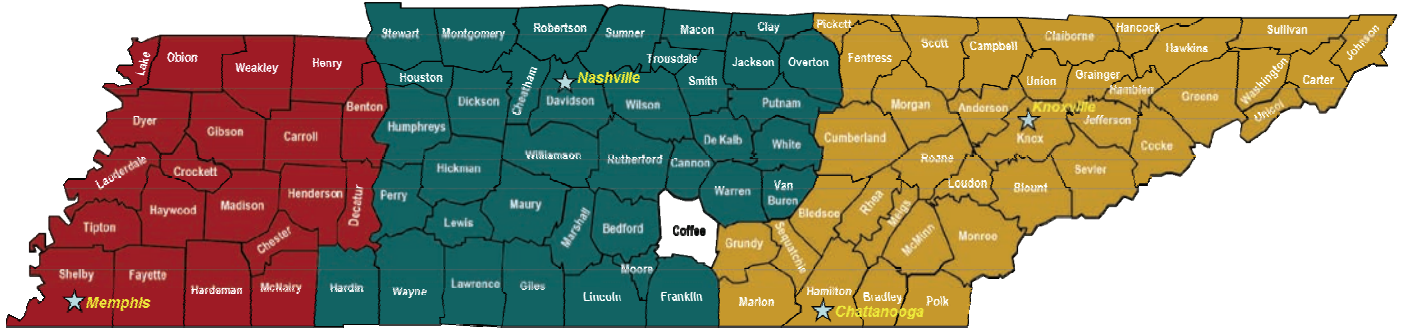




Middle Tennessee Industrial Development Association 2016 Community Data Profile



MANCHESTER Coffee County

QUICK FACTS

County Seat: Manchester
 Area in Square Miles (County): 429
 Elevation: 1,063'
 Market Region: Nashville
 Time Zone: Central
 City Website: www.cityofmanchestertn.com
 County Website: www.coffeecountytn.org
 Additional Incorporated Cities within the County: *Tullahoma.*
 Unincorporated Cities: *Arnold AFB, Beechgrove, Hillsboro, Summitville.*

Year Incorporated: 1838
 Latitude: N35° 28.90'
 Longitude: W86° 05.31'
 Distance From Nashville: 64 miles;
 Chattanooga 69 miles

TAX STRUCTURE

LOCAL

	City	County
<i>Property Taxes: (2015)</i>		
Rate per \$100 value	\$ 0.2999	\$ 2.9456
Outside Corporate limits		\$ 3.2629
Interstate Industrial Park	\$ 0.28 SSD	\$ 3.2629
<i>Ratio of Assessment:</i>		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %

Bonded Debt (2015)	\$ 34,838,031	\$ 61,121,401
Total Local Assessment (2014)	\$ 196,506,967	\$ 981,974,287
Industrial Park	\$ 67,092,322	
Hotel-Motel Tax	6.0 %	0 %

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments

STATE

Sales Tax 5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.

Local Sales Tax Rate 2.75 %

Local & State Sales Tax Collected (FY2015): \$ 79,383,997.53

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

Source: Tennessee Department of Revenue

POPULATION

	City	County
2000 (Census) ¹	9,442	48,014
2010 (Census)	10,102	52,796
² Population Projection 2020	11,060	57,865
Percent Population Change 2000 – 2010	7.0 %	10.0 %

¹2000 Population adjusted by citywide census 2004-05

²Source: University of TN Center for Business & Economic Research

CLIMATE

Annual Average Temperature: 57.2° F
 Average High Temperature: 69.2° F
 Average Low Temperature: 45.2° F
 Annual Average Precipitation: 56.33"
 Annual Average Snowfall: 5"
 Prevailing Winds: Southerly
 Mean Length of Freeze-Free Period (days): 180-220



The Coffee County Joint Industrial Park is among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site and Deal Ready site, and the Manchester Industrial Park is certified Deal Ready. For complete information about the site and the certified program, go to www.tnecd.com/sites/certified-sites/

EDUCATION

District Name: Coffee County
District Grades Served: PreK-12 Number of Schools: 10
Number of Teachers: 292 Number of Administrators: 28
Total Number of Students: 4,575
 PreK-5: 1,908 6-8: 939 9 only: 468 9-12: 1,260
Graduation Rate: 89.9 %

City Schools:

PreK-5: 970 6-8: 358

Source: Tennessee Department of Education (November 2015)

Regional Higher Education Institutions City

Motlow Community College Tullahoma
Middle TN State University Murfreesboro
TN College of Applied Technology Shelbyville

Source: www.tnecd.com/county-profiles/

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

GOVERNMENT

Governing Body:

City: Mayor and Board of Aldermen

Meets: 1st and 3rd Tuesday Time: 6:30 p.m.
Place: City Hall

County: Mayor and County Commissioners

Meets: Tuesday Time: 6:00 p.m.
Place: Coffee County Administrative Plaza

Fire Department:

full-time fire fighters in city: 30	city volunteers: 4
full-time fire fighters in county: 20	county volunteers: 104
fire stations in city: 2	city fire trucks: 4
fire stations in county: 9	county fire trucks: 30

Law Enforcement:

full-time police officers in city: 30	
full-time police officers in county & sheriff: 51	
city patrol cars: 33	county patrol cars: 50

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

NATURAL RESOURCES

Minerals: N/A
Timber: N/A

AGRICULTURAL

Crops: Hay, Corn, Soybeans, Wheat, Nursery Crops
Livestock: Cattle, Hogs, Chickens

TRANSPORTATION

AIR SERVICE:

Nearest General Aviation:

Tullahoma Regional/Northern Field
Location Identifier: THA
Distance from City: 15 miles
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
Distance from Manchester: 59 miles
Served by 10 major air carriers, 3 cargo carriers, and 2 fixed-base operators; serving 70 markets, 50 non-stops, 390 daily flights (2015).

HIGHWAYS:

U.S Highways: 41
State Highways: 53 and 55
Nearest Interstate: Interstate 24; four exits

COMMON CARRIERS:

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

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

COMMUNICATIONS

<u>Newspapers:</u>	<u>Frequency:</u>
Manchester Times	Weekly
USA Today	Daily
The Tennessean	Daily

Telephone Companies: AT&T, Ben Lomand Telephone Coop.

Radio Stations: 2 (1 AM and 1 FM)

Television Networks: 5

Cable Service Available: Yes Channels: 900
 Provider: Charter Communications, AT&T, Comcast

Internet Service Available: Yes
 Provider: Charter Communications, AT&T, Ben Lomand

Fiber Optics Available: Yes
 Provider: Ben Lomand Telephone Coop.

COMMUNITY FACILITIES

Health Care:

Doctors: 16 Dentists: 7

Hospitals: 1	Beds: 49
Clinics: 0	Beds: 0
Nursing Homes: 2	Beds: 192
Retirement Homes: 0	Beds: 0
Residential Care/Assisted Living: 4	Beds: 159

Religious Organizations:

Protestant: 35	Catholic: 1	Other:
Jehovah's Witness: 1	Seventh Day Adventist: 0	
Latter Day Saints: 0		

Day Care Centers: 4 Day Care Homes: 0

Recreation:

Libraries: 1	Parks: 2
Golf Courses (Public & Private): 2	
Swimming Pools (Public & Private): 2	
Country Clubs: 0	Theaters: 0 Bowling Alleys: 0

Hotels & Motels: 18 Rooms: 1,124

Bed & Breakfasts: 1

Largest Meeting Room Capacity: 500

Restaurants: 46

Other: Recreation Complex with indoor/outdoor swimming pools, fitness rooms, track, etc. Ball fields, tennis courts, YMCA, Community Theatre, skating rink (12 miles), 3 lakes, fishing & water sports, wildlife management area.

FINANCIAL INSTITUTIONS

(countywide)

Commercial Banks: 10

Savings Institutions: 0

Credit Unions: 1

Total # of Institutions: 11

Total # of Branches: 21

Combined Deposits: \$ 893,573,000 (Deposits for June 30, 2015)

*Credit Unions NOT calculated in Combined Deposits

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Town	Distance (Miles)
Tool & Die	Local	
Heat Treating	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives		
Other:		

SELECTED ECONOMIC INDICATORS

2014 Annual Averages

	County	Labor Market Area*
<u>Labor Force:</u>		
Civilian Labor Force	24,460	241,420
Employment	22,920	227,310
Unemployment	1,540	14,120
Unemployment Rate	6.3 %	6.6 %

*HS Graduates (2014-15) 642 5,014

*Estimates: Less than 100.0 percent response

* Labor Market Area is defined as Bedford, Cannon, Coffee, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

Estimated County Available Labor (Annual Averages 2014):

Discouraged Workers: 122
 Unemployed Workers: 1,583
 Partially Employed Workers: 59
 Total: 1,764

Manufacturing in Area (Annual Averages 2014):

Number of Units:	84
Ann. Avg. Employment:	4,433

Source: Tennessee Department of Labor and Workforce Development

County 10-Year Growth Report

Years: 2006-2015	New Plants	Expansions
Number Projects:	11	72
Job Opportunities:	969	1,201
Total Investments:	\$ 164,610,000	\$ 166,062,700

Source: Tennessee Department of Economic and Community Development

Per Capita Personal Income

Year: 2014 Amount: \$ 37,295

Source: Bureau of Economic Analysis

Average Home Sales

Year: 2014 Number of homes sold: 569
 Average Cost: \$ 135,338

Source: Tennessee Housing Development Agency

Retail Sales

Year: 2014 Amount: \$ 795,485,513

Source: Tennessee Department of Revenue

UTILITIES

GAS

Local Distributor: **Eik River Public Utility District**
 Phone: 931.728.3332
 Website: <http://erpubd.com>
 Source Company: East TN Natural Gas Company
 Fuel Oil Suppliers: 2
 Suppliers of LP Gas: 2

WATER

Water Supplier: **City of Manchester**
 Phone: 931.728.7171 or 931.728.4652
 Website: <http://www.cityofmanchestertn.com>
 Source: Normandy Lake
 Capacity: 10,000,000 GPD
 Current Consumption: 6,000,000 GPD
 Storage Capacity: 2,875,000 Gallons

SEWER

Sewer Provider: **City of Manchester**
 Phone: 931.728.7171 or 931.728.4652
 Website: <http://www.cityofmanchestertn.com>
 Type of Treatment: Activated Sludge
 Capacity: 4,300,000 GPD
 Current Usage: 1,700,000 GPD
 City Sewer Coverage: 99 %
 Storm Sewer Coverage: 4 %
 Solid Waste Disposal Type: BFI

ELECTRICITY

Source Company: Tennessee Valley Authority

Local Power Company for City and County:

Duck River Electric Membership Corporation

President/CEO: Michael Watson

District Office: 209 East Fort Street
 Manchester, TN 37355

Phone: 931-728-7547

Emergency: 931-728-7548

Fax: 931-728-7801

Website: www.dremc.com

MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through our 26 local power companies.

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>
M-Tek, Inc. (Kansai NA)	Interior Auto Trim	1,535	None	931-728-4122
Batesville Caskets Co., Inc.	Steel Caskets	452	USWA	931-723-3053
Viam (TN) LP	Auto Floor Mats	370	None	931-461-2300
Kirchhoff Van-Rob Manchester	Metal Stampings	275	None	931-461-8556
Great Lake Cheese	Pkg. of cheese	226	None	931-450-1300
Aspen Technologies	Molded polyurethane forms products	120	None	931-450-1200
Ravago Mfg. Americas, LLC	Nylon/ABS Compounding	117	None	931-728-7009
Reliable Carriers	Trucking Warehousing	109	None	931-728-9995
fischer, USA	Stainless steel tubing	79	None	931-596-3566
MDS Foods	Dairy products	77	Non	931-363-7891

For information on industrial sites and available industrial buildings contact:

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 2108 Westwood Avenue
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 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