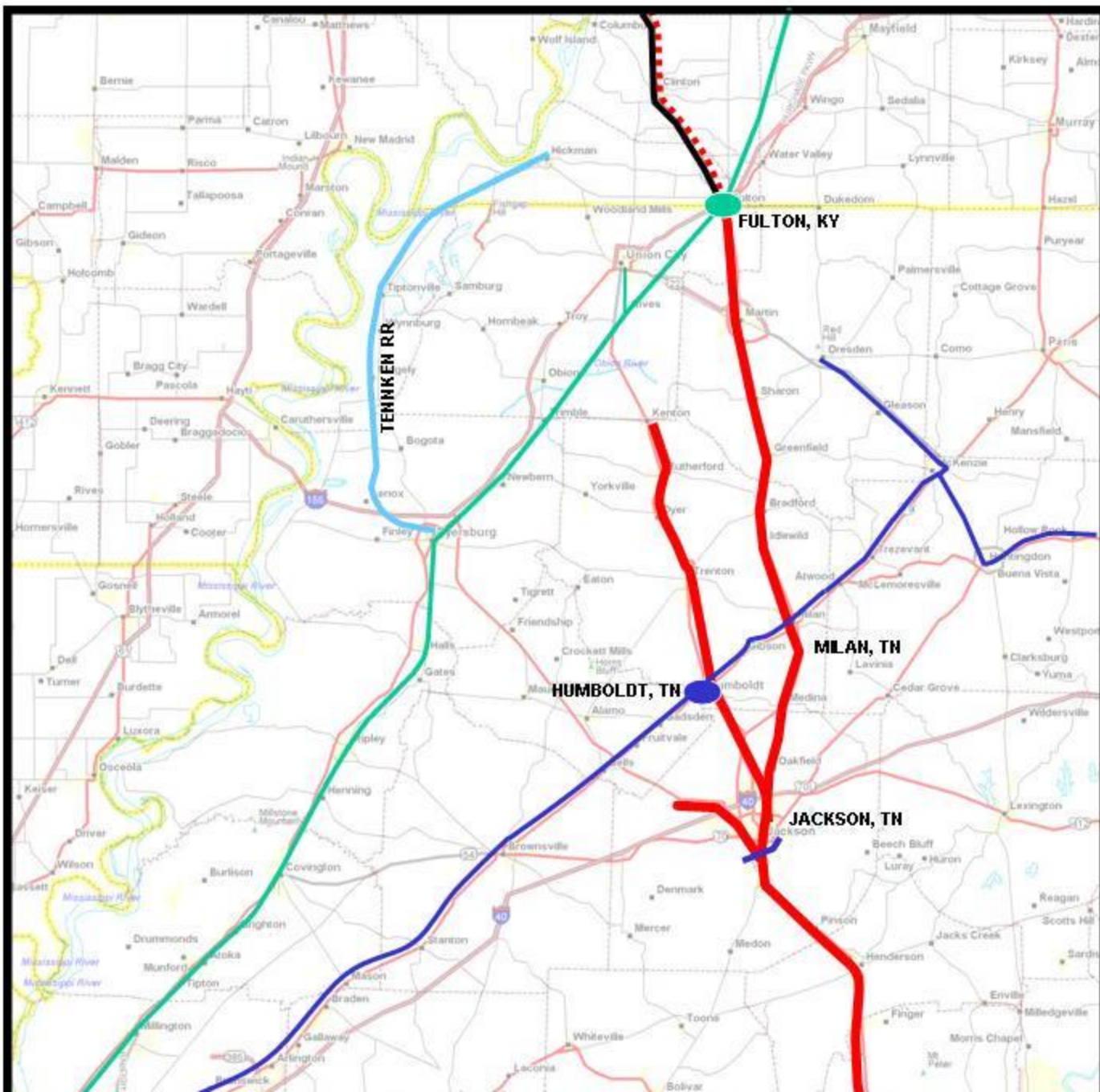




# *Internet:*

- Internet and voice services provided by Gibson Connect
- High-speed fiber-based internet available in Dyer and surrounding area
- Synchronous internet speeds up to 10 Gbps available
- Locally based Gibson Connect maintenance and support staff





Dyer★



# Community Information

1858	Dyer first settled with construction of Mobile & Ohio Railroad
49,111	Population of Gibson County (2017)
2,335	Population of City of Dyer (2013)
\$1.89	City of Dyer property tax rate
\$2.1415	Gibson County Special School District Tax
\$1.0184	Gibson County property tax rate

Gibson County  
High School





# Available WorkForce

August 2018

7 County Area Population: 290,272

Labor Force: 133,940

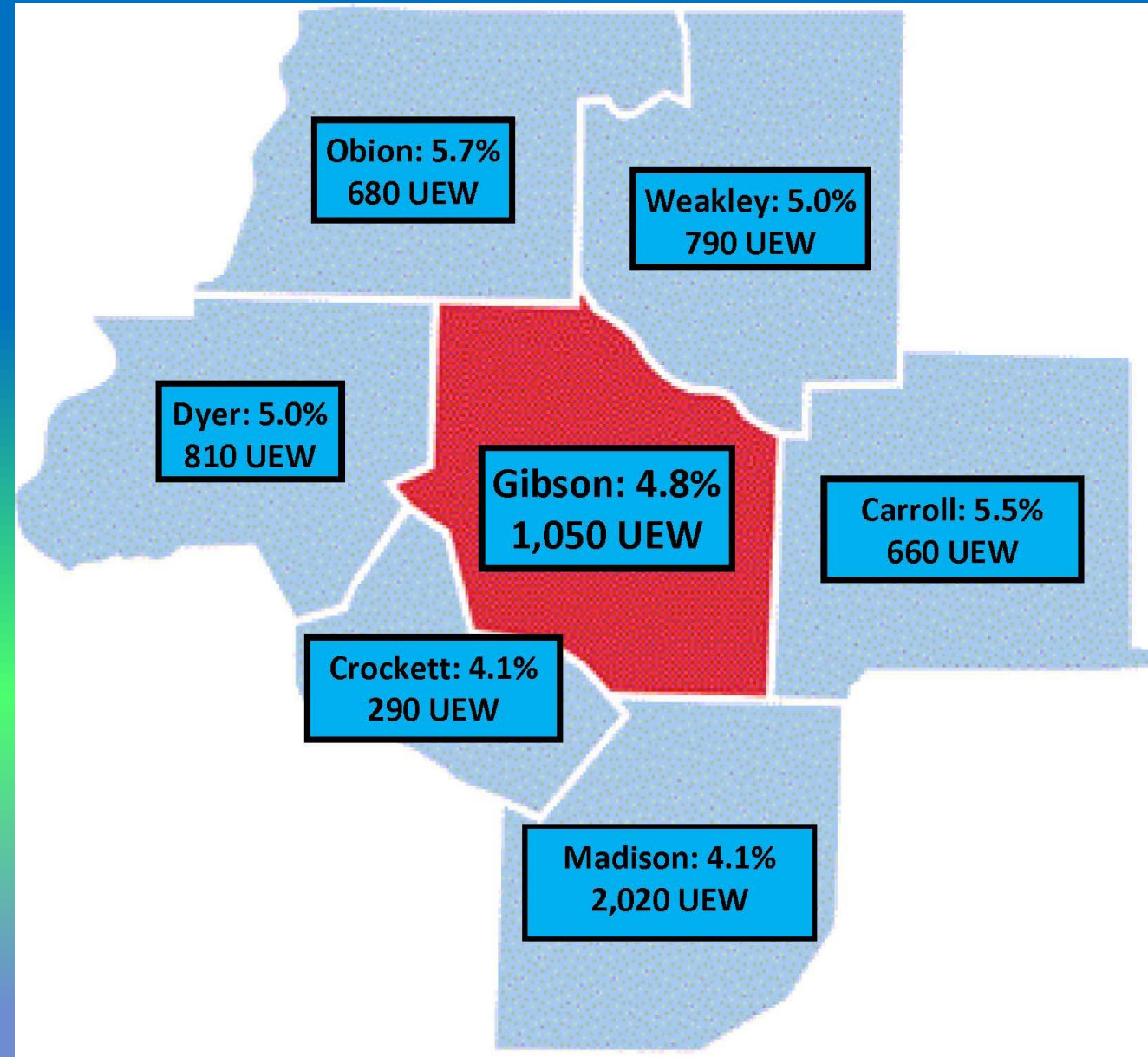
Employment: 127,640

**Unemployed: 6,300**

Regional Unemployment: 4.7%

	<u>Population</u>	<u>Labor Force</u>	<u>UEW*</u>
Carroll	27,860	11,950	660
Crockett	14,473	7,090	290
Dyer	37,463	16,110	810
Gibson	49,111	21,810	1,050
Madison	97,643	49,180	2,020
Obion	30,385	12,010	680
Weakley	33,337	15,790	790
<b>TOTALS</b>	<b>290,272</b>	<b>133,940</b>	<b>6,300</b>

\*UEW: Unemployed Workers





# High School Workforce Initiatives



Gibson County  
Workforce  
Development  
Committee

ACT Workforce  
Ready Community

Annual  
"No Excuses Tour"

NCR Certificates  
(2,519 certified in  
Gibson County)

Way2Win@Work:  
Work Ethic Course

\$250 Jump Start  
Scholarship  
Program

High School CTE &  
Dual Enrollment

Annual  
Manufacturing  
Day

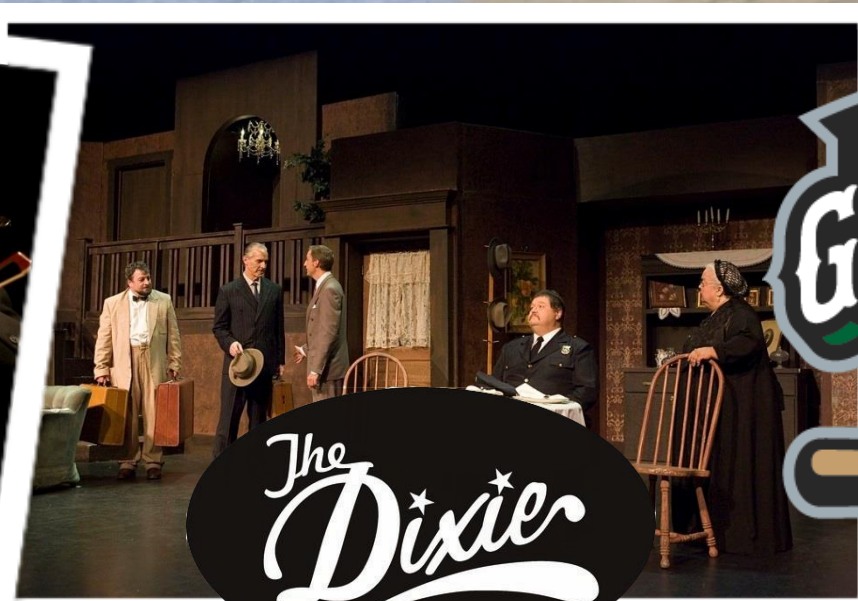






# Quality of Life

Active Arts Community  
Lakes, Rivers, Trails  
Hunting & Fishing  
Farmers Markets  
Sports







NFL



NBA



NHL



AAA  
BASEBALL



# Gibson County Industrial Park – 100 acre South Site

## Humboldt, TN



West TN Rail line

Proposed TDOT SIA Rd to North Site for Tyson

Old 69Kv line –  
poles have been  
removed

New ECD 69Kv line

New ECD 69Kv line

ECD water line to South Site

New ECD water line

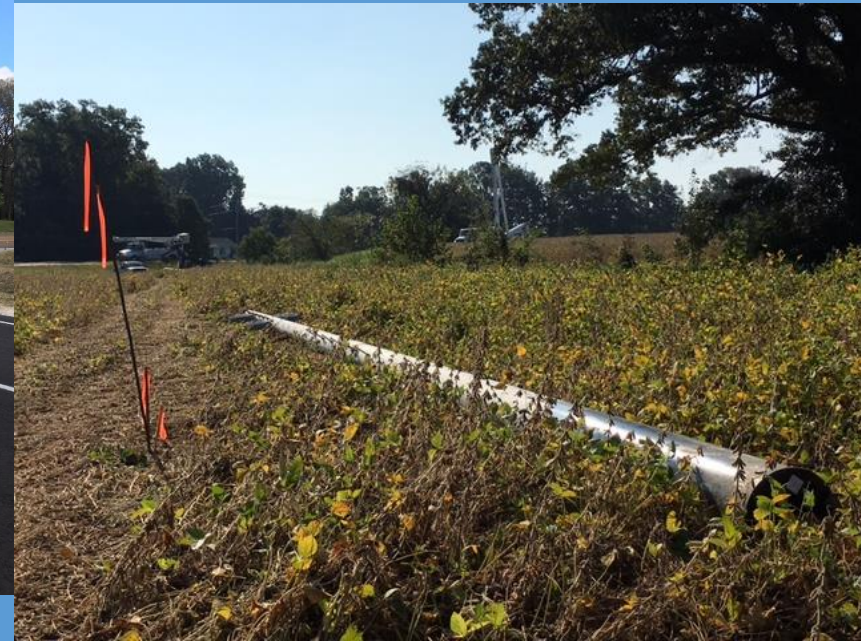
New TVA Entrance

New TVA Entrance Sign

ECD water line to North Site

US Hwy 45









# THE MIRROR EXCHANGE



VOL. 52 NO. 29

Tuesday, November 21, 2017

\$1 PER COPY

## Tyson Foods will bring 1,500 jobs to Gibson County

by Danny Wade  
The Chronicle

The biggest news to hit Gibson County in decades was announced Monday morning. Tyson Foods will build a new plant at the Gibson County Industrial Park on the northern side of Humboldt and bring over 1,500 jobs to the area.

Approximately 250 guests and dignitaries attended the announcement held in the Humboldt Medical Center's conference room.

"This is a historic day for Humboldt and Gibson County," Humboldt Mayor Marvin Sikes said during the announcement. "Tyson Foods' tremendous capital investment and job creation will have a long lasting, positive impact in our community for years to come. I could not be more excited, and I want to thank Tyson Foods for their commitment to our city and county."

Among the dignitaries visiting Humboldt Monday morning were Tyson Foods President of Poultry Doug Ramsey, Tennessee Governor Bill Haslam, U.S. Senator Bob Corker, State Representative Curtis



**WINNER, WINNER, CHICKEN DINNER** - Leaders from around Gibson County have worked tirelessly most of the summer to land Tyson Foods in Gibson County. The giant producer of chicken announced Monday morning they will bring over 1,500 jobs to the County Industrial Park in Humboldt. Pictured from left after they received the good news were: Kingsley Brock, Floyd Flippin, T.O. Lashlee, Amanda Love, Alex Smith, Debbie Carroll, Mayor Tom Witherspoon, Libby Wickersham, Humboldt Mayor Marvin Sikes, Julie Allen Burke and Trenton Mayor Ricky Jackson. Photo by Victor Parkins. Editor's note: Countless other county leaders were unavailable for this photo opportunity. We thank you all for your service and hard work on this project.

new era of economic growth with even more companies to come, bringing opportunity for all."

"Our company has been successfully producing chicken in Tennessee for more than 45 years, so we're pleased to expand our presence in the state with this major investment," said Doug Ramsey, group president of Poultry for Tyson Foods. "We're grateful for the invitation to become part of Humboldt and Gibson County. The location is attractive to us because of the strong support we've received from state and local leaders, the existing industrial park and availability of labor, as well as access to feed grains produced in the region."

"I want to thank Tyson Foods for choosing Humboldt as the location for its new operations and for creating more than 1,500 new jobs in Gibson County," Governor Bill Haslam said. "The new facility will be Tyson's fifth location in Tennessee."



Haslam

(Cont. on pg. 2)



# The Numbers

## TOTAL TYSON DIRECT INVESTMENTS

Capital Plant Investment

Capital Hatchery Investment

Feed Mill Capital Investment

**\$300,000,000**

**\$245M** (north site state of the art poultry processing facility)

**\$24.7M** (70,000 sq. ft. hatchery Humboldt City Industrial Park)

**\$30.3M** (Graineries in Fruitland, Dyer and Kenton)

## TOTAL EMPLOYMENT

Total Tyson Direct Jobs

Total Tyson Producer Contracts

**1,600**

**95** (390 chicken houses with farmers within a 60 mile radius)

Local Farmer Capital Investment

**\$150M** (local farmers within a 60 mile radius)







***The City of Dyer &  
the Dyer IDB***

***Thank You for this  
Opportunity!***



# TN College of Applied Technology Jackson



82% graduation rate!

CNC  
Tool & Die  
Welding  
Electronics  
PLC  
Hydraulics  
Pneumatics  
HVAC

## Summer & Fall 2015:

Welding: 31 graduates  
Machine Tool/Tool and Die: 20  
Industrial Maintenance: 13  
Industrial Electricity: 9  
HVAC: 10

## Spring & Summer 2016 (underway/anticipated)

Welding – 48 graduates \*LEAP Grant  
Machine Tool/Tool and Die: 17  
Industrial Maintenance: 21  
Industrial Electricity: 21  
HVAC: 17





# Community College

## Advanced Maintenance Technician (AMT) CO-OP

2 days in school / 3 days in plant

- \$12/Hr. starting wage
- 15 participating area companies
- Selective Student Applicant Interview Process

Industrial  
Technology  
Robotics  
Electronics  
Hydraulics  
Pneumatics  
PLC





## **Advanced Manufacturing Program**

**Advanced PLC**

**Basic Electrical**

**Basic Hydraulics and Pneumatics I**

**Programmable Logic Controllers I**

**Motors and Motor Controls**

**Lean Manufacturing and Quality**