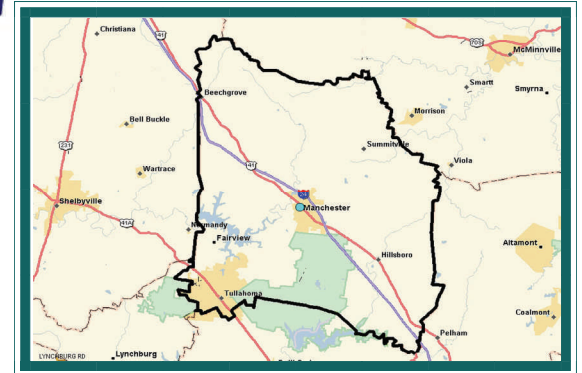




TULLAHOMA

Coffee County



DELORME Street Atlas USA © 2004

QUICK FACTS

County Seat: Manchester Year Incorporated: 1858
 Area in Square Miles (County): 435 Latitude: N35° 21.72'
 Elevation: 1,081' Longitude: W86° 12.56'
 Market Region: Nashville
 Distance From Nashville: 70 miles; Chattanooga 75 miles
 City URL: <http://www.tullahoma-tn.com/>
 Additional Incorporated Cities within County: *Manchester*

POPULATION

	City	County
2000 (Census)	17,994	48,014
July 2009 (Estimates)	18,533	52,521
Percent Population Change 2000 – 2009	2.9 %	8.6 %

CLIMATE

Annual Average Temperature: 57.8°
 Average High Temperature: 68.2°
 Average Low Temperature: 47.3°
 Annual Average Precipitation: 56.84"
 Annual Average Snowfall: 5"
 Prevailing Winds: Southerly
 Mean Length of Freeze-Free Period (days): 180-220

Coffee County's Interstate Industrial Park, Joint Industrial Park and Manchester Industrial Park are among several 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.



TAX STRUCTURE

	City	County
LOCAL		
<i>Property Taxes:</i>		
Rate per \$100 value	\$ 2.29	\$ 2.58
Outside Corp. limits		\$ 2.85
Franklin County	\$ 2.42	\$ 2.85
<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	\$ 45,246,000	\$ 31,590,982
Assessed Valuation	\$ 353,173,079	\$ 964,709,578
Assessed Valuation (Coffee & Franklin Co)	\$ 23,285,870	
School Tax	0 %	0 %
Hotel-Motel Tax	5.0 %	0 %

STATE

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

Local Sales Tax Rate

Coffee County 2.75 %
 Franklin County 2.25 %

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 \$9,000

COMMUNICATIONS

Post Office Class:First

<u>Newspapers:</u>	<u>Frequency:</u>
Tullahoma News	3x/week
The Saturday Independent	Weekly
The Journal	Weekly
The Tennessean	Daily

Telephone Companies: AT&T, Verizon Wireless, A-1 Paging, Inc., Ben Lomand Telephone Coop.
Radio Stations: WJIG-AM 740, WHVK-FM 93.3
Television Networks: 4
Cable Companies: Yes Channels: 900

EDUCATION

	<u># Local Schools</u>	<u>Enrollment</u>	<u>Pupil/Teachers Ratio</u>
Elementary	4	1,367	18.9:1
Jr. High	2	773	16.4:1
Sr. High	1	1,088	17.6:1
Voc-Tech			
Private/Parochial	1	92	11:1

Technology Center:
Colleges: Motlow State Community College and University of Tennessee Space Institute
Other:

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

GOVERNMENT

Governing Body:

City: Mayor and Board of Aldermen
Meets: 2nd and 4th Monday
Time: 5:30 p.m.
Place: Municipal Building
County: Mayor and County Commissioners

Fire Department:
full-time fire fighters in city: 32
city volunteers: 11
full-time fire fighters in county: 0
county volunteers: 100
fire stations in city: 2 city fire trucks: 6
fire stations in county: 5 county fire trucks: 27

Law Enforcement:
full-time police officers in city: 37
full-time police officers in county & sheriff: 45
city patrol cars: 26 county patrol cars: 42

	<u>City:</u>	<u>County:</u>
Insurance Rating:	4	6/10
Zoning Regulations:	Yes	Yes
Planning Commission:	Yes	Yes
Industrial Development Corp:	Yes	Yes

TRANSPORTATION

AIR SERVICE:

Nearest General Aviation:

Tullahoma Regional/Northern Field
Location Identifier: THA
Distance from City: 2 miles NW
Runway Length: 5,001 feet
Surface: Asphalt/Concrete
Lighting: MIRL/VASI
Fuel: 80/100LL/Jet A
Repair: Major
Transportation: Taxi and Rental Car

Nearest Commercial Service:

Nashville International Airport
Location Identifier: BNA
Served by 13 airlines; operating 346 average daily flights to 62 markets and 42 non-stop markets (as of January 2011).

HIGHWAYS:

U.S Highways: 41A
State Highways: 55 and 130
Nearest Interstate: 11 miles to Interstate 24

COMMON CARRIERS:

Air Freight Companies: None
Motor Freight Companies: 25
Terminal Facilities: 1
Bus Services – Inter-City: No
Local: No Carrier Service: No

RAILROADS SERVED BY:

CSX Transportation and Caney Fork & Western

NAVIGABLE WATERWAYS:

River: Cumberland and Tennessee
Channel Depth: 9 feet
Nearest Port Facility: South Pittsburgh
Miles: 40

INDUSTRIAL SUPPORT SERVICES

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

COMMUNITY FACILITIES

Health Care:

Hospitals: 1	Beds: 137
Clinics: 1	Beds:
Doctors: 51	Dentists: 15
Nursing Homes: 1	Beds: 130
Retirement Homes: 0	Beds:
Residential Care/Assisted Living: 1	

Religious Organizations:

Protestant: 41	Catholic: 1	Other:
Jehovah's Witness: 0	Seventh Day Adventist: 1	
Latter Day Saints: 1		

Day Care Centers: 7 Day Care Homes: 45

Recreation:

Libraries: 1	Parks: 3
Golf Courses (Public & Private): 2	
Swimming Pools (Public & Private): 3	
Country Clubs: 1	Theaters: 8
Bowling Alleys: 1	

Hotels & Motels: 5 Rooms: 216
 Bed & Breakfasts: 1
 Largest Meeting Room Capacity: 250
 Restaurants: 44
 Other: Fine Arts Center, Skydiving Center, Skating Rink

NATURAL RESOURCES

Minerals:
 Timber:

AGRICULTURAL PRODUCTS

Crops: Tobacco, Soybeans, Corn

FINANCIAL INSTITUTIONS

Name of Banks:	Number of Branches:	Deposits
American City Bank of Tullahoma	2	\$ 106,118,000
Bank of Tullahoma	1	84,037,000
Citizens Tri-County Bank	3	54,490,000
First Vision Bank	1	30,571,000
Regions Bank	1	24,975,000
Traders Nat'l. Bank of Tullahoma	2	106,482,000
US Bank National Assn.	1	29,858,000

*Ascend Credit Union 17 in 11 cities \$ 114,620,067

Commercial Banks: 7
 Savings Institutions: 0
 Credit Unions: 1
 Total # of Institutions: 8
 Total # of Branches: 12
 Combined Deposits: \$ 436,531,000

(Deposits for June 30, 2010)

*NOT calculated in Combined Deposits

SELECTED ECONOMIC INDICATORS

2009 Annual Average

	County	Labor Market Area*
<u>Labor Force:</u>		
Civilian Labor Force	25,210	232,310
Employment	22,480	207,470
Unemployment	2,730	24,820
Unemployment Rate	10.8 %	11.7 %
HS Graduates (2008-09)	642	4,997

Manufacturing in Area (Annual Averages 2009):

Number of Units:	85
Ann. Avg. Employment:	3,952

Per Capita Personal Income

Year: 2008 Amount: \$ 31,828

Retail Sales

Year: 2009 Amount: \$ 673,796,603

Estimated County Available Labor:

Date (month): December 2010

	County	Labor Market Area
Total:	2,900	23,990
Male:	1,300	12,680
Female:	1,600	11,310

County 10-Year Growth Report

Years: 2001-2010	New Plants	Expansions
Number Projects:	11	86
Job Opportunities:	565	1,899
Total Investments:	\$ 29,360,000	\$ 236,608,096

* Labor Market Area is defined as Bedford, Cannon, **Coffee**, Franklin, Grundy, Moore, Rutherford & Warren 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: **Elk River Public Utility District**
 Phone: 931.455.3187
 Website: <http://erpud.com>
 Source Company: East TN Natural Gas Company
 Fuel Oil Suppliers: 2
 Suppliers of LP Gas: 2

WATER

Water Supplier: **Tullahoma Utilities Board**
 Phone: 931.455.4515
 Website: www.tub.net
 Source: Normandy Lake, Duck River Utility Commission
 Capacity: 10,000,000 GPD
 Current Consumption: 2,750,000 GPD
 Storage Capacity: 4,000,000 Gallons

SEWER

Sewer Provider: **Tullahoma Utilities Board**
 Phone: 931.455.4515
 Website: www.tub.net
 Type of Treatment: Intermittent cycle; extended aeration
 Capacity: 8,000,000 GPD
 Current Usage: 2,000,000 GPD (dry weather flow)
 City Sewer Coverage: 80 %
 Storm Sewer Coverage: 25 %
 Solid Waste Disposal Type: Yes

ELECTRICITY

Source Company: Tennessee Valley Authority

Local Distributor City:

Electric Power System:
Tullahoma Utilities Board
 General Manager: Brian Skelton
 Address: Post Office Box 788
 Tullahoma, Tennessee 37388
 Phone: 931-455-4515
 Fax: 931-454-2231
 Website: www.tub.net
 Website: www.lighttube.net/

Local Distributor County:

Electric Power System:
Duck River Electric Membership Corporation
 General Manager: James Allison
 Address: Post Office Box 89
 Shelbyville, TN 37162-0089
 Phone: 931-684-4621
 Fax: 931-685-0013
 Website: www.dremc.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>
Alliance A Rock-Tenn Co	Laminated paperboard boxes	56	None	931-455-3535
ATK Micro Craft Operation	Precision metal & plastic machine parts	63	None	931-455-2664
Coca-Cola Bottling Works	Provides soft drink bottling services	79	None	800-264-4506
Createc Corp.	Styrofoam packaging materials	91	None	800-729-9001
Cubic Transportation Systems	Auto. revenue collection devices	188	None	800-251-1171
Deutsch Company	Electrical connectors for aircraft	N/A	None	931-461-3600
Goodrich Landing Gear Corp.	Aircraft landing gear	270	USWA	931-455-4557
JSP International	Engineered plastic foam	104	None	931-393-5000
Oak Gloves	Vinyl disposable gloves	86	None	931-455-7011
Schmiede Corporation	Precision machinery	140	None	931-454-4801
Tennessee Apparel Corp.	Men's military slacks/camo pants	200	None	931-455-3491
Tullahoma Industries	Government apparel	80	None	931-455-8033
Tullahoma News/The Guardian	Newspaper printing/publishing	70	None	931-455-4545
US Displays.	Point of purchase displays	75	None	931-455-9585
Wisco Envelope Co. Inc.	Envelopes and letterheads	187	None	800-777-9677

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 Website: www.mtida.org

Ted Hackney, Executive Director
 Industrial Board of Coffee County
 1329 McArthur Street, Suite 4
 Manchester, Tennessee 37355
 Phone: 931.723.5120 Fax: 931.723.5121
 Email: ib@coffeetn.com
 Website: www.coffeetn.com

*The information contained herein was obtained from sources we consider reliable.
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Updated February 2011