

MAKE IT IN VIRGINIA

WWW.RANDLEREPORT.COM

WWW.SB-D.COM

WWW.SOUTHERNAUTOCORRIDOR.COM

# SOUTHERN

## BUSINESS & DEVELOPMENT

Economic Development in the World's Third Largest Economy

FALL 2021

# OPPOSING FORCES

MILLIONS OF JOBS  
NO WORKERS

PRRST STD  
U.S. Postage  
PAID  
Lynchburg, VA  
Permit No. 215

Virginia has what business leaders are looking for. Named America's Top State for Business by CNBC, Virginia continues to raise the bar when it comes to talent development.

-  **Virginia Talent Accelerator Program:**  
Fully customized workforce recruitment and training solutions — at no cost to eligible companies
-  **Tech Talent Investment Program:**  
America's largest investment in computer science education (\$2 billion in new public/private funding), doubling annual grads in CS and related fields
-  **Computer Science in K-12:**  
First state to incorporate computer science, including coding, as a mandatory part of the curriculum for all public school students (K-12)

**Discover what Virginia has to offer your business at [VEDP.org](https://VEDP.org)**

MAKE IT IN VIRGINIA

WWW.RANDLEREPORT.COM

WWW.SB-D.COM

WWW.SOUTHERNAUTOCORRIDOR.COM

# SOUTHERN BUSINESS & DEVELOPMENT

Economic Development in the World's Third Largest Economy

America's  
best state  
for business

# Advantage

and talent  
and education  
and infrastructure  
and quality of life

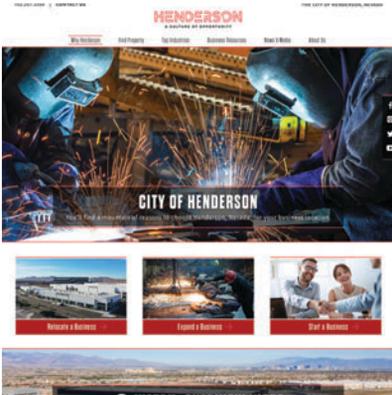
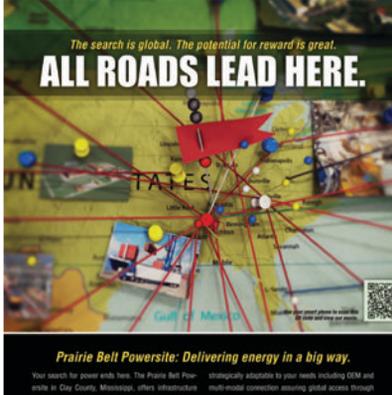
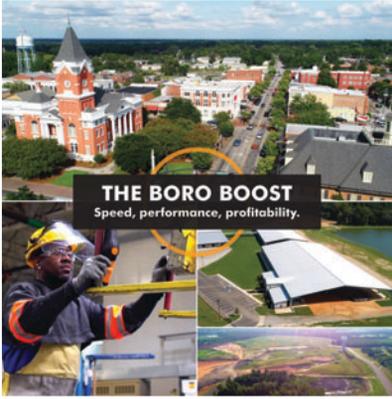


Babcock Ranch has been called many things. America's first solar town. The smartest city in the country. A community with sustainability woven right into the infrastructure. It's more than a place. It's a belief system. A dedication to living a healthier, more sustainable, more connected lifestyle. 50% of the town's footprint is green space, most to 75,000 wild acres to enjoy. There is on-site farming and standard gigabit internet. A town center with restaurants and shops. A seaside boardwalk and sand beach. Now, we're building a second town center for business. We want companies committed to sustainability, technology and green living to work in our office parks and light industrial spaces. Sound like you? Come see a totally new way to live, work and play.

**BABCOCK RANCH**  
 We help businesses prosper in the innovative Southwest Florida community, east of Leeway. Phone: 238.770.5000  
[www.babcockranch.com](http://www.babcockranch.com)



**GROWING WITH THE PROS**  
 How a pro sports hub scores industrial investment. [READ MORE]



# We amplify the work of economic development organizations through Intelligence, Creativity and Business Development.

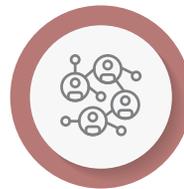
**387** COMMUNITIES SERVED

**206** YEARS OF TEAM EXPERIENCE

**20** YEARS IN ECONOMIC DEVELOPMENT MARKETING

## STRATEGY

Determine your value proposition with real-time data visualization and custom surveys.



## LEAD GENERATION

Connect with site selectors and company decision makers for expansion opportunities.

## WEBSITES

Showcase the opportunities for business development in a dynamic and engaging way.



## MARKETING ENVIRONMENTS

Demonstrate your uniqueness through experiences and design in a memorable physical setting.



## VIDEO CAMPAIGNS

Reveal the stories of success through authentic testimonials and thrilling drone videography.



## PRINT AND DIRECT MAIL

Present your community's benefits alongside engaging photography in attractive collateral.



## INTERACTIVE MAPS

Display assets, infrastructure and attractions with four levels of geographic context: National, Regional, Local, & Industrial Sites.



## DIGITAL MARKETING CAMPAIGNS

Target decision makers online with the ideal marketing message to encourage action.

Economic development is evolving and so are we. Today, **Marketing Alliance** is so much more than a marketing company. By listening to our clients, we now provide a holistic suite of services to advance the mission of communities across the United States. As your consultant and partner, we will bring together strategy, creativity and business development to create prosperity for you. Ready to compete better than before? We're ready to hear from you.



**MARKETING ALLIANCE**

**941.347.7412**

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

# All of These Companies Have Something in Common ...




2 million square feet





2.1 million square feet

2.5 million square feet




700,000 square feet






1 million square feet





500,000 square feet



2 million square feet





3.5 million square feet





**Nationally Recognized,  
Locally Focused.**



**ENRSoutheast**



# They Chose Alliance Consulting Engineers, Inc.



monster<sup>®</sup>

100,000 square feet



157,000 square feet



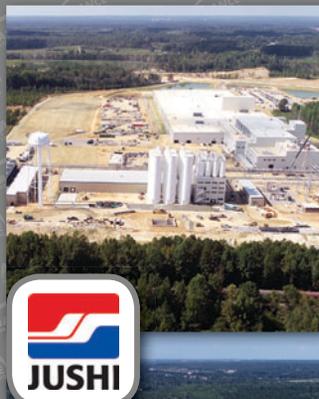
**KOBELCO**



513,000 square feet



**Husqvarna**<sup>®</sup>



**JUSHI**



1 million square feet

nephron pharmaceuticals corporation

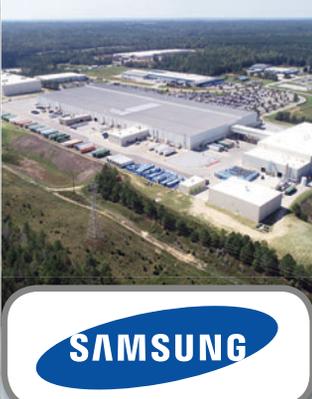


1.2 million square feet

457,000 square feet



**IFA**



**SAMSUNG**



2 million square feet

**CURTISS - WRIGHT**



183,000 square feet

400,000 square feet



**RPM**  
SERVICE SINCE 1987

**BOMAG**  
FAYAT GROUP



260,000 square feet

62,000 square feet



**HAEMONETICS'**  
THE Blood Management Company

## Building Alliances One Project at a Time

**ALLIANCE**  
CONSULTING ENGINEERS

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

Bluffton, SC | Charleston, SC | Charlotte, NC | Columbia, SC | Greenville, SC

# TABLE OF CONTENTS

The largest single manufacturing investment in the history of Ford Motor Company



## DEPARTMENTS

### 8 Southbound

The editor's column

### 10 Around the South

Top stories from the last quarter relative to business and economic development

### 18 Relocations & Expansions

All of the significant new starts, expansions and relocations announced in the South in the last quarter

### 27 SouthernAutoCorridor.com

News from the South's auto industry courtesy of SouthernAutoCorridor.com

### 56 Top Deals

The ten largest employment deals announced in the last quarter

## FEATURES

### 30 A Dichotomy in the South: No Workers, No Unions

Why does organized labor continue to struggle in the 15 Southern states?

### 44 Make It in Virginia

SB&D takes a closer look at those that are "making it" in Virginia





# SITES, BUILDINGS, & TALENT EXPANDING

ALWAYS GROWING...  
SO YOU CAN, TOO!



THE  
**LINK**

**LEE AND SUMTER**  
SOUTH CAROLINA  
800.888.7926 • thelinksc.com



# SOUTHBOUND

By Michael Randle, EDITOR

## It's a historic time for automotive in the South

WE HAVE ARRIVED AT SOUTHERN AUTOMOTIVE CORRIDOR 3.0. Phase 1 took us to the '80s, second phase to the early 2000s. Now with electric cars, we are at 3.0, and it is amazing. Huge deals are flying everywhere in the Southern Auto Corridor.

This summer and fall quarter will be remembered 50 years from now as the most transformative period in the history of automotive manufacturing, not just in the South, but in the Midwest, too — the only two regions in the U.S. that are left with automotive assembly.

Even though Nissan, Volkswagen and Mercedes-Benz and their plants in the South have spent billions on electric vehicle technology, it really wasn't until the second half of 2021 that just about everyone got in on the act. The billions spent earlier by some automakers in the South looks like chump change compared to what has been announced recently.

Massive EV-based projects were announced in the South in the second half of 2021. Ford announced projects the size of which we have never seen before. . .for example, automotive "cities" in Hardin County, Ky., and in Stanton, Tenn.

Ford announced its plans in September to create Blue Oval City at the West Memphis I-40 megasite in Stanton, Tenn. The new "city" includes an investment of nearly \$6 billion to make electric vehicles, including a next-generation electric Ford F-Series model. Blue Oval City will also include (not counting suppliers) up to 6,000 new jobs. Over \$800 million has been earmarked in incentives for Ford in the deal. Earlier in 2021, Ford announced it had increased its planned EV investment to \$30 billion by 2025.

Here are some other EV automotive-related projects announced in the South just in the last six months:

- Ford Motor and battery supplier SK Innovation have plans to invest over \$5 billion and hire over 5,000 in an electric battery plant at the Glendale Megasite in Hardin County, Ky., that will power EV vehicles in the future.
- The Ultium Cells LLC battery plant in Spring Hill, Tenn., is on schedule as of the fall quarter, company officials announced. The 2.8 million-square-foot facility is a joint venture between General Motors and LG Energy Solution.



- Japan's Nissan Motor Company will spend about \$700 million at its two U.S. manufacturing plants in Mississippi and Tennessee to implement new technologies to make electric vehicles.

- Mercedes-Benz is opening an EV battery pack assembly facility on a second Alabama campus in Bibb County.

- Korean automaker Hyundai will begin EV production on the Genesis GV70 EV at its plant in Montgomery, Ala., beginning in 2022.

- Amazon-backed electric truck maker Rivian is expected to announce a \$5 billion electric truck and SUV factory in East Georgia.

- South Korea's SKC, a maker of plastic films, is set to invest \$473 million to locate a semiconductor parts venture at its existing plant in Georgia. SK also is home to SK Innovation, which has invested \$2.6 billion to put an electric-vehicle battery plant in Jackson County and plans to ramp up a second plant on the complex as demand grows.

- Japanese automaker Toyota has chosen the Greensboro-Randolph Megasite for a large electric battery plant to ramp up EV manufacturing in the U.S. The site is a 1,825-acre site rezoned for heavy industry located near the center of the state.

- Tesla will move its headquarters to Austin, Texas, following through on a threat Elon Musk made last year when tensions between the billionaire and California boiled over. Musk announced his decision in October. 🇺🇸

Southern Business & Development (ISSN 1067-8751) is a registered trademark TM. Founded in 1992 and published quarterly in March, June, September and December by MCR Publishing, Inc. Affiliated Websites include [www.RandleReport.com](http://www.RandleReport.com), [www.SB-D.com](http://www.SB-D.com), [www.SouthernAutoCorridor.com](http://www.SouthernAutoCorridor.com). Office address: 8086 Westchester Place, Montgomery, AL 36117. Phone: 334-612-7093. To subscribe, call 334-612-7093 during normal business hours. Annual subscription: \$25. Single edition delivery by three-day mail: \$10. Information contained in SB&D and on its websites is gathered from reliable sources, however, the accuracy of this information is not guaranteed. All rights reserved. Permission must be granted by SB&D for reprint rights, in whole or in part. Copyright 1992-2021. Southern Business & Development TM 1997. Southern Auto Corridor and Southern Automotive Corridor TM 2003.

**SOUTHERN**  
BUSINESS & DEVELOPMENT

**Owner, Editor &  
Publisher**

Michael C. Randle

[mike@sb-d.com](mailto:mike@sb-d.com)

**Managing Editor**

Stacy C. Randle

[stacy@sb-d.com](mailto:stacy@sb-d.com)

**Project Managers**

Shelly Jo Jacobs

[shellyjo@sb-d.com](mailto:shellyjo@sb-d.com)

**Art Director**

Stacy C. Randle

[stacy@sb-d.com](mailto:stacy@sb-d.com)

**Writers**

Michael C. Randle

Beth Braswell

Lee Burlett

Shelly J. Jacobs

Trisha Ostrowski

Stacy Randle

Volume 29/Number 2

FALL 2021



# The Power to Deliver The Dedication to Serve

The Electric Cooperatives of Arkansas provide reliable, affordable power to the state we call home. Our 17 electric distribution cooperatives' service areas cover more than 60 percent of Arkansas with the **power to serve** more than half a million homes, farms and businesses.



## Electric Cooperatives of Arkansas

# AROUND THE SOUTH

For real-time news on business, politics and economic development in the South, go to [RandleReport.com](http://RandleReport.com). For all economic development projects announced in the South, go to [SB-D.com](http://SB-D.com). For more information on the automotive industry in the South, go to [SouthernAutoCorridor.com](http://SouthernAutoCorridor.com).



Early retirements increased during the pandemic in 2020 and 2021, but are they permanent?

## Retirees are “unretiring,” and that’s good for the labor market

The “unretirement” rate, which measures those who switch from retirement to employment, has been accelerating, according to an analysis by Nick Bunker, an economist at Indeed. At a time when employers cannot fill available jobs, people reentering the job market is positive news. Early retirements increased during the pandemic in 2020 and 2021. It may be just a matter of time before data shows that these workers are rejoining the workforce

Early retirements among older Americans were among the many labor distortions related to the COVID-19 pandemic, according to economists, as health risks and other factors led many to leave their jobs.

But there’s an open question: Are these retirements permanent, or will these workers rejoin the labor force? U.S. Bureau of Labor Statistics data has shown that the October 2021 unretirement rate was 2.6 percent.

### No end in sight for lack of labor

In the last three years, about 10,000 people a day on average retired in the U.S. Compare that to a little over 2,000 joining the workforce by turning working age (16), and you can easily see where the labor issues are. People are aging out of the workforce faster than the rate of people entering it.

But the U.S. should not feel like the Lone Ranger. People are aging out of the workplace virtually around

Puzzled over your next move  
in the Carolinas?  
**Our economic development  
lawyers can help you piece  
everything together.**



the world. In fact, for most countries — especially the U.S. — “job creation” is no longer the most important factor for an economy. Particularly in the South, the region that has seen the toughest time since the Great Depression, job creation has been paramount. But that is no longer the case. In some years, the South creates as many new jobs as the other three regions combined.

We are now entering an era when politicians stumping for office should literally slow the promotion of job creation and instead figure out how they are going to fill those jobs. There are well over 10 million jobs available in this country as of October and only 8.4 million people looking for work.

Also affecting the labor market in the U.S. — 15 percent of the population was retired in 2010. In 2020, that figure rose to 20 percent.

So, what to do? Millions of economists say “not much.” The U.S. can increase legal immigration, which could result in reversing the trend, but for how long? Also, increasing legal immigration under President Trump was a very divisive issue. During his last year in office, legal immigration — we are talking about working visas — dropped by 85 percent from over 1 million to 200,000.

Then again, a more productive workforce with the aid of automation and AI could help, too.

CONTINUED

Put your business interests first  
with the forward-thinking attorneys  
of Nexsen Pruet.

NEXT CHALLENGE. NEXT LEVEL.  
**NEXSEN | PRUET**

1230 Main Street | Suite 700 | Columbia, SC 29201 | (T) 803.771.8900  
Tushar Chikhliker | SC Economic Development Team Leader  
4141 Parklake Avenue | Suite 200 | Raleigh, NC 27612 | (T) 919.755.1800  
Ernie Pearson | NC Economic Development Team Leader

**More than 200 professionals in 8 locations in the Southeast means  
Nexsen Pruet has the regional attorneys with international strength  
to take your next challenge to the next level.**

**[nexsenpruet.com](http://nexsenpruet.com)**

# AROUND THE SOUTH



In November 1965, Disney officially announced its plans to build an entertainment venue in Central Florida.

## Did one Northwest Florida man cost the region Disney World?

In a fall article published by the *Northwest Florida Daily News*, that question was asked in the headline. The man's name is Ed Ball, who was the CEO of St. Joe Paper Company, which to this day owns a lot of land in North Florida (nothing like the amount it owned in the 1960s). Walt Disney, the story goes, wanted to develop nearly 30,000 acres of land near Panama City. He paid Ball a visit and some said the St. Joe executive kept Mr. Disney waiting outside his office for hours. According to former St. Joe CEO Peter Rummel, at the end of the day, Ball's secretary simply handed Disney a note that read, "We don't deal with carnival people."

## JPMorgan: Full global economic recovery in 2022

JPMorgan Chase is predicting 2022 will be the first year in nearly three years that will see a return to normalcy regarding the worldwide economy. The return to normalcy, according to the company, "is warranted by achieving broad population immunity and with the help of human ingenuity, such as new therapeutics expected to be broadly available in 2022." The U.S.'s largest bank also predicts that there will be a strong recovery in 2022 based on robust spending by consumers and businesses.

## Demand for workers hits historic high in fall 2021

Businesses posted 11 million job openings in October, the Labor Department reported in the fall quarter. That is the highest number of job openings ever.

## Reshoring on track for record job migration to U.S.

According to the Reshoring Initiative, the U.S. (as of October) is on track to add a total of nearly 250,000 jobs from abroad in 2021. The data includes foreign direct investment — which was down dramatically in 2020 — so the "reshoring" data is skewed. Foreign direct investment, for the most part, has no relationship with reshoring. However, using the Reshoring Initiative's data, the projected jobs created in 2021 is 38 percent more than 2020, when 161,000 jobs were created either by reshoring or FDI.

**Renewable energy just about quadrupled over the last 10 years**

The Environment America Research and Policy Center announced in the fall that energy sources from solar and wind nearly quadrupled from 2011 to 2020 in the U.S. The report found that at the current growth rate, wind, solar and geothermal will meet current electricity demand levels by 2035.

**Dallas-Fort Worth leads all markets in pay gains**

In some cases, we have seen wages increase more than they have in decades, and Dallas-Fort Worth leads all markets in that department

by a wide margin. The North Texas market also leads in job growth and in-migration among the nation's largest metros. Average weekly earning in North Texas rose 8.3 percent from October 2020 to October 2021, and 17 percent since October 2019, far higher than the state as a whole and the nation, and more than double the two-year gains in Austin, Houston and San Antonio.

**U.S. automakers beg Biden administration to waive tariffs on components from China**

All domestic and foreign automotive OEMs and suppliers have pleaded with the Biden

administration to lift tariffs on a wide range of components from China, especially those for electric-car batteries. Many of the components are not made anywhere but China. One of those products is artificial or natural graphite. Big suppliers with plants in the South, such as Magna and SK Innovation, are asking for respite from tariffs on all the myriad switches, sensors, motors and other parts that go into a vehicle.

**Developed nations to use tariffs to tackle climate change?**

Governments in developed nations, including the U.S. and those in Europe, are

discussing ways to use tariffs on trade to cut carbon emissions. Policy makers are looking at tariffs on steel, cement and chemicals. In November, the Biden administration announced tariffs with the European Union to jointly curb imports of steel and other products that generate high levels of carbon emissions. An estimated one-quarter of global greenhouse gases are produced by goods that cross borders, according to a 2018 report by economic and environmental consulting firms KGM & Associates and Global Efficiency Intelligence LLC.

CONTINUED

**NESA**  
SOUTH CAROLINA'S BUSINESS CORNER

**Put Success in Your Corner**

Strategically located in the northeast corner of South Carolina, the NESAsouthcarolina Region puts your business in the ideal position to succeed. With competitively priced land and building options, advantageous infrastructure, unrivaled proximity to both inland and deep-water ports, and a cost-effective workforce, your business has endless possibility on its side.

Explore the resources that await in the gem of the Southeast — visit [NESAsouthcarolina.com](http://NESAsouthcarolina.com) or call 843-661-4669.

Some of the companies that proudly call the NESAsouthcarolina Region home

**Arnall Golden Gregory LLP**

**Beyond If**

In the last fifteen years, AGG has provided value on more than 150 economic development projects with capital expenditures of more than \$15 billion. We look beyond legal challenges to find solutions for our clients. For us, it isn't asking *if*, it is figuring out *how*.

Visit us at [www.agg.com](http://www.agg.com).

404.873.8500 | ATLANTA | WASHINGTON, D.C.

# AROUND THE SOUTH



LNG exports from Southwest Louisiana continue to be the main and most important bridge fuel that burns far cleaner than coal for developed countries in the world.

## Furniture makers in the South are thriving

It wasn't too long ago — about 40 years — that the South saw its base industries (furniture, textiles and apparel) collapsing. Then, around 2010, the word “reshoring” was coined for the phenomenon that seemed to be a result of rising wages and operating costs in Asia. Since then, the “base” industry sectors have grown steadily in the American South. Unfortunately, a receding workforce and difficulties importing parts from overseas are a problem. For now, though, companies in Mississippi and North Carolina — two of America's largest furniture manufacturing states — are seeing huge upswings thanks to strong demand and limited supply.

## Energy shortage has China binging on LNG from the South

At the height of the trade war in 2019, China essentially ended the import of U.S. liquefied natural gas. While it had every right to resist the U.S. tariffs, China cannot live on its own energy production. But without the United States' help — especially with much needed energy sources such as U.S.-mined and modified liquefied natural gas — the environment of China (the world's largest user of dirty fuels) will be a disaster. China's energy shortage will not be solved any time soon; therefore the U.S. will remain its largest energy trading partner for now mostly through LNG exports from Louisiana and Texas.

## Speaking of LNG. . .

Southwest Louisiana, in and around the Lake Charles region, has changed and changed forever. Over the last decade, Southwest Louisiana has led the nation almost every year in net job growth. Billions have been spent on facilities that export LNG throughout the world. The pipelines in and around the Houston and New Orleans areas have been there for decades because that is where most refineries were built to support World War II. Everything has changed in Southwest Louisiana as LNG exports from that region continue to be the main and most important bridge fuel that burns far cleaner than coal for developed countries in the world.

## Entergy replacing aging natural gas plants in Mississippi

Louisiana-based Entergy is replacing some aging natural gas plants in the state of Mississippi with 1GW of renewable energy over the next five years. The renewable power would, as a percentage of Entergy, represent 17 percent of the total power generation. Currently it sits at 1 percent.

## Amid the computer chip shortage crisis, two big deals are announced in Texas

The computer chip shortage continues as outdated chips (some as old as 10 years) are being used to supply the market. Two big deals announced in Texas this fall will eventually come to the economy's rescue. Texas Instruments announced it plans to invest up to \$30 billion to build as many as four new semiconductor fabrication plants in Sherman, Texas. TI said it will begin construction in 2022 on the first two plants producing its 300-millimeter wafers used in everything from cars and trucks to industrial machinery. The plants could house up to 3,000 workers when complete. The other big semiconductor facility is by South Korea chip manufacturer Samsung Electronics. It will build a second chip facility in the Austin area in Taylor, Texas.

## Gov. Henry McMaster proposes \$500 million investment in rural infrastructure in South Carolina

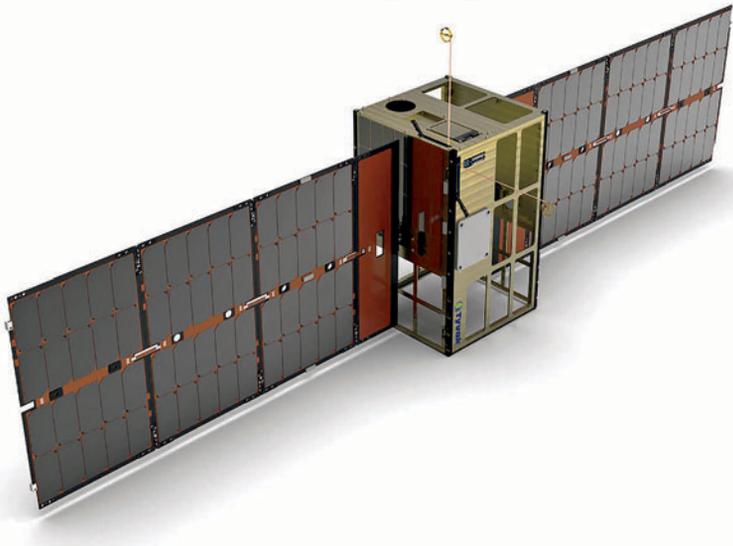
Governor McMaster was



# Louisiana's advantages propel business growth

- Performance-based awards, tax breaks and tax credits
- Custom solutions through LED FastStart, the No. 1 workforce training and development program in the nation for 12 consecutive years
- Diverse industries – advanced manufacturing, aerospace, agribusiness and entertainment
- Rich natural resources – natural gas, timber, salt and rare earth materials
- Superior logistics and the Gateway to the Gulf of Mexico

# AROUND THE SOUTH



Satellite manufacturing company Terran Orbital is bringing a massive factory to the Space Coast that will create 2,100 high-paying jobs.

joined by state leaders to make a major rural infrastructure proposal that would provide \$500 million in American Rescue Plan (ARPA) funds to revitalize South Carolina's water, wastewater and storm-water infrastructure. The proposal would modernize rural water systems statewide, providing safe drinking water and the infrastructure needed for economic development in rural communities.

## Largest satellite facility in the world to be constructed at Florida's Space Coast

Terran Orbital announced in the fall that it will invest \$300 million in Merritt Island on Florida's Space Coast. Florida Governor Ron DeSantis said the company's move to Florida will create the largest satellite manufacturing facility in the entire world. The 660,000-square-foot facility will be able to produce more than 1,000 satellites a year and 1 million satellite components. The deal will create 2,000 jobs.

## More money sent to states from BP oil spill fund

In the fall, the National Fish and Wildlife Foundation announced that Alabama, Florida and Mississippi are receiving more than \$103 million in BP oil spill settlement money for new and continued coastal projects. The money will be used to protect and restore species and habitats. The foundation's Gulf Environmental Benefit Fund brings its total allocations across the five Gulf states to \$1.6 billion.

## New Orleans to Baton Rouge industrial corridor has several locations that are hot spots for cancer risks

According to ProPublica, the 85-mile chemical corridor between Baton Rouge and New Orleans, an 85-mile-long region that environmental advocates have long called Cancer Alley, contains several hot spots where cancer risks are far above levels deemed acceptable by the U.S. The corridor is the largest hot spot for cancer-causing air in the country, followed by two areas in Texas.

## Whoa! ExxonMobil will help turn 50-mile-long Houston Ship Channel into carbon capture and storage facility

Oil and gas giant Exxon-Mobil suggested this fall it could turn one of the largest climate-harming emissions areas in the world into a "carbon capture and storage" (CCS) area. The Houston Ship Channel is home to petrochemical plants, refineries, power companies and other heavy industries. Exxon is calling on industry and gov-

ernment to capture carbon dioxide at industrial plants in the channel, carry it away in pipelines and inject it deep under the floor of the Gulf of Mexico.

## Norfolk Southern opens new Atlanta HQ

Gov. Kemp and Atlanta Mayor Bottoms officially cut the ribbon on Norfolk Southern's new headquarters in Midtown Atlanta. The railroad expects to house 800 workers at the new facility.

## GlaxoSmithKline relocating offices and hundreds of workers to downtown Durham

GlaxoSmithKline is relocating its offices in Research Triangle Park to the American Tobacco Campus in downtown Durham, N.C., as the drug giant adjusts to changing demand for office space in the wake of the COVID-19 pandemic. The space at the American Tobacco Campus will accommodate about 650 employees at maximum capacity, about half of the company's current workforce at the RTP facility. "This is a flexible arrangement that may see people in the new space some of the time and working from home some of the time," a spokesperson for GSK said.

## South Carolina Ports again sets container record

For the ninth consecutive month, South Carolina Ports set its monthly record for containers handled in November. The increase is attributable to a rise in retail imports and cargo volumes at the Port of Charleston.

## In the hairball of supply chain networks, Port of

### Virginia stands out

The Virginia Port Authority's investments at Norfolk International Terminal and Virginia International Gateway paid off this year. The port in Hampton Roads avoided congestion issues that have plagued other ports and experienced best-in-class turn times in this fiscal year.

### Virginia wind farm to cost \$2 billion more

Dominion Energy's offshore wind farm on the coast of Virginia will cost about \$2 billion more than expected, the Richmond-based utility reported in the fall quarter. Instead of \$7.8 billion, the 2.6-gigawatt Coastal Virginia Offshore Wind (CVOW) commercial project will cost approximately \$9.8 billion.

### With feds help, Virginia says achievement of universal broadband will be completed by 2024

Before the pandemic, Virginia Gov. Ralph Northam said universal broadband would be achieved in his state by 2028. But with federal COVID-19 relief funds, he moved the goal to 2024.

### VEDP CEO Stephen Moret named president and CEO of Strada Education Network

Effective January 2022, Stephen Moret has been named president and CEO of Strada Education Network, a nonprofit social impact organization dedicated to improving lives by forging pathways between education and employment. For

five years, Moret has led economic development at the Virginia Economic Development Partnership. Prior to that, Moret was Secretary of Commerce at Louisiana Economic Development.

### Rural Alabama has seen growth of 3,000 jobs in 2020 and 2021

Rural Alabama's counties of less than 50,000 residents have seen a spike in job creation over the last 18 months. According to the Alabama Department of Commerce, in 2020 and the first six months of 2021, 40 projects that created over 3,000 new jobs landed in "targeted" counties. The combined investments will generate at least \$1.5 billion in new capital investment.

### Kentucky tops record year in economic growth

For the first time ever, Kentucky has topped the \$10 billion mark in economic development growth in a calendar year. As of mid-November, private-sector and expanded projects exceeded \$10 billion for the first time. Through the first 10 months of 2021, economic momentum in Kentucky exceeded any other full-year totals for investment growth. Year-to-date, more than 110 private-sector, new-location and expansion announcements include nearly \$10.3 billion in total planned investment that will create more than 15,235 full-time jobs over the coming years. ★



**INTERNATIONAL TRANSPORTATION INNOVATION CENTER**

**Mobility Innovations Are Born Here** 

Long before a vehicle goes to market, thousands of interconnected technologies must pass a battery of tests to prove their safety and efficacy. In addition to multi-configuration test tracks, ITIC offers a variety of services for developing and testing transportation megatrends such as vehicle automation, connectivity and electrification.

[www.itic-sc.com](http://www.itic-sc.com)

**SOUTH CAROLINA TECHNOLOGY & AVIATION CENTER**

**Your Business is Cleared for Takeoff** 

Home to more than 100 advanced manufacturing and technology companies, SCTAC is an international business hub that drives \$2 billion in annual economic impact. It is served by the state's largest general aviation airport, with a focus on the dynamic needs of the aerospace industry.

[www.sc-tac.com](http://www.sc-tac.com)

**FROM TARMAC TO TEST TRACK**

*The road to transportation innovation begins at ITIC.* Located at the South Carolina Technology & Aviation Center (SCTAC), ITIC is an independent, non-profit proving ground for testing and validating mobility innovations.

2 EXCHANGE STREET | GREENVILLE, SC 29605 | SCTAC: 864.277.3155 | ITIC: 864.451.5761

# RELOCATIONS & EXPANSIONS

For real-time news on business, politics and economic development in the South, go to [RandleReport.com](http://RandleReport.com). For all economic development projects announced in the South, go to [SB-D.com](http://SB-D.com). For information on automotive in the South, go to [SouthernAutoCorridor.com](http://SouthernAutoCorridor.com).



## **New Smucker's facility will bring 750 jobs to Alabama**

The J.M. Smucker Company will invest \$1.1 billion to build a new manufacturing facility and distribution center in the McCalla area of Jefferson County. Dedicated to the production of the company's fast-growing Uncrustables sandwiches, the facility will create 750 jobs in the Birmingham region.

## ALABAMA

### **Alabama to gain hundreds of new jobs for U.S. missile defense**

Defense firm Northrop Grumman plans to hire 500 more engineers in the Huntsville area to support America's new Air Force-led defense against foreign nuclear missile attack. The Virginia-based company won a contract in 2020 worth nearly \$14 billion to replace the country's 60-year-old Minute Man missile defense system, which can launch missiles against an attack on the president's command.

### **Amazon adding three new Alabama sites**

About 900 new jobs will be created as Amazon opens three new facilities near the Alabama cities of Montgomery, Huntsville and Birmingham. A 650,000-square-foot warehouse opening in Montgomery in 2022 will provide more than 500 jobs as it receives products from vendors and sends them to fulfillment centers for shipment to customers.

### **\$100 million Cerrowire plant coming to Hartselle**

The multimillion-dollar Morgan Center Business Park in Hartselle (vacant since its first phase was completed a decade ago) will receive its first tenant when Cerrowire builds a plant there that is projected

to create 131 new jobs. Cerrowire, which already has a plant in Hartselle, has announced plans to build a \$100 million, 270,000-square-foot facility at the Morgan Center.

### **Gregory Industries building manufacturing campus in Athens, Ala.**

Gregory Industries is adding 100 jobs with a new manufacturing plant in Athens. The Ohio-based company, which makes highway safety and other roll form steel products, will build the 325,000-square-foot facility for \$30 million on more than 80 acres in the Elm Industrial Park.

### **Globe Metallurgical considers reopening plant in Selma**

Ferroglobe, which is based in Great Britain, recently announced that its subsidiary, Globe Metallurgical, is considering plans to restart its silicon metal facility in Selma. The two-furnace operation there produces silicon metal, which is used to make the silicon wafers for solar cells and electronic semiconductors. It's also used to strengthen aluminum and as a raw material in a growing number of industrial and consumer products. GMI's plans call for restarting one furnace at the Dallas County facility in December 2021, with hopes of restarting the second furnace by March 2022.

### Southern Research investing in Birmingham campus

Southern Research has announced plans to invest in its campus on Southside Birmingham, hire more scientists and expand its capacity to research illnesses like COVID-19. The company will invest almost \$20 million in its Birmingham campus and create 50 new jobs.

### MTC Logistics opens \$61 million cargo hub in Mobile

Baltimore-based MTC Logistics has opened a sprawling refrigerated cargo facility in Mobile, a \$61 million project that will add 75 jobs. MTC broke ground in 2019 on what is now one of the largest distribution centers of its kind in the Southeast.

### Special Aerospace Services plans production facility in Alabama

Special Aerospace Services, a tactical engineering company based in Colorado, is expanding its Alabama footprint and opening a production facility in the Cummings Research Park in Huntsville. The phased development will encompass up to two major buildings and a projected 30 high-tech jobs.

## ARKANSAS

### Trex to build Little Rock Port factory

Trex, a maker of decking, railing and outdoor items from recycled materials, plans to build a factory at the Port of Little Rock, creating 500 jobs in Arkansas. The company investment in the project will be \$400 million.

### Arkansas biotech company adding jobs

A biotech company in Rogers, Ark., Pel-Freez, is expanding its operations and adding 31 new jobs. The company produces material like blood fractions, tissues and antibodies for biological research.

### Arkansas company expands after expanding

Jonesboro-based Hytrol Conveyor Corp., a maker of conveyor systems, announced earlier in 2021 that it would add a second factory in Fort Smith, Ark. Initially 250 workers were to be housed at the plant. Now, the company has announced it will expand by adding 100 new employees at its Fort Smith location.

### Camfil Air Pollution Control constructs plant in Jonesboro

Camfil Air Pollution Control, a manufacturer of industri-

al dust- and fume-collection systems, has begun construction on its new \$37 million manufacturing facility in Jonesboro. The project is expected to add 67 new jobs to an existing workforce of 237 people.

### Petcare firm adding jobs in Arkansas

Mars Petcare is investing nearly \$120 million into its Fort Smith operation as pet food demand rises, capitalizing on earlier expansion plans and producing even more jobs. The company will add two new production lines and 140 new workers.

### Clarksville, Ark., gaining 125 new jobs

Arning Companies, a manufacturer of metal fuel canopies and custom awnings for restaurants and other businesses, announced plans to open a facility in Clarksville (Johnson County), investing over \$5 million and creating 125 new jobs over five years.

## FLORIDA

### Williams Sonoma hiring thousands in Florida

Williams Sonoma is hiring 3,500 people within the next six weeks and the positions are work-from-home. They're looking to hire people be-

tween Tampa and Miami, which are two of their biggest growing markets.

### Nymbus moving HQ to Jax, will hire 673

Nymbus, a software developer for financial institutions, announced it will move its corporate headquarters from Miami Beach to downtown Jacksonville, Fla. The company anticipates creating around 600 new jobs in the area.

### New \$300 million Florida surgery center will create 600 jobs

AdventHealth has opened its \$300 million Tampa Bay-based Taneja Surgery Center. The facility is one of the area's largest medical projects ever completed.

### Boeing breaks ground on new maintenance facility in Jax

Jacksonville leaders celebrated a new era of restoring and repairing military aircraft near Cecil Airport. A new 370,000-square-foot complex will be home to a new Boeing maintenance, repair and overhaul (MRO) facility. Boeing's CEO expects this to bring in more than 300 new jobs. The facility will hold eight hangars and plenty of office space.

### Vexus Boats expands in North Arkansas

Vexus Boats will expand operations with a new facility in Flippin, Ark. Since opening its current facility there, the fishing boat company has seen exponential growth amplified since the start of the pandemic.

The \$4.2 million investment will also create 50 new full-time positions.



# RELOCATIONS & EXPANSIONS



## Cumberland Mint breaks ground on Kentucky racing facility

Cumberland Mint celebrated the official groundbreaking of a new horse racing facility that is projected to create 213 full-time jobs for the Corbin-Williamsburg community. The joint venture between Keeneland and Kentucky Downs represents a \$90 million investment into the Commonwealth's booming tourism and horse racing economy.

## Satellite maker brings 2,000 jobs to Florida

A manufacturer of space satellites is bringing a new factory to a spaceport development on Florida's Atlantic coast in a move expected to create thousands of new jobs. Terran Orbital plans to spend more than \$300 million to establish a 660,000-square-foot plant on Merritt Island in what he said will become "the largest satellite manufacturing facility in the world."

## American Peanut Growers Group to open facility in Seminole County, Fla.

American Peanut Growers

Group (APGG), based in Georgia, will invest \$85 million in expanding operations in Florida, creating 90 jobs. In addition to expanding its current Donalsonville, Ga., shelling plant, APGG will open a new food processing facility on its 45-acre campus in Seminole County.

## GEORGIA

## Gulfstream will create thousands of jobs in Savannah

Gulfstream Aerospace has unveiled two new state-of-the-art aircraft to add to their fleet, the G400 and the G800, which will bring thousands of new jobs to the area. "The

local jobs in Savannah that will be created by these airplanes is going to be in the thousands. We've hired about 3,000 people as I said so far this year. I think we have 2,000 jobs that are open right now, and as manufacturing continues to grow for the G700 and these two new airplanes, we'll see job growth in Savannah," said Mark Burns, President of Gulfstream.

## Celadon to invest \$155 million in Georgia

Celadon Development Corporation will invest more than \$155 million in opening a North American headquarters and a state-of-the-art recycling and advanced manufacturing facility in Chatham County, creating 117 jobs in the Savannah area. This represents Phase 1 of Celadon's major investment project in Georgia.

## Solar company investment to create 500 jobs in Georgia

Solar technologies company NanoPV will invest more than \$36 million to open a manufacturing and distribution facility in Americus, Ga. The investment is expected to create more than 500 jobs in Sumter County. NanoPV makes solar panels and related equipment.

## E-waste recycling company to open first U.S. facility at Port of Savannah

Georgia Gov. Brian Kemp recently announced that e-waste recycling company Igneo Technologies will invest \$85 million in opening its first U.S. electronics recycling facility at the Port of

## Cisco plans \$41 million office in Atlanta, hiring 700

Cisco says it will expand its presence in Georgia by opening a new 700-employee office in midtown Atlanta. The California-based tech giant is investing \$41 million to open in a massive complex developed on land owned by Georgia Tech.





### Louisiana lands largest carbon capture project in the world

Louisiana has landed the largest clean energy carbon sequestration project in the world, Gov. John Bel Edwards announced recently. Air Products will build a \$4.5 billion complex in Ascension Parish to produce “blue hydrogen,” which uses natural gas to produce an alternative fuel with the carbon dioxide emissions captured and stored underground.

Savannah. This is expected to create at least 150 jobs in Chatham County once Igneo is fully operational.

#### Gun maker moves to Georgia in \$100 million, 856-job deal

Gun maker Remington Firearms will move its headquarters from Ilion, N.Y., to Georgia, with plans to open a factory and research operation there. The company will invest \$100 million in the operation in LaGrange, southwest of Atlanta, hiring 856 people over five years.

#### BASF finishes \$70 million expansion in rural Georgia

Chemicals firm BASF held a ribbon-cutting event on October 6th at its Agricultural Solutions seed treatment production plant in Sparks, Ga., to mark the completion of a \$70 million expansion project. The investment will

enable the Germany-based company to increase production of its seed treatment system. About 30 jobs were created as a result of the investment.

#### Midtown Atlanta keeps the momentum going

Tech-heavy midtown Atlanta continues its string of massive tech deals in the fall of 2021. Visa announced last quarter they plan on occupying a 123,000-square-foot office at 1200 Peachtree Street and hiring 1,000 new employees over the next few years. The company’s new office facility is expected to open in 2022 with a focus on technology and client services.

#### KENTUCKY

#### Manufacturing campus brings 700 jobs to Simpsonville

A Louisville-based manufacturing company is expanding

into Shelby County, creating 700 new jobs. Heating and air company KCC Manufacturing broke ground recently on a \$200 million research and production campus in Simpsonville.

#### Tyson Foods investing \$355 million in new Western Kentucky facility

Tyson Foods will create 450 full-time jobs and invest \$355 million in a new manufacturing facility in Bowling Green. Tyson’s 400,000-square-foot state-of-the-art bacon plant is one of the largest investments and job-creation projects in Kentucky’s history, according to Gov. Andy Beshear, and the single largest investment in a new facility in Bowling Green.

#### GE Appliances to create 1,000 new jobs in Kentucky with \$450 million investment

GE Appliances has an-

nounced plans to add more than 1,000 jobs at its sprawling Kentucky operations as part of a \$450 million investment to boost capacity and launch new products. The Kentucky-based home appliances business did not offer specifics about its new product plans, but signaled that part of the investment would be pumped into laundry, dishwasher and refrigeration lines at its Louisville production complex known as Appliance Park.

#### Packaging firm bringing 250 jobs to Northern Kentucky

Summit Packaging Solutions will locate its first Kentucky facility in Boone County, with an investment of more than \$18.3 million that will create more than 250 jobs.

#### Bourbon maker bringing jobs to Somerset, Ky.

Horse Soldier Bourbon is in-

# RELOCATIONS & EXPANSIONS



## Los Angeles firm to open Tulsa center

Los Angeles-based diagnostic imaging company RadNet announced plans to hire as many as 500 customer service coordinators at a new center in Tulsa, Okla.

vesting \$200 million to bring bourbon and tourism dollars to Pulaski County, Ky. The deal will create 50 jobs.

## LOUISIANA

### Renewable Energy Group breaks ground on \$950 million expansion in Geismar

Renewable Energy Group recently broke ground on a \$950 million expansion project at its renewable diesel plant in Geismar. The project also adds more than 60 permanent jobs while adding 500 temporary construction positions.

### Honeywell plans \$154 million expansion of Baton Rouge plant

Honeywell said it will expand its plant in Baton Rouge to increase production of a chemical used in foam insulation, refrigerators and air conditioners

that has low global-warming potential. The expansion will create 23 new jobs.

### Software company heading to Louisiana capital city

A new software development center is locating in downtown Baton Rouge and creating 150 new direct jobs for Louisiana's capital city. Most of the hires for the Atlanta-based Rural Sourcing will work in website development.

### Premier Health Consultants expands in Baton Rouge

Premier Health Consultants will invest \$1.5 million to expand its headquarters in Baton Rouge. The project is expected to create 50 administrative jobs to support the 85 or more urgent care clinics it operates across 10 states, including 45 locations in Louisiana.

### Thermo Fisher to build new facility in North Carolina

Thermo Fisher Scientific is adding to its North Carolina operations with a capital investment of at least \$192.5 million in Orange County. The company will build a manufacturing facility in Mebane as part of its federal contract to work with the U.S. Department of Health and Human Services "to ensure domestic supply of critically needed laboratory pipette tips." The Mebane site is expected to create 150 to 200 jobs in manufacturing, engineering and business operations.

### Conveyor belt maker doubling staff in Tangipahoa Parish

Intralox, the Jefferson Parish-headquartered maker of conveyor belts used by companies like FedEx and Amazon, will add 425 jobs to staff a new assembly facility at its Hammond manufacturing plant, investing \$60 million.

## MISSISSIPPI

### Tea company creating jobs in Mississippi

A tea company setting up shop in Clarksdale, Miss., will create 60 new jobs. Ilex Organics is going to refurbish a shuttered 30,000-square-foot factory building there and open a processing facility.

### Tyson investing \$61 million in Mississippi expansion

Tyson Foods has unveiled

plans to invest \$61 million to expand its poultry plant in Vicksburg, Miss. The facility employs approximately 500 people, and the expansion will add another 50 jobs.

### Plum Creek Environmental expands Mississippi operations

Plum Creek Environmental, a manufacturer of waste and recycling containers and equipment, will invest \$3 million to expand in West Point. The project is expected to create 50 jobs by the end of 2021.

## MISSOURI

### ALPLA to build new facility in Kansas City

ALPLA, which produces packaging systems, bottles, caps and injection-molded parts for a wide range of industries, recently announced it will break ground on a new manufacturing plant in Kansas City, creating 75 new





jobs. The new facility will be the company's fourth site in Missouri and the first dedicated to injection molding.

### Walgreens announces \$30 million fulfillment center in Liberty

Walgreens has announced a \$30 million, 65,000-square-foot facility that will serve as a micro-fulfillment center dedicated to retail prescription orders. The new facility will bring an estimated 200 jobs to the area.

### New beef processing facility headed to Warren County

Warren County has been selected by American Foods Group as the planned location for a new state-of-the-art beef processing facility, pending final approval. Once established, the facility would create more than 1,300 new jobs and generate \$1 billion in economic impact in the state of Missouri.

## NORTH CAROLINA

### Life science giant bringing hundreds of jobs to RTP

North Carolina's Research Triangle Park-based health IT and research company IQVIA has just opened a new 160,000-square-foot lab facility for its Q2 Solutions subsidiary. No financial information was provided, but the company

anticipates creating close to 750 new jobs over the next decade.

### Another tech deal, this one at Research Triangle Park

Fidelity Investments is bringing another 1,500 jobs to Research Triangle Park. The announcement means that Fidelity will employ a total of 2,500 in the Raleigh-Durham area.

### MasterBrand adding 464 new jobs in Kinston

MasterBrand Cabinets will add hundreds of new jobs to its existing plant. The cabinet maker currently employs 800 people and will add 464 more workers by adding an additional shift.

### Gene therapy company creating 200 new jobs in Durham County

Jaguar Gene Therapy will invest more than \$125 million to build a facility in Durham County. The Illinois-based company will create 200 new jobs.

### Hubbell Power Systems creating more than 70 jobs in Rocky Mount expansion

Hubbell Power Systems, a manufacturer of electrical power products for utilities, will expand operations in North Carolina with an \$8.9 million investment in the City of Rocky Mount. The

### Kawasaki Motors to open new facility in Missouri

Kawasaki Motors Manufacturing Corp. announced it will expand its operations in Missouri by opening a manufacturing facility in Boonville and creating more than 270 new jobs in the area. The new facility will help the company meet increasing demand for general purpose engines used in lawn and garden products.

company will add 73 new jobs there.

### Fujifilm's new plant in Holly Springs adding hundreds of jobs

Fujifilm Diosynth Biotechnologies is joining the list of high-tech and life sciences companies choosing the Triangle. Fujifilm had already begun clearing 150 acres that will become the largest cell culture plant in North America. The facility will start by employing 725 people making an average salary of \$100,000. The state will give Fujifilm Diosynth a \$20 million grant over the next decade, but only if it meets hiring and investment goals.

### Corning expanding in North Carolina

Corning is investing \$150 million in optical cable manufacturing in North Carolina, initially adding 200 jobs in Hickory. This is just the latest Corning expansion in Hickory. The deal is part of Corning's collaboration with AT&T Inc. to increase fiber network capacity to meet high demand and accelerate 5G deployment.

### Moody's expanding in Charlotte

Moody's Investor Services is expanding in Charlotte, taking up enough space in the South End to accommodate 500 employees. Staff will start

occupying the new space in the first quarter of 2022.

## OKLAHOMA

### Avantive Solutions expands Tulsa presence with 375 new jobs

Avantive Solutions, a global technology and business process outsourcer (BPO), has announced the addition of 375 new jobs at its headquarters in Tulsa.

### New company bringing jobs to Muskogee

A Minnesota company that provides technology hardware and digital lesson plans to schools across the country plans to establish a regional repair center and distribution hub at the Muskogee-Davis Regional Airport. Trafera plans to have 20 employees by the end of the year and "scale up to nearly 80 employees over the next three years."

## SOUTH CAROLINA

### Shaw Industries to expand in Aiken County

Shaw, a global flooring provider, has announced plans to expand its operations in Aiken County. The \$400 million investment will create more than 300 new jobs at the manufacturing facility, which creates fiber used to manufacture residential carpet. This location currently employs more than 600 associates.

CONTINUED

# RELOCATIONS & EXPANSIONS



## Lodge Manufacturing expands Tennessee plant

American-made cast iron cookware manufacturer Lodge Manufacturing will invest \$56 million to expand its facility in South Pittsburg, Tenn. The project is expected to create 239 jobs.

## Arthrex expanding in Anderson County

Arthrex, an orthopedic technology innovator, plans to invest more than \$100 million and create 500 new jobs in Anderson County. The expansion will add a second manufacturing facility and an Electron-beam (E-beam) and X-ray sterilization facility.

## Sea Pro Boats expanding in Newberry County

Sea Pro Boats is expanding its operations in Whitmire. The \$3.7 million investment includes 50 new jobs.

## Hundreds of new jobs headed to Edgefield County

Wisconsin-based Generac Power Systems, a manufacturer of energy technology solutions and other power products, is expanding its

footprint and operations at its facility in Trenton, S.C., which began operations in July. The company will spend up to \$14 million adding a 200,000-square-foot distribution facility at its new plant.

## Lockheed Martin adds 300 jobs in Greenville

Lockheed Martin has announced the addition of over 300 new jobs in F-16 production at its location in Greenville.

## TENNESSEE

## Prospero Health bringing more jobs and HQ to Downtown Memphis

Home healthcare provider Prospero Health announced it will relocate and expand in a new downtown office. The company also promised to add 530 new

jobs over the next five years... more than double the company's original job commitment made in 2019.

## Smith & Wesson headed to Tennessee

Gun manufacturer Smith & Wesson is moving its headquarters from Massachusetts to Blount County, Tenn., and bringing \$125 million and 750 jobs with it. The company cites proposed state legislation targeting its products, while some elected officials say it's more a case of corporate welfare and a better deal down South.

## New manufacturer bringing 200 jobs to Morristown

An outdoor equipment company is moving some of its manufacturing from China to Morristown, creating at least 200 jobs and investing at

least \$20 million in the process. Greenworks Commercial makes battery-operated outdoor power equipment with lithium-ion batteries.

## More than 400 new jobs coming to Chattanooga

Steam Logistics announced a \$6.8 million expansion of its operations in downtown Chattanooga. The third-party logistics company will also add 400 jobs to its workforce there.

## New jobs coming to Coker County

Another 200 jobs are coming to Coker County following a major plant closure at Conagra. Ole Smoky Moonshine is looking to fill 200 jobs in a new storage and production facility coming to the area. The company has already hired 150 people and needs to hire 50 more.

## Walmart creating 400 jobs with new distribution center in Spartanburg County, S.C.

Walmart has announced plans to build a new, high-tech distribution center for fresh and frozen groceries in Spartanburg County. The \$450 million investment will create more than 400 new jobs. The 720,000-square-foot facility, located in Lyman, marks Walmart's largest grocery distribution center to date and will move two times more product than a traditional grocery distribution center.





### Texas Instruments chooses Sherman, Texas, for new \$29 billion facility

Texas Instruments has announced plans to continue operations in Sherman through a new \$29 billion production plant. The new 4.7 million-square-foot facility is expected to create an additional 3,200 jobs.

## TEXAS

### Samsung chooses Taylor, Texas, for \$17 billion chip-making factory

Samsung Electronics plans to build a \$17 billion chip-making plant in Taylor, roughly 30 miles from its existing giant manufacturing hub in Austin. It's a mega investment by the South Korean tech giant, as the Biden administration pushes for an expansion of U.S. semiconductor production.

### Billion-dollar project will create 400 new jobs in San Marcos area

California-based Chem-En Energy Corp., whose specialties include petroleum products, unveiled plans in November to invest more than \$1 billion to build a solar power storage plant and a battery power storage plant in Caldwell County, Texas. The facilities will employ 400.

### Walmart will build two new facilities in Lancaster, Texas

Walmart has announced plans to build two new facilities in the Dallas-Fort Worth area to support the retailer's growing supply chain network. The 1.5 mil-

lion-square-foot fulfillment center and 730,000-square-foot automated grocery distribution center, which will be among Walmart's largest, will create approximately 1,000 full-time jobs.

### Online retailer becomes Texas city's largest employer

Shop LC, a television shopping network and online retailer, will construct a 200,000-square-foot national headquarters in Cedar Park, Texas. The \$50 million capital investment will create 1,000 jobs, making it Cedar Park's largest employer.

### ThredUp builds its largest distribution complex in Texas

ThredUp, an online resale platform for apparel, will invest \$70 million to expand operations and build a distribution hub in Lancaster, Texas. The project is expected to create 2,000 jobs.

### USAA hiring 1,500 in San Antonio

USAA just announced an increase in the company's minimum wage from \$16 to \$21 an hour, or \$43,680 annually. In addition to the minimum wage increase, the insurance

company also announced that it is looking to fill 2,600 positions — 1,500 of those positions will be located in San Antonio.

### Leprino Foods investing \$870 million in Texas plant

Leprino Foods, a mozzarella and dairy ingredients manufacturer, will invest \$870 million to build a state-of-the-art manufacturing plant located on 258 acres in East Lubbock. The project represents the largest single private capital investment announced since Lubbock Economic Development Alliance's (LEDA) inception, and the 12th largest private capital investment project in Texas since the establishment of the Texas Enterprise Fund in 2003.

### HomeGoods' new Texas distribution center could bring 1,000 new jobs

The massive HomeGoods Distribution Center is anticipated to break ground in late November in Fort Worth, bringing with it about 1,000 potential new jobs. The Massachusetts-based retailer's new distribution center will span more than 1 million square feet and is estimated to cost

about \$80.3 million.

### Raytheon opens new plant in McKinney

Raytheon Technologies, an aerospace and defense contractor, has opened a new 178,000-square-foot intelligent manufacturing facility at its McKinney campus. The company has also announced it will build a larger plant on the site by 2025. The two plants are expected to house over 700 workers.

### Financial services giant Charles Schwab adding hundreds of new jobs in Austin

Schwab and TD Ameritrade are adding jobs in the Texas capitol. Most of the 450 jobs are tech jobs such as software development.

### Fintech startup approved for incentives outside of Austin

Moca Ventures, a fintech startup, has received final approval from the Bastrop City Council for an incentives agreement to help build a "Google-like" headquarters in the city located east of Austin. The project could create up to 700 jobs.

CONTINUED

# RELOCATIONS & EXPANSIONS

## Mining operation creating jobs in West Virginia

CS Global Group, which is based in Turkey, will locate a barite mining and manufacturing operation in Moundsville, W.Va. The \$10 million project will create 47 jobs. Ninety percent of the barite sold in the United States is used as a weighting agent in fluids used in the drilling of oil and natural gas wells.



## VIRGINIA

### Manufacturer reshoring to Wythe County

Governor Ralph Northam announced that because the Commonwealth has committed \$8.5 million to upgrade infrastructure at Progress Park in Wythe County, a major joint venture has committed to build a manufacturing operation that projects to employ 2,500 people. A joint venture between Blue Star Manufacturing and American Glove Innovations will invest \$714 million to establish a nitrile butadiene rubber (NBR) manufacturing facility and nitrile glove production operation in Wythe County's Progress Park. The investment would represent the largest job creation in Southwest Virginia in a generation.

### Amazon establishes fulfillment center in Stafford County

Amazon will launch a new 630,000-square-foot fulfillment center in Stafford County. The facility on the Northern Virginia Gateway site, designed to serve as one of the company's East Coast hubs, is expected to create 500 new jobs.

### Martinsville-Henry County, Va., is at it again

Germany-based Schock is setting up shop in Henry County, one of the most successful rural locations in the South for economic development. The company manufactures all kinds of kitchen sinks. The \$85 million deal will create 355 jobs.

### Italy-based meat producer opening in Virginia

Italy-based Veronesi, a producer of cured meats, will establish its first U.S. production operation in Rockingham County. The project is expected to create more than 150 new jobs. The company also plans to explore the possibility of working with smaller Virginia farms for its American production needs.

### Virginia to get America's first offshore wind turbine blade factory

A \$200 million wind turbine manufacturing facility is coming to Portsmouth, Va., bringing hundreds of jobs with it. Siemens Gamesa Renewable Energy will build the first offshore wind turbine blade facility in the United States on an 80-acre section of the Portsmouth Marine Terminal. Siemens Gamesa was chosen by Dominion Energy as its partner for its Coastal Virginia Offshore Wind Project, 27 miles off the coast of Virginia Beach. The new facility will produce turbine blades for offshore wind projects all over North America.

### VF Corporation to expand in Henry County

VF Corporation, a global leader in apparel, footwear and accessories, has announced plans to create 82 new jobs and invest \$10.2 million in Henry County. The company will use its 500,000-square-foot facility in Martinsville to increase distribution capacity. Virginia successfully competed with California and Pennsylvania for the project.

## WEST VIRGINIA

### Two-million-dollar investment expected to create \$250 million in private capital and 300 new jobs in West Virginia

A \$2 million American Rescue Plan grant will help create 300 new jobs in Morgantown, according to U.S. Secretary of Commerce Gina M. Raimondo. The grant will be used for infrastructure needed to build a new beverage processing and packaging plant in the Morgantown Industrial Park. 📍



# SOUTHERNAUTO CORRIDOR★COM

For real-time news on business, politics and economic development in the South, go to [RandleReport.com](http://RandleReport.com).  
For all economic development projects announced in the South, go to [SB-D.com](http://SB-D.com). For more information on the automotive industry in the South, go to [SouthernAutoCorridor.com](http://SouthernAutoCorridor.com).

## The largest single manufacturing investment in the history of Ford Motor Company



### Bill Ford announces a new mega campus called Blue Oval City.

Ford Motor and battery supplier SK Innovation have planned to invest over \$11 billion at two sites in the South, one in Kentucky and the other in Tennessee. The projects will produce electric vehicles and batteries. The two sites are the Memphis Regional Megasite and the Glendale Megasite in Hardin County, Ky. The Tennessee project will include a 3,600-acre campus, a supplier park, recycling center and a new assembly plant to build F-Series trucks. The two projects are expected to

create almost 11,000 full-time jobs and are part of President Joe Biden's call for companies to onshore supply chains amid the global shortage of semiconductor chips and the logistics backlog that is being experienced in the supply chain from foreign countries. The state of Tennessee invested more than \$174 million on improvements at the Memphis Regional Megasite. Tens of millions have also been spent on the Glendale Megasite in central Kentucky over the years as well. That site came in second in the Hyundai site search that ended up in Montgomery,

Ala., nearly 20 years ago. The joint venture on both sites will be called Blue-OvalSK.

### Automotive manufacturing jobs lead job surge

Manufacturing job growth leaped in October as motor vehicles and parts manufacturers hired almost as many people as all other manufacturing sectors combined. In October, manufacturing added 60,000 jobs of the 531,000 jobs overall as the unemployment rate edged down to 4.6 percent. Automotive added 27,700 jobs as the electric vehicle market is just now really getting its legs under it.

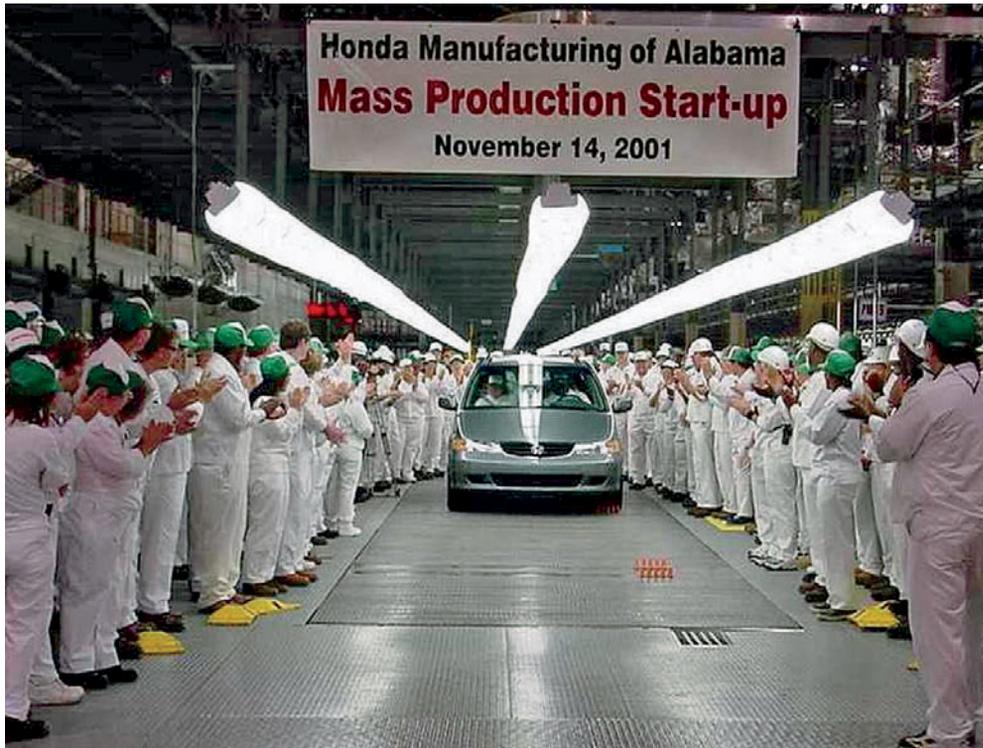
Ford plans to make the largest ever U.S. investment in electric vehicles at one time by any automotive manufacturer and, together with its partner SK Innovation, plans to invest \$11.4 billion and create nearly 11,000 new jobs at the Tennessee and Kentucky mega-sites. Executive Chair Bill Ford is pictured.

### Nissan to upgrade Mississippi and Tennessee plants amid EV push

Japan's Nissan Motor Company will spend about \$700 million at two U.S. manufacturing plants to implement new technologies to make electric vehicles. The investment is part of a \$1.2 billion global investment to make the automaker's global factories more efficient, less polluting and ready to produce next-generation cars such as electric vehicles. The Nissan plants in Canton, Miss., and Smyrna, Tenn., are part of the ramp-up.

CONTINUED

# SOUTHERNAUTO CORRIDOR.COM



In November, Honda marked 20 years of production at its assembly plant in Lincoln, Ala.

## ALABAMA

### [Honda marks 20 years of production at its Alabama plant](#)

In November, Honda marked 20 years of production at its assembly plant in Lincoln, Ala. The plant has expanded numerous times with several different models, mostly light trucks. The Japanese automaker also makes V-6 engines at the \$2 billion facility that houses about 4,500 workers.

### [Toyota again expanding its Alabama engine plant](#)

Japanese automaker Toyota will be the exclusive North American producer of the twin-turbo V6 engine for the 2022 Tundra. The manufacturer said the twin-turbo V6 engine line represents a \$288

million investment in Toyota Alabama operations and an added 450 jobs, bringing total employment to 1,800.

### [Hyundai expects electric vehicle production to start next year](#)

Korean automaker Hyundai will begin EV production on the Genesis GV70 EV at its plant in Montgomery beginning in 2022. The assembly of electric vehicles in Alabama will be the first for Korean automakers. The company is also counting on proposed subsidies for electric vehicles produced on U.S. soil.

[Mercedes adding hundreds of jobs in Alabama by year's end](#)  
Mercedes-Benz U.S. International (MBUSI) plans to hire several hundred permanent production team members

before the end of 2021 to meet growing demand for its vehicles and prepare for new milestones, especially the production of two electric vehicles — the EQS and EQE sport utilities — in 2022. MBUSI is opening an EV battery pack assembly facility on a second Alabama campus in Bibb County.

## GEORGIA

### [SKC to invest \\$473 million in semiconductor plant in Georgia](#)

South Korea's SKC, a maker of plastic films, is set to invest \$473 million to locate a semiconductor parts venture at its existing plant in Georgia. SK Innovation has invested \$2.6 billion to put an electric-vehicle battery plant in Jackson County and plans

to ramp up a second plant on the complex as demand grows.

### [Amazon-backed EV maker Rivian to build plant east of Atlanta](#)

Rivian, a startup electric vehicle manufacturer, will build a new \$5 billion battery and assembly plant at a site east of Atlanta. The massive project will create 7,500 jobs.

## KENTUCKY

### [Toyota announces \\$461 million investment in Kentucky plant](#)

Toyota is investing \$461 million into its plant in Georgetown, Ky., to add new technology, increase production flexibility and reduce its carbon footprint. The announcement does not include new jobs at the central Kentucky facility, but officials said 1,400 temporary jobs would be converted into permanent positions.

## MISSISSIPPI

### [Dr. Schneider Automotive plans Mississippi operation](#)

Germany-based Dr. Schneider Automotive Systems, a supplier of air ventilation systems and window frame trim, plans to establish operations in Baldwyn, Miss. The \$22.5 million project is expected to create up to 400 jobs over six years.

## NORTH CAROLINA

### [Toyota picks megasite in North Carolina for electric battery plant](#)

Japanese automaker Toyota has picked the Greensboro-Randolph Megasite for a large electric battery plant



Audi shares the same all-electric architecture as the Volkswagen ID.4 model (shown here) that VW builds in Chattanooga.

to ramp up electric vehicle manufacturing in the U.S. The site is a 1,825-acre site rezoned for heavy industry located near the center of the state.

## SOUTH CAROLINA

### BMW Manufacturing expands with logistics center

BMW Manufacturing is expanding its operations in Spartanburg County with the construction of a new \$100 million logistics center. The facility, which will be located on 120 acres, will enhance BMW's logistics operations supplying parts to the com-

pany's 7-million-square-foot factory in Greer, S.C.

## TENNESSEE

### Ford, a union company, settles in West Tennessee

In the fall quarter, Ford announced it will assemble electric vehicles and batteries at a massive site just east of Memphis. The nearly 6,000-job, nearly \$6 billion deal with SK Innovation, along with a companion facility in Hardin County in Central Kentucky, will blaze a new trail when it comes to the automotive industry morphing into electric in-

novation. It remains to be seen if the facilities will become unionized.

### Audi could build electric vehicles at Volkswagen's plant in Tennessee.

Audi's parent company is VW and the chances of the German automaker building EVs in Chattanooga are growing stronger every day. Audi shares the same all-electric architecture as the ID.4 model that VW builds in Chattanooga.

### Big battery plant in middle Tennessee on schedule

The construction of the Ultrium Cells battery plant in Spring Hill, Tenn., is on schedule as of the fall quarter, company officials announced. The 2.8 million-square-foot facility is a joint venture between General Motors and LG Energy Solution. GM operates a large assembly plant in Spring Hill. One of the models that will use the batteries is a new one called the Cadillac Lyriq luxury crossover, Cadillac's very first all-electric vehicle. The project will create 1,300 new jobs.

### NOVONIX investing \$160 million in Chattanooga

Most of the materials used to make batteries for electric vehicles come from Asia, but NOVONIX is about to

change that. The company will invest \$160 million and hire 300 workers for its new manufacturing facility called "Riverside Recharged" in Chattanooga.

## TEXAS

### Tesla headquarters moving to Texas

Tesla will move its headquarters to Austin, Texas, following through on a threat Elon Musk made last year when tensions between the billionaire and California boiled over. Musk announced his decision in October. The shortage of affordable housing and long commute times are among factors limiting how much the company can expand in the San Francisco Bay area it's called home for 18 years, he said.

## WEST VIRGINIA

### Toyota celebrates 25 years in West Virginia

In the fall quarter, Japanese automaker Toyota celebrated a major milestone — the company has operated in Buffalo, W.Va., for 25 years. Toyota makes four- and six-cylinder engines there, as well as transmissions and hybrid trans-axles. 🚗

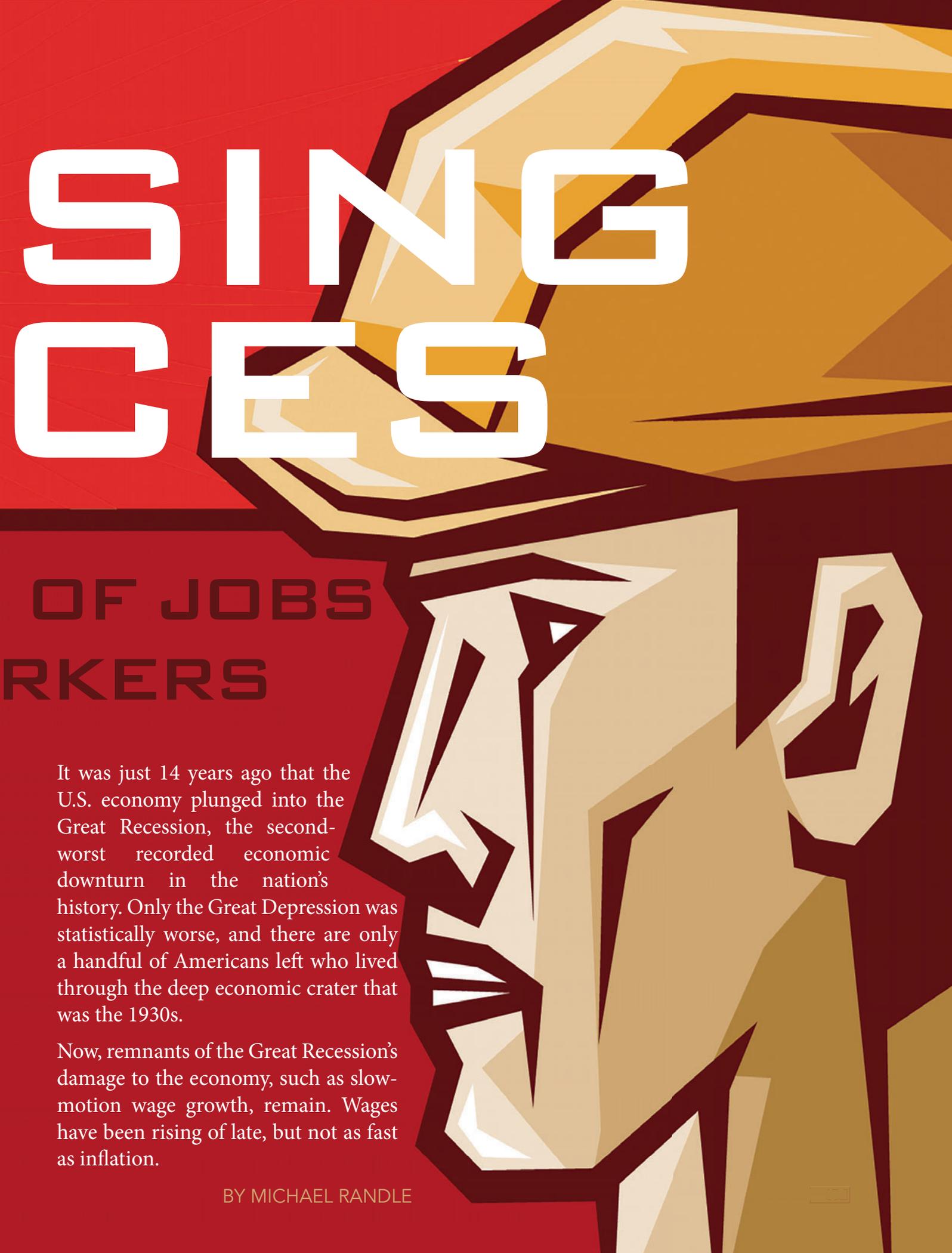


Toyota is investing \$461 million into its plant in Georgetown, Ky.

A stylized, low-poly golden lion head is the central focus of the image. The lion's face is rendered in shades of gold and brown, with sharp, angular features. Its mouth is slightly open, showing a row of teeth. The background is a solid, vibrant red. The text 'OPPO FOR' is overlaid on the upper right portion of the lion's head and the red background.

# OPPO FOR

MILLIONS  
NO WO



# SING CESS

## OF JOBS RKERS

It was just 14 years ago that the U.S. economy plunged into the Great Recession, the second-worst recorded economic downturn in the nation's history. Only the Great Depression was statistically worse, and there are only a handful of Americans left who lived through the deep economic crater that was the 1930s.

Now, remnants of the Great Recession's damage to the economy, such as slow-motion wage growth, remain. Wages have been rising of late, but not as fast as inflation.

BY MICHAEL RANDLE

**I**N 2010 and 2011, things started to improve, but there is no question the U.S. economy has never quite recovered from the Great Recession. It's getting there, though.

Sure, debt incurred by small companies (those that did not close) to keep them afloat 10 years ago has probably been paid off, or just now being paid off. But in many cases, those small companies are now starting from scratch after years of debt that greatly reduced their ability to expand.

In other words, those companies survived by borrowing as much as 40 percent of their gross revenues only to exhale at the finish line, "Yay, the yoke is gone. Let's make some money."

These survivors are helping the economy greatly right now. The completion of debt payments by business owners in the depths of the Great Recession is, in many cases, just now showing up in job gains and investment growth.

As a company owner in the Great Recession, you could quit or borrow. There was no in-between for most.

And that recovery is still going on. Unfortunately, a mighty hindrance to recovery is demographics, not economics. We have plenty of consumers paying for services, but because of labor shortages, we cannot fully serve those consumers.

One of my favorite places to eat in the South is Waffle House. You know, the place that serves "smothered" hash browns and other heart-healthy breakfast items? You may have heard that Waffle House never closes — no matter what — it is open around the clock every day of the year. If a Waffle House is closed, there must have been Armageddon — nuclear blast, massive impact from an asteroid, locusts, earthquake or maybe a pandemic. This October, I walked into my closest Waffle House and they said I could not be served. They did not have the staff to serve me. Wait, what, aren't there just two or three people working at Waffle House on any given day? Okay, back to my thoughts.

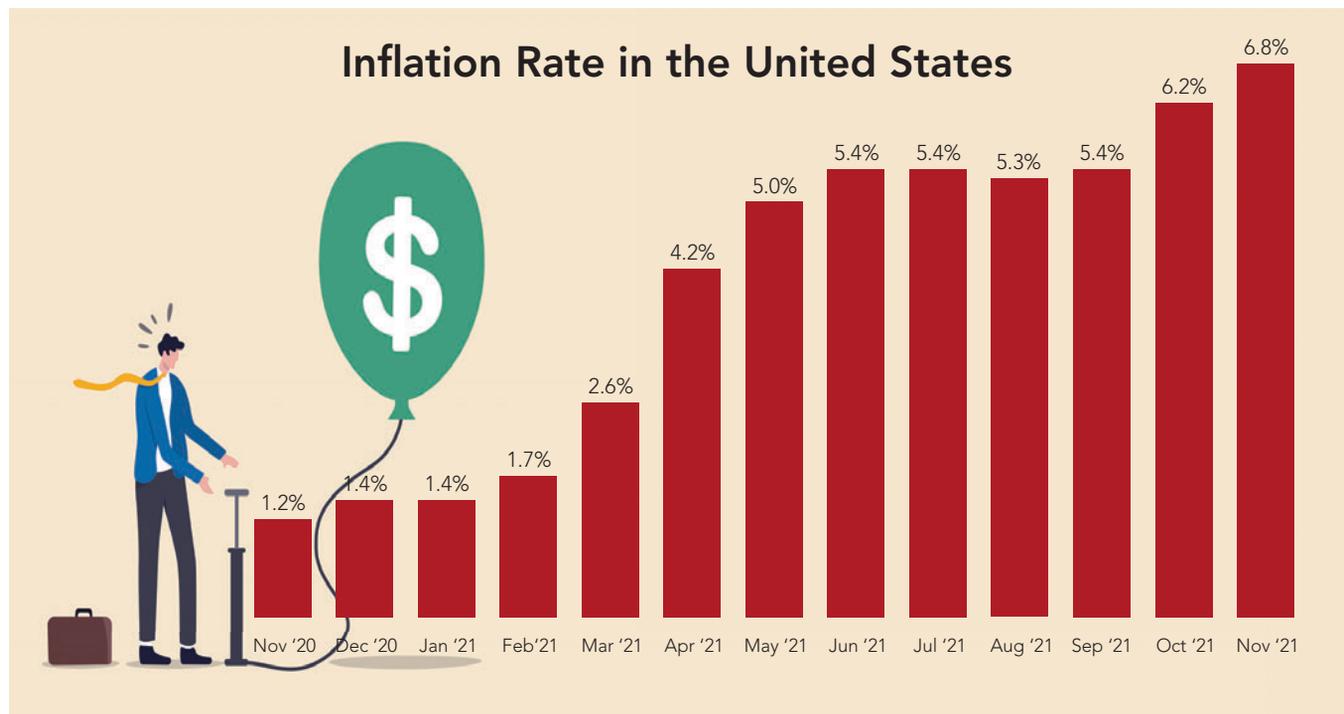
**OTHER THAN PESKY INFLATION, THE ECONOMY IS DOING PRETTY WELL**

While services are off the charts, manu-

facturing dramatically improved in October with automotive again leading the way as the electric vehicle market is now taking that sector to heights it has never seen. Apparently from here on out — or at least in our lifetime — the world is about to become addicted to lithium as we drive from here to there. Beats the two before it — coal and gasoline — I guess.

Just in the fall quarter, the South saw multiple projects the size of actual automotive assembly plants (i.e., \$2 billion, 5,000 jobs on average). . .the big kahuna of economic development deals in the South over the last 40 years. For example, Ford announced this fall nearly \$12 billion in electric vehicle projects in Tennessee and Kentucky, and Toyota announced a \$1.4 billion electric battery project in North Carolina, just to name three big automotive deals. There were others.

The U.S. is truly competitive with other nations worldwide and has been since the end of the Great Recession. That ability to compete is a product of the recovery from the Great Recession and the negative issues COVID-19 placed





*Advantage* **Clinton**  
SOUTH CAROLINA USA

**CONNECT TO GREATER ADVANTAGES.**

- ★ **Prime acreage:** Your choice of 450+ acres. Certified Class A park. Spectacular spec building.
- ★ **Powerful proximity:** Your Upstate gateway at the intersection of I-26 and I-385. Easy access to key markets, metro areas and SC ports.
- ★ **Super-skilled workforce:** Your team ready to go. Globally recognized training. Cluster experience in automotive, advanced materials, and distribution.
- ★ **Lower costs, higher value:** Your bottom line strengthened.

**CALL TODAY: 864-833-7504**



City of Clinton, SC • 211 North Broad Street • Clinton, SC 29325  
[www.advantageclintonsc.com](http://www.advantageclintonsc.com)



Former President George Bush signed financial measures to combat the beginning of the Great Recession.

on the modern-day supply chain of make-it-halfway-around-the-world for one reason: it's cheaper. The pandemic has proven to us that far-flung supply chains might not be the best idea.

Today, a company can make its products in the largest economy in the world and stay close to its supply chain as cheaply as any developed nation in the world. The days of China dominating U.S. manufacturers are limited. The days of China's quest to become the largest economy in the world are also limited. Recent data suggests that China will not surpass the United States' GDP (No. 2 on the world scale) in our lifetime. The reason? China's cost of living, working and owning a business are going up, up and up! With inflation, so are costs

Put our  
**ECONOMIC DEVELOPMENT TOOLBOX**  
*to work for you.*

**We can help locate a world-class site for your business.** Take advantage of our complimentary site location and energy consulting services:

Visit [LocationDukeEnergy.com](http://LocationDukeEnergy.com)  
 Or, call Alan Jones at 919.349.2853

**20,000-TEU  
 vessels  
 welcome**

The Hugh K. Leatherman Terminal will soon be operational, significantly enhancing the port's big ship and cargo capacity.

#TOMORROWISHERE

[SCSPA.COM/TOOLKIT](http://SCSPA.COM/TOOLKIT)

to live, work and own a business in the U.S., but not at the rate of China's.

### IT'S NOT POLITICS, IT'S DEMOGRAPHICS

Both nations — America and China — are hampered, however, when it comes to demographics. The U.S. population is not growing, making the recovery so much more difficult. In other words, as a nation, we are getting very old and there are only a few things we can do about it. There's (1) increase legal immigration, with of course, regulations and restrictions; (2) accept slower growth; (3) implement tax credits or simply pay couples to have children and/or (4) increase refugee placement in the U.S. with even greater restrictions than immigration.

Today, more people have been forcibly displaced from their homes than at any time since World War II. Factor in the effects of climate change, and that is

not going to change. In fact, it will only get worse (again, it's not politics, it's demographics. . .or weather.)

There are now more than 82 million refugees and displaced people around the world. But in a political environment like this one post Trump, there is very little chance of increased immigration or refugee placement in the U.S., even though the numbers (falling tax and Social Security revenues and deposits) clearly show that this country needs one thing to lift its economy — millions more people who work and pay taxes.

But it seems that current political leaders are not interested in, or don't understand, the data that shows this nation is financially restrained if not financially distressed unless there are more people added to the tax rolls.

If we are supporting so many that are aging out — with federal and state lia-

bilities — and bringing in so few young ones — with new money to the state and feds — how, as a nation, are we going to function? Where is the money going to come from? You can't sell from an empty wagon, right? In short, it is not coming from retirees or new entries into the labor force because both are straining the bank account.

Where will these much-needed workers come from? Right now, there are only two available sources; immigrants and refugees.

Every year as Baby Boomers age out of the workforce, we get older. According to the Bureau of Labor Statistics and the Census Bureau, about 10,000 people on average retired each day in the U.S. in 2020. At the same time, only about 2,200 people turned working age (16) per day. That is not a sustainable pattern. A nation cannot lose 8,000 workers per day (nearly 3 million a year) from its most precious asset — its

## RESILIENCE... THAT'S SOUTHWEST LOUISIANA

Southwest Louisiana produces energy for the nation and provides chemicals and plastics for hundreds of products worldwide. We supply aircraft with maintenance, repair, and custom interiors, and we propagate agriculture and timber. Plus, we are a destination with world-class casino resorts and golf.

The Port of Lake Charles, Chennault Airpark, and Lake Charles Regional Airport are ready for your business. Our Southwest region has over 12 certified industrial sites ready for your company.

*To hear the Southwest Louisiana Resilience Update give us a call.*

(337) 433-3632  
WWW.ALLIANCESWLA.ORG  
Contact George Swift at  
gswift@allianceswla.org.



As the saying goes, if a Waffle House is closed, then there must have been an Armageddon — nuclear blast, massive impact from an asteroid, locusts, earthquakes or maybe a pandemic. In October, I walked into my closest Waffle House and was told I could not be served. The reason? They did not have the staff to serve me.



## Transporting goods by water is cheaper, easier, safer and greener.

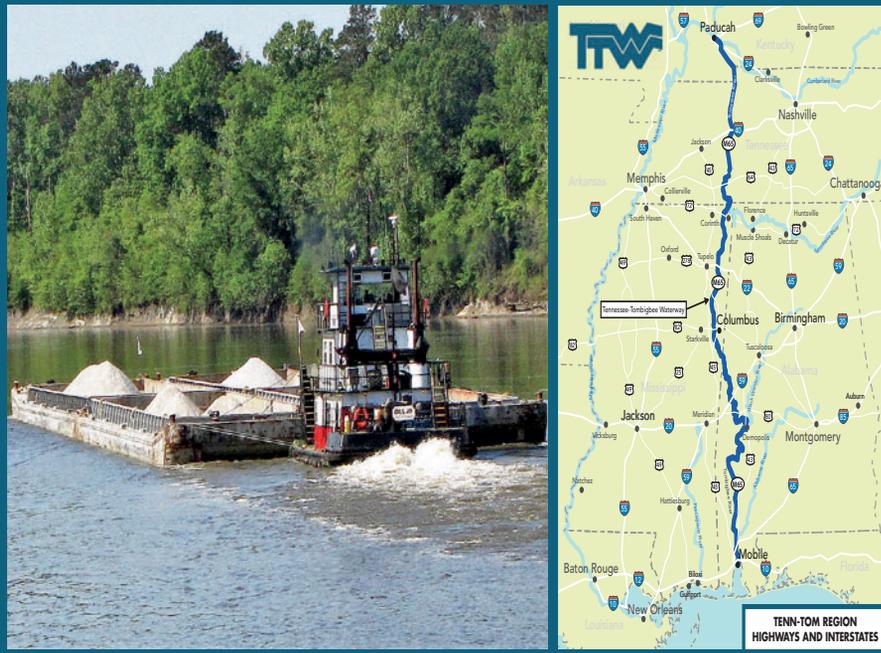
workforce — and expect a normal and sustained economy.

The ramifications run deep when a nation ages and workers cannot be replaced. We are just now seeing the tip of that spear that will for years perforate our economy. We are bleeding workers. We are bleeding tax payers (at 8,000 people a day) and all those lost taxpayers are now on the United States government's dime. Sure, we can print more money as we did during the height of the pandemic, but that is also not sustainable. It's simply math.

### WHAT ABOUT WAGES?

Why have wages grown so slowly? It is my belief that whenever there is a downturn as deep as that of 2007 to 2009, employers have a natural excuse for not paying more to employees, "Look around you. Do you see how many companies are closing, going belly-up? We cannot afford to pay you a higher wage. Take the job for what it pays or move on. The company is not profitable. Be thankful you have a job and are on the payroll." But, as labor becomes less available, that argument can only go so far.

As for the employee or the applicant, how do you combat that even at near or full employment? It defies logic. Full employment equals rising wages, right? That has not been the case for decades. That argument is filled with holes today. While wages have seen an uptick since the pandemic closed everything in the spring of 2020, we are still miles away from getting out of the slow-motion



### The Tennessee-Tombigbee Waterway

Access to more than 16,000 miles of navigable water and nearly half of the continental U.S.

Shortest distance between Mid-America and the Gulf of Mexico

Available certified industrial and port sites

Support from local, state and federal officials

Business-friendly environment

Intermodal options

Tennessee-Tombigbee Waterway  
Development Authority  
www.tennom.org • ttw@tenntom.org  
662.328.3286





wage crisis. Then again, things are looking up! (More on this later.)

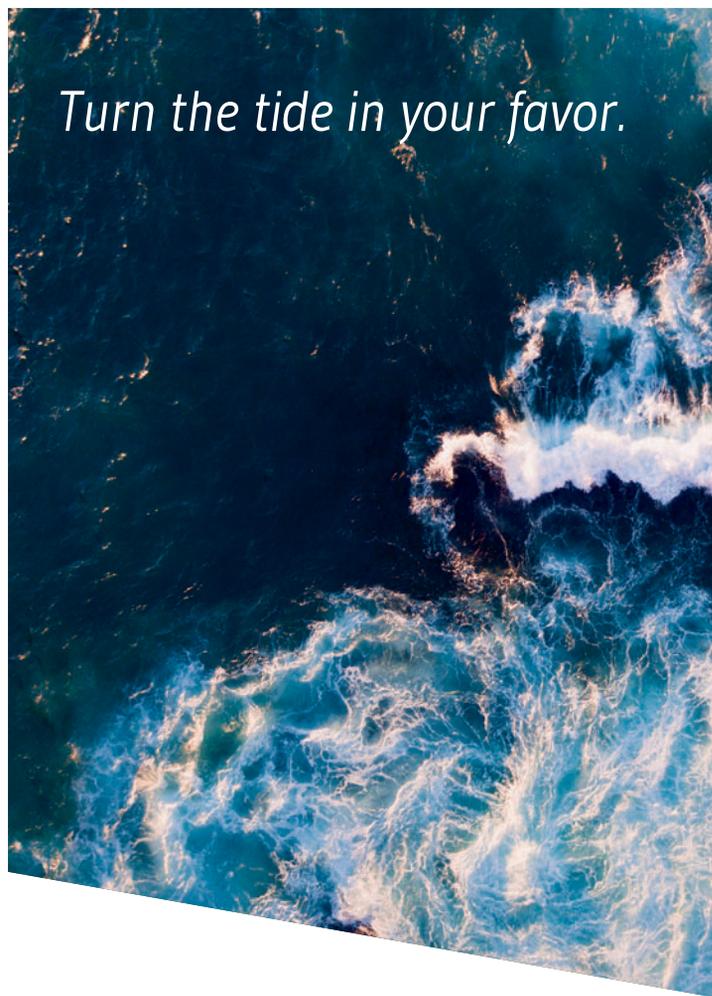
#### **WHEN WAGES REALLY GREW IN THIS COUNTRY**

From the end of World War II through the late 1970s, the United States economy generated rapid wage gains that were widely shared according to many sources, including the Bureau of Labor Statistics. The middle class enjoyed its best years regarding wage growth from the end of World War II to 1979. Wage growth during that time was robust for all sectors.

Yet, for more than 40 years now, the average wage growth has decelerated sharply, with the biggest declines for the bottom and the middle classes. The same pattern of slow and unequal growth continues in the ongoing recovery from the Great Recession from 2010 to today.

In other words, the practice of trickle-down economics from the Reagan to Trump years was simply a completely failed concept. The rich did not make their money by spending it. They made their money by saving and investing it. You can make that statement political if you want, but just read on.

From the end of the Great Recession to the start of the pandemic, average yearly wages for the bottom 90 percent of workers rose 8.7 percent after adjusting for inflation according to the Economic Policy Institute (EPI). However, pay for most of the top 10 percent rose by 13.2 percent during that time period, while



## Unique organizations require unique solutions.

At Butler Snow, we put our clients' needs above our own. We succeed together with a collaborative approach fueled by opportunities and driven by your goals. Not billable hours.

[ButlerSnow.com](http://ButlerSnow.com)

LAW ELEVATED

BUTLER | SNOW

earnings for the top 1 percent jumped 20.4 percent. So, even today, the rich and upper middle class get richer while wages for those at the bottom and in the middle class grow so much slower.

If you start with 1979 numbers — the last year wages for the bottom and middle class rose with gusto — the gap between the highest-paid workers and other Americans is even starker. From 1979 to 2019, average pay increased 26

percent for the bottom 90 percent, 64.1 percent for most of the top 10 percent, an incredible 160.3 percent for the top 1 percent, and even more incredible gains on average of 345.2 percent for the top 0.1 percent, according to EPI. Those figures represent some serious gaps in earnings over the last 40-plus years amongst the rich and poor alike, when from 1945 to 1979 the wage gains were even across the board.

So, where are we with wage growth and how sustainable is this shortage of labor?

As employers scramble for workers, wages are finally rising. What looked like a nice increase in workers' wages in October at 0.4 percent was essentially a mirage. The Department of Labor also reported that while average hourly earnings increased 0.4 percent in October, top-line inflation for the month increased 0.9 percent. So, accounting for inflation, real average hourly earnings actually decreased 0.5 percent for the month.

In November, inflation accelerated at its fastest pace since 1982, according to the Labor Department. The consumer price index, which measures the cost of a wide-ranging basket of goods and services, rose 0.8 percent for the month. That is a 6.8 percent increase in the last year.

#### WAGES, RICHES AND PITCHFORKS

In 2016, our cover story was titled “Wages, Riches and Pitchforks.” The story got a lot of attention by the media. In fact, Amazon (without my consent) still sells the piece I wrote as a cheap PDF. (You can read it for free. Just go to <https://sb-d.com/magazine/article/wages-riches-pitchforks>.)

Here is an excerpt from that article: Not all right-leaning capitalists are against raising the federal minimum wage. Entrepreneur Nick Hanauer, a self-proclaimed plutocrat and founder or financier of over 30 companies, sees a future of angry mobs with pitchforks in this country if something isn't done about income inequality. Hanauer explains in one of his TED Talks, “While people like us plutocrats are living beyond the dreams of avarice, the other 99 percent of our fellow citizens are falling farther behind.”

Hanauer continued by saying, “You see, the problem isn't that we have some inequality. Some inequality is necessary for a high-functioning capitalist democracy. The problem is that inequality is at historic highs today



**WORKFORCE IN NORTH CAROLINA**

**ACCESS THE LARGEST MANUFACTURING WORKFORCE IN THE SOUTHEASTERN U.S.**

Get the workforce you need in North Carolina. We are a right to work state with a robust talent pipeline including 460,000 manufacturing employees, 22,000 STEM degrees awarded annually, and 18,000 exiting military veterans ready to work.

- ▶ **Ranked #1, Largest Manufacturing Workforce in the Southeast**
- ▶ **Ranked #2, Competitive Labor Environment by Area Development, 2018**
- ▶ **Elite higher Education — 53 colleges and universities including the Tier 1 research universities NCSU, Duke, and UNC**

**ELECTRICITIES**  
of NORTH CAROLINA, INC.  
[www.electricities.com](http://www.electricities.com)

*The energy behind public power*



and it's getting worse every day. And if wealth, power and income continue to concentrate at the very tippy top, our society will change from a capitalist democracy to a neo-feudalist rentier society like 18th century France. That was France before the revolution and the mobs with the pitchforks.”

Hanauer claims there is no evidence to support the theory that if low wage workers earn a little more, unemployment will escalate and the economy will collapse. In his TED Talk, he also claims that Seattle (his hometown), which voted to raise the minimum wage to \$15 per hour in 2017 for some companies, has not seen

negative effects from having one of the highest minimum wages in the country. “If trickle-down thinkers were right, then Washington State should have massive unemployment. Seattle should be sliding into the ocean. And yet, Seattle is the fastest-growing big city in the country,” Hanauer maintains.

“So I have a message for my fellow plutocrats and zillionaires and for anyone who lives in a gated bubble world: Wake up. Wake up. It cannot last. Because if we do not do something to fix the glaring economic inequities in our society, the pitchforks will come for us, for no free and open society can long sustain this kind of rising economic in-

There are two ways to find labor and assist in a depleted workforce in this country: increase immigration and take in more refugees. This nation has the ability to screen both. The demographics say it must be done. The polls say — at least 40 percent of this country — no way.

**PEOPLE.  
POSSIBILITY.  
PROSPERITY.  
THIS IS TVA AT WORK.**



Thyssenkrupp | Middleton, TN

With its full-service economic development agency and public power model, the Tennessee Valley Authority provides lots of reasons to build your business here. Our livable communities, motivated workforce and competitive business environment provide the rest.

Visit [TVA sites.com](http://TVA sites.com) to discover how the Valley can work for you.





In 1941, workers cast their votes in the National Labor Relations Board election for union representation at the River Rouge Ford plant in Dearborn, Mich.

equality. It has never happened. There are no examples. You show me a highly unequal society, and I will show you a police state or an uprising. The pitchforks will come for us if we do not address this. It's not a matter of if, it's when. And it will be terrible when they come for everyone, but particularly for people like us plutocrats."

**GIVEN THE ECONOMIC CHALLENGES, WHY HAVEN'T UNIONS SECURED A BETTER Foothold IN THE SOUTH?**

So, for four decades wage growth has been anemic, we have a stagnant population — an indication that those in their 20s and 30s do not believe they can afford children — and income inequality where the rich get richer and the poor get poorer. That being the case, why does organized labor continue to struggle in the 15 Southern states?

Organized union membership is roughly half that in the South compared to the rest of the country, which is around 5 percent of the labor force. There are some states in

**MISSISSIPPI COUNTY**

**ARKANSAS**

*If you want to be a success in the steel business, we'll get you there.*

Mississippi County  
Arkansas  
Our Greatest Industry Is Hard Work

**Mississippi County Economic Development**  
870-532-6084  
Clif Chitwood  
ClifChitwood@yahoo.com  
www.misscoeda.com

**Will you be ready?  
There is going to be a coronavirus recovery...  
Get your message out there!**

**SOUTHERN BUSINESS & DEVELOPMENT**

**THE RANDLE REPORT**  
ALL OF THE SOUTH'S BUSINESS & POLITICAL NEWS IN ONE PLACE

**SouthernAutoCorridor.com**

Contact Michael Randle at [michael@sb-d.com](mailto:michael@sb-d.com) for more information.

# A PAD-READY SITE IN PARADISE

## 150,000 SQ. FT.—READY IF YOU ARE

In the heart of the South's Automotive Corridor, we are ready for your next venture. With active CSX rail and I-26 next door near I-81 and I-40 our 150,000 sq. ft. pad-ready site is an ideal location.

With ample TVA power, a ready and willing workforce in one of the most beautiful cities in the South, we're confident our Tennessee location is a great place to call home.

Schedule a site visit today with Tyler Engle  
423-743-9555 | [UnicoiCountyECD.com](http://UnicoiCountyECD.com)



the South with union rates of 10 percent or more, but that's rare.

Twenty-seven states adhere to right-to-work laws; however, every state Southern Business & Development covers is a right-to-work state other than Missouri. A right-to-work law gives workers the freedom to choose whether or not to join a labor union in the workplace. This law also makes it optional for employees in unionized workplaces to pay for union dues or other membership fees required for union representation, whether they are in the union or not.

The law is highly political, with Republicans mostly backing right-to-work legislation in support of big business, and Democrats backing union membership in support of labor and the power of collective bargaining.

While this is not an opinion on right-to-work, there is no question that the South's efforts to become the engine of

the largest economy in the world dilute the influence of labor unions in the region. As entrepreneur Nick Hanauer said earlier in this story, the decline in union membership in the 1960s and 1970s coincided with the decreasing shares of income amongst the 90 percent and increasing income in the top 10 percent. Again, you can make that political all you want, but the numbers indicate that as unions lost their clout, the rich got richer and the poor lost any leverage they had.

Now, that does not mean right-to-work is bad for all. The South's GDP now makes it the third largest economy in the world, behind only the U.S. and China. As you know, the South was dirt poor 100 years ago. Without right-to-work laws, there is no way the South could have become the fastest growing U.S. region in the largest economy in the world.

Much of that increase in GDP can be attributed to foreign direct investment. Where does Toyota operate most of its assembly plants and its headquarters in North America? Where does Mercedes-Benz have its only U.S. plant and North American headquarters? Where does BMW have its largest North American plant? By the way, none of those facilities are unionized. The answer is all of those facilities operate in the American South.

But that does not mean unions will not try to organize even foreign plants in the South. They have tried with high-profile union drives at Nissan in Mississippi, Boeing in South Carolina and Volkswagen in Tennessee, just to name a few.

Workers, especially at large foreign manufacturing facilities, are extremely lucky to have a job at one of those plants. These facilities already pay way

# Grounds for Success CLARENDON COUNTY

## F. HUNT ENTERPRISE

\$1 Million  
15 Jobs  
MAY 2021

## PALMETTO YACHT MANAGEMENT

\$3.755 Million  
211 Jobs  
APR 2021

## ON TIME DISTRIBUTION

\$5.8 Million  
75 Jobs  
MAR 2021

## WESTINGHOUSE ELECTRIC COMPANY

\$24.25 Million  
44 Jobs  
DEC 2020

**\$34.8 Million in Capital Investments & 345 Jobs**



Companies are locating and expanding in Clarendon County, SC, because *you can have it all*. With properties to satisfy nearly every employer's needs, make Clarendon your next destination.  
*#destinationclarendon*

clarendoncountyusa.com  
803.435.8813  



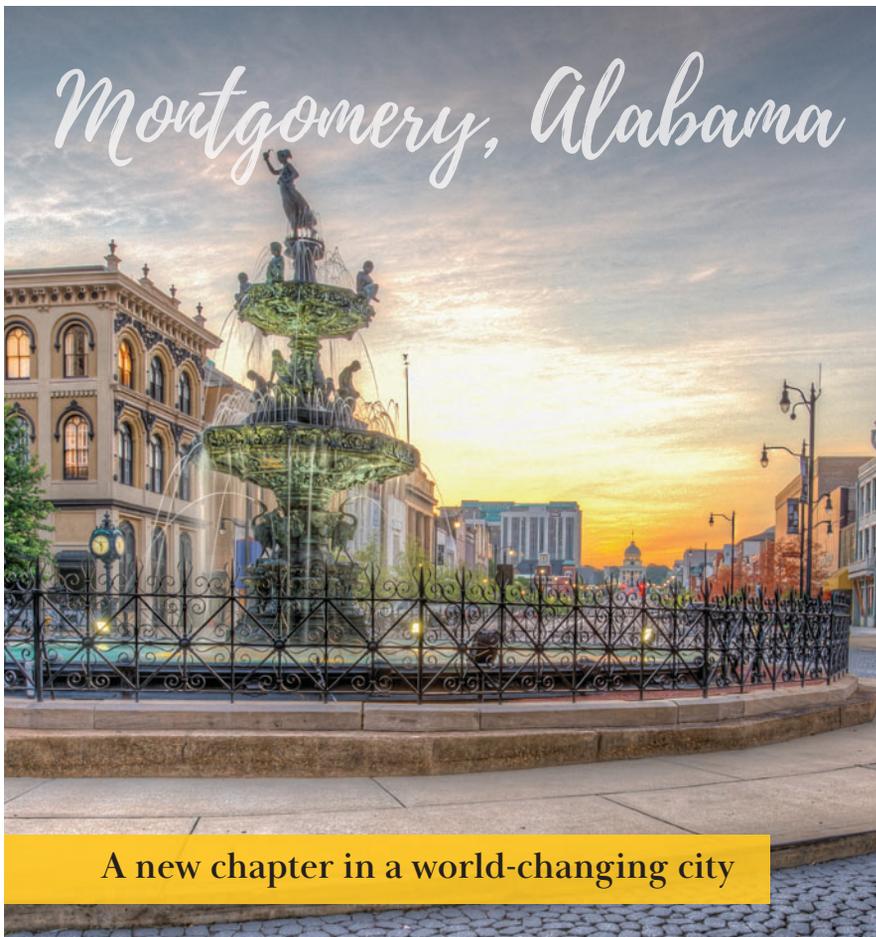
more in wages than the average wage in the South.

Regardless, there is about to be a reckoning when it comes to the South and union activity. In the fall 2021 quarter, Ford, a union company since 1941, announced it is investing \$11.4 billion to further its electric vehicle production at a site in Stanton, Tenn., (near Memphis) and Glendale, Ky. Ford will invest \$5.6 billion to build batteries and as-

semble the company's electric F-Series vehicles. The Kentucky site is a \$5.8 billion investment and will include twin battery factories. The two sites will house about 11,000 new jobs.

It will be interesting to see what will happen at those Ford plants when they are up and running. If they unionize, it could change everything in the region. If they don't, then Ford made an awesome bet. 🍀

In 2019, the United Auto Workers suffered another defeat at Volkswagen's factory in Chattanooga, Tenn., as workers rebuffed for a second time the union's efforts to organize the plant's blue-collar workforce. The results showed workers voting 833-776 against joining the UAW, which has endured years of membership declines and struggled to expand its influence in the industry beyond Detroit's Big Three auto companies.



## Over \$1 Billion 2019 Capital Investment



Montgomery: Alabama's  
Capital is on the Move  
**FORBES**

Montgomery is turning into  
one of the most  
forward-thinking places  
in the South  
**ASSOCIATED PRESS**

Top Destination  
**NEW YORK TIMES**

City to Watch  
**WORTH**



**MONTGOMERYCHAMBER.COM**  
Building On. Together.

A new chapter in a world-changing city



George Washington surmised that the ability to move goods and people was a sound way to ensure becoming an economic powerhouse. He wanted Virginia to be the economic dynamo he envisioned. Shown above is the Virginia International Gateway as it appears today.





# MAKE IT IN VIRGINIA

BY SHELLY J. JACOBS

The story of finding success in Virginia is a long one. Whether you're looking back through its history, or focusing on what goes on currently, it's impossible to cover it all in one magazine article. There are many things one could focus on. Virginia is a diverse state with many types and sizes of businesses and a multitude of ways to support them and its citizens. Across the country, all of our states offer various ingredients for support and accomplishment. But I dare say none has the historical foundation or the current combination for success or the historical foundation that Virginia does. Three words kept coming up during interviews for this article: prescient, partnership and innovation seem to be the key ingredients for success in the state. These can all be found in Virginia's towns, cities, companies, governing bodies and economic development entities.

To understand Virginia, its economy and its people, it might help to remember that its founding was an entrepreneurial venture with lofty goals that turned out to be a mixture of both failure and success. A public-private partnership sanctioned by England's King James, its fascinating history (that we won't

go into here) most likely cemented Virginia's role as a seminal player for the nation's economic and political foundations. There's so much history you will have to delve further on your own. What is clear when you examine its history and the current state of the state is that Virginians set lofty goals that sometimes seem prescient, partnered to handle unwieldy projects, and kept going when things got tough.

Without getting too dreamy, it is fair to say that there is a sense of hope to be found there. It's a state that embraces the power of the federal government and that of private industry, and engages both in partnerships. It works to bring business to expand the economy and then invests those gains to improve life, not just in the state, but life for us all. To be fair, there are still areas in need of improvement, still things that need attention, but overall, Virginia is doing quite well for itself and for our country.

Perhaps the most powerful ingredients for success in Virginia are partnerships. Virginians seem to understand that the messy,



Subsea cable is loaded on a ship (top photo) and then laid across the ocean floor. Virginia Beach is the landing point for four new transoceanic fiber cable connection points (center photo). Building on a rich history of federal investments in fiber optics as well as pioneering tax advantages, Virginia hosts the largest data center market in the world and Northern Virginia is home to more than 20 percent of all known hyper-scale data centers worldwide. Shown here (bottom photo) is the CyrusOne data center located in Sterling, Va.

contentious process of working together is worth navigating because that's how to solve big problems, get big things done and create a better existence.

Innovation is certainly another key ingredient that is dappled across much of the state in its education system, economic development entities and companies located or doing business there. Here are a couple of standout examples: There is a program through Virginia Commonwealth University that teams an art student, an engineering student and a business student to brainstorm an idea and then create the path to make it happen. Dominion Energy has a yearly competition in which any employee in any position can submit an innovative idea that he/she thinks would better the company or the world. The state also has a Workforce Innovation Network. The list goes on and on.

**A**rguably one the largest and most important innovative investments, one that laid the cornerstone of Virginia's economy and one that adds to the ability to bring success to all their towns and cities, is the ports and rail system. It also happens to be a fine example of the power of partnerships. As a young man, George Washington surmised that the ability to move goods and people was a sound way to ensure becoming an economic powerhouse. Washington actually did the land survey, and later advocated for the creation of a lock and channel system on the James River where it runs through Richmond. He wanted Virginia to be the economic dynamo he envisioned. Work on the waterway, done in the early days of the United States, was one of the first federally funded infrastructure projects. Years in, as the economy changed, the project did, too. It went from waterway transport to rail. It's still a seminal project in both Virginian and U.S. economic history because it focused on the need for logistics, called for local and federal partners to get the work done and provided the U.S. with a gateway to the world.

So that we don't get bogged down in the intricate details of deals made in the last 400 years that helped port and rail grow and evolve, we will skip to the present-day state of things, where it



continues to be foundational to the state's, as well as the country's, economy. It is also a great source of pride.

No doubt you are at least aware, if not completely affected by, the supply chain issues kicked up by the COVID-19 pandemic. You have probably seen images of piles of containers stacked up on docks around the world or ships lined up waiting to get into harbors. You must have experienced empty shelves or missing items at retail or grocery stores. Perhaps you own, or are involved in, a business that relies on manufactured parts, commodities or one of the plethora of things that are lagging in logistics systems across the globe.

Well, Virginia's ports did not — and most probably will not — contribute to these logistical slow-downs. A staggering comparison will give some perspective on just how well the Virginia Port system performs. While many other U.S. ports are averaging between 4 to 7 hours for truck turnaround time (truck arriving in port, receiving its load and exiting), Virginia ports average under 50 minutes. The incredible difference is due to investments in infrastructure and innovation made over the last decade. They've deepened channels, installed cranes, automated logistics, expanded, upgraded and modernized all of their port properties and rail yards. To picture how they function, imagine Tetris meets air traffic controller.

Joe Harris, Director of Media Relations for The Virginia Port Authority (VPA), called these 21st century port complexes "uber efficient." He gives credit for the ports flourishing during these challenging times to a combination of the new state-of-the-art machinery and "really good labor partners and really good operations teams." For the successes during the COVID period, Harris also credits "The Virginia Model" — the state authority owns and/or leases and operates all six of its terminals. This consolidated power model, Harris explained, allows for fast, decisive decision making. If an issue at one harbor slows things down, a quick decision that shifts work to an alternate harbor can be implemented in less than an hour. This system assures continuity in productivity. In contrast, New York and Los Angeles port properties are landlord owned and tenant leased, creating a varied ownership system that is more inclined to competition rather than collaboration. Issues causing slow-downs require input from multiple entities that must come to a consensus. Depending on the problem, this can slow the process by hours or days.

Harris also explained the economic development aspect of VPA. He said, "Putting money into these assets is setting us up for the future. When you attract cargo you also attract the companies that own it." Harris added, "Our mission is not to compete with other ports, but rather to be a gateway to the global market from the East Coast."

Keeping up with global demand means the ports and rail system are in a constant state of expansion. Work has already begun to dredge Norfolk port's entrance channel to 55 feet deep and to widen it. When completed in 2024, it will be the widest, deepest channel on the East Coast, and the only one in the world able

"Imagine all of the publications held by the Library of Congress, the entirety of it all digitized. . .all that can be transferred three times per second on the subsea cable running from Virginia to France on the Dunant cable."

*Vinay Nagpal, InterGlobix*

to accommodate the side-by-side passing of the world's largest vessels. (Imagine two aircraft carriers passing in opposite directions.) The VPA also recently approved \$79.5 million to double the size of Norfolk International Terminal's rail capacity and outfit it with new cranes to handle the increased freight. "We embarked on a pretty unprecedented period of investment and expansion," Joe Harris said. "If you look at everything collectively from 2012 to 2020, it's about a billion dollars worth, and by 2024, it will be in the billion-and-a-half dollar range."

With this long history of investments to create connectivity to move people and things, and given the incredible payoffs the state has reaped in return, it's no wonder Virginia took a leap when a new type of connectivity for a new form of product appeared on the economic horizon as we were entering the 21st century. That product was data and the connectivity was fiber-optic cable.

**D**ata gathering and the connectivity to exchange and analyze data is what has built massive companies like SAS, Microsoft, Visa and Google to name just a few. All are present in Virginia, thanks to the state's ability to capitalize on its strengths, create tax breaks, offer affordable utilities and a dynamic workforce, and generally believing in and supporting what appeared to many outside the IT industry in the early 2000s to be dubious choices. Again, partnerships focused on innovation made this success possible and launched the state into the new millennium economy. We all owe a "thank you" to Virginia for helping to give us and much of the world access to the Internet.

Subsea cables are a significant part of this lightening-fast way we communicate and share things. I spoke with Vinay Nagpal, a leader in digital infrastructure solutions with over 26 years of experience in its development. As the president of InterGlobix, a global consultancy firm, he has led world-wide initiatives focused on the convergence of subsea fibers with data centers and terrestrial fiber. Mr. Nagpal offered examples that illustrate the magnitude of what happens through subsea cables. "Imagine all of the publications held by the Library of Congress, the entirety of it all digitized. . .all that can be transferred three times per second on the subsea cable running from Virginia to France on the Dunant cable." He added, "Think about all the movies ever made in 4K high definition, in every language spoken on the planet. Those can be transferred in 42 seconds from Virginia to

America's  
top state  
for talent

# Advantage

Virginia continues to raise the bar on talent development.

**Virginia Talent Accelerator Program:**

Fully customized workforce recruitment and training solutions — at no cost to eligible companies

**Tech Talent Investment Program:**

America's largest investment in computer science education (\$2 billion in new public/private funding), doubling annual grads in CS and related fields

**Computer Science in K-12:**

First state to incorporate computer science, including coding, as a mandatory part of the curriculum for all public school students (K-12)



Mark Heath, President of the Martinsville Henry County Economic Development Corporation (shown at left), has been instrumental in leading Martinsville out of the dark days following the losses in furniture and textile manufacturing that had been so important

to the area. The Commonwealth Centre for Advanced Training (top photo) is a sophisticated, multipurpose training facility available to companies who commit to locating in the Commonwealth Crossing Business Centre. Martinsville is undergoing an impressive economic resurgence with global leadership in aerospace, plastics and polymers, metalworking, and food processing industries, including Monogram Foods (center photo), a food processing company located in the Patriot Centre Industrial Park and one of the area's largest employers.

Spain on the MAREA cable. That is the capacity of these state-of-the-art subsea cables.”

You can imagine the enormity of work and cost involved, but here again, Virginia took the path of the visionary leader investing heavily to lure data centers to Loudoun and Henrico counties, which have become the world's largest data center market. This topic is much written about, so we will focus on a perhaps lesser known, or certainly less-written-about topic — the world-class connectivity that's been brought to Virginia's mid-market and rural areas, financed mostly by yet another partnership.

With the strong support of the Virginia Tobacco Commission (VTC) and the U.S. Department of Commerce Economic Development Administration (EDA), Mid-Atlantic Broadband Company (MBC) received \$12 million in capital grants to build the first phase of the open-access fiber network in early 2004. Additional capital grants of \$24 million were awarded by the VTC in 2005 and 2006 to finish the first phase of the network.

MBC was tasked to design, build, operate, manage and maintain a state-of-the-art, carrier-class fiber optic network that enabled retail private sector telecommunications providers to serve the region. This task would help reduce the cost of broadband services by leveling the playing field, expanding the reach of broadband in more of its rural communities, and creating a competitive economic advantage for Southern Virginia. The entire state will have full coverage by 2024.

**M**artinsville, located in Southern Virginia, was a recipient of the connectivity installed by Mid-Atlantic Broadband Company. Like many places, it was hard hit by losses in furniture and textile manufacturing and the decrease in tobacco production. As jobs were lost, Martinsville residents moved away in search of employment. Martinsville's turnaround story is yet another full of visionary thinking and bold choices. It includes the creation of partnerships that made use of private and public funding, as well as state and federal programs.

One of the biggest shifts for Martinsville and surrounding Hen-

ry County was the sale of its local hospital to Lifepoint in 2005, which turned out to be a masterful move. The hospital and medical care in the area took a leap forward, and the proceeds were used to set up a foundation whose sole purpose was to benefit the area's economy and its people. Using only the returns and not touching the principal, funds were used to repair and install sidewalks, upgrade street lighting, create walking and biking paths, build outdoor gathering places, and re-envision and subsidize the reuse of empty buildings. The plan was generally to remake the town and surrounding area into the bucolic spot it had been back when the large furniture companies were the primary benefactors. But, leadership realized that no matter how great the amenities, without available good-paying jobs, the area's economy would continue to suffer. So funds were also used to build new business parks, infrastructure and speculative buildings that could be used to court companies worldwide. The plan of enticing companies with Martinsville/Henry County's small-town way of life coupled with world-class digital and logistical connectivity at greatly reduced prices is working.

Recently announced, German sink manufacturer Shock GmbH plans to build an \$85 million facility in The Patriot Centre Industrial Park and create 355 new jobs. Mark Heath, President and CEO of Martinsville/Henry County Development Corp., said, "If we did not have the type broadband that we do, we would not have landed this project."

Eastman Company, formerly known as Eastman-Kodak (remember film cameras?) has been located in Martinsville/Henry County since 2012, and it remains there, reinvented and now called the Eastman Chemical Company.

Roanoke is another Virginia city that has benefited greatly from access to high-speed Internet. Just this past year it landed on the top ten list for "Best Zoom Towns." While Roanoke can attribute some of its success to broadband, the focus they gave to "livability of place" was another more localized program that also had a big hand in this success.

Twelve years ago, long before that phrase became common, Roanoke evaluated its assets and counted its mountains, streams, rivers and other natural areas as assets to value when marketing the area for business and relocation. Touting its natural beauty, access to outdoor activities in conjunction with its workforce, good healthcare and higher learning institutes has paid off.

Another big reason for its growth and success is the value and attention given to companies located in the community. "Virginia is investing in itself and its future," said Jill Loope, Director of Economic Development for Roanoke County. She cited Harris Night Vision, which employed 500 in the area, as an example of how well the state has done at retaining and assisting expansion of companies. When Elbit Systems became interested in purchasing the 50-year-old company, the governor and local economic development worked to assure the company would remain in Roanoke. It did, and employment has grown to over 600 since the 2019 purchase.

Several food companies have also located in Roanoke due to the quality and quantity of water. Roanoke's water is considered to be some of the cleanest in the U.S.

CONTINUED



The VTC Research Institute and School of Medicine, Carilion Clinic and Carilion Roanoke Memorial Hospital (below) are Roanoke's major employers. *Photo by Don Petersen*

Dr. Carol Gilbert (shown left) of the Virginia Tech Carilion School of Medicine and student Lauren Poindexter prepare a "ghost heart." This low-cost procedure could one day be used to make organs for transplant using basic household items. *Photo by David Hungate*





According to President of Virginia's Gateway Region Keith Boswell

(inset), pharmaceutical manufacturer AMPAC Fine

Chemicals will invest

\$25 million to expand

its existing operation in

the City of Petersburg

(bottom photo). New

community libraries in both

Petersburg and Hopewell

(center photo) are beacons

of the value placed upon

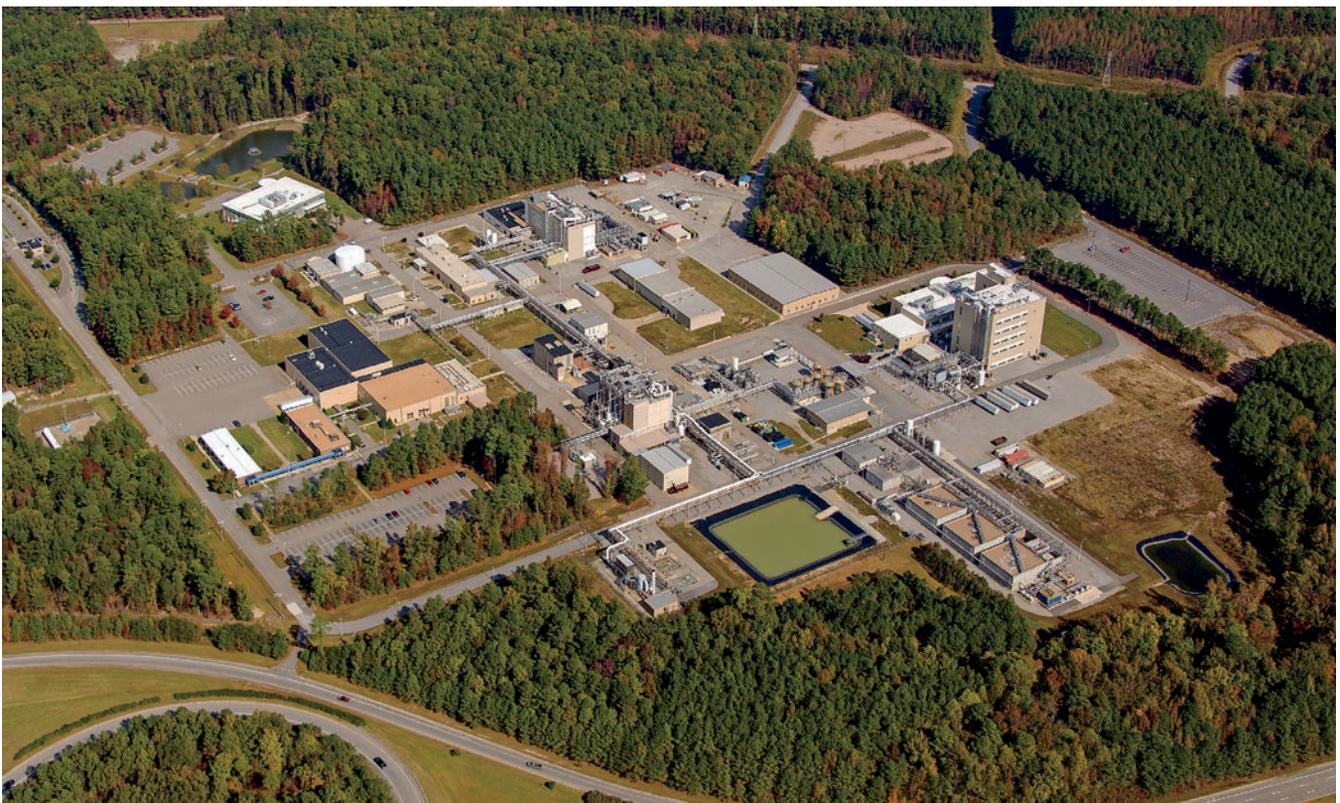
knowledge and community.



An area that four decades ago learned just how water can affect life and business in a community is Petersburg/Hopewell, which is home to a large cluster of chemical production companies. After a disastrous spill in the 1970s had deleterious effects on life and business, tighter regulations and watchdog agencies instituted a cleanup and oversight to ensure there were no more spills. It took time, but now one can see the area is on the cusp of its renaissance. Much investment has been and is still being made to ensure quality of life in the area that is comparable to its neighbor Richmond and other hot spots in Virginia.

New beautiful community libraries in both Petersburg and Hopewell are beacons of the value placed upon knowledge and community. River walks, parks and green spaces are also receiving investments. Helping drive the wave of change and revitalization throughout the area is the pharmaceutical industry. A recent deal, again partnering public and private money, has been made to make the area the largest producer of base chemical compounds necessary for the manufacturing of many of our commonly used medicines. The COVID-19 pandemic brought to light the shaky ground on which the United States healthcare system rests in regard to the many medicines Americans take daily to manage their health. Currently, we get most of these base compounds from China and India with little to no production here at home. In the works is the planned re-engagement of a local chemical plant. When it is again operational, the focus will be on making necessary ingredients and then to create and hold a stockpile, much like that of our strategic oil reserve.

There is a cluster of pharmaceutical manufacturing companies in Petersburg/Hopewell which will continue to grow, according





## COMMONWEALTH CROSSING BUSINESS CENTRE

LOCATED ON VIRGINIA/NORTH CAROLINA LINE IN HENRY COUNTY, VA



- Publicly owned by Henry County, Virginia
- 1.2 million labor force within 60 miles
- Located on US Hwy 220 (future I-73)
- Adjacent to Norfolk Southern mainline
- Only 33 miles to Piedmont Triad International Airport in Greensboro, North Carolina
- All utilities in place
- Advanced Manufacturing training facility onsite



**Martinsville**  
HENRY COUNTY VIRGINIA

**Growing Your Business is Our Business.™**

Contact Mark Heath at (276) 403-5944 or [MHeath@YesMartinsville.com](mailto:MHeath@YesMartinsville.com)

[COMMONWEALTHCROSSING.COM](http://COMMONWEALTHCROSSING.COM)

[YESMARTINSVILLE.COM](http://YESMARTINSVILLE.COM)



Author Shelly Jacobs made the two-hour boat trip for a closer look at Dominion Energy's offshore wind farm. Dominion recently named Felicia Howard vice-president of economic development for the utility (inset photo). She will oversee Dominion's local, regional and state economic development efforts.

to Keith Boswell, President of Virginia's Gateway Region, the regional economic development organization that markets the counties of Chesterfield, Dinwiddie, Prince George, Surry and Sussex.

**T**here is a standout entity helping drive the entire state's ecosystem of success — Dominion Energy. The utility has been a key partner helping lead the growth of not only data centers, but also broadband accessibility and clean energy.

Dominion is strongly aligned with creating partnerships, embracing change and implementing innovative ideas. As part of its plan to achieve net zero emissions by 2050, it became the first utility to install Jones Act qualified offshore wind turbines. Dominion partnered with Ørsted and Eversource to navigate the heavily regulated and expensive process. Using U.S. steel and labor, they built the vessel needed to install offshore wind, and located two pilot turbines 27 miles off the coast of Virginia Beach. Their plans call for up to 180 more turbines to be built by 2026, which will power up to 660,000 homes and reduce carbon emissions equivalent to removing 1 million non-electric cars per year.

The project is not only creating jobs directly related to installation, but as a result, the U.S. is getting its first offshore wind turbine blade production facility. Siemens Gamesa Renewable Energy announced in October that it will build a \$200 million production plant in Portsmouth, Va., creating 310 jobs. No doubt this will make Hampton Roads a hub for offshore clean energy.

The idea of innovation, cooperation and helping America thrive is woven into the fabric of Dominion Energy's corporate culture. They have a Department of Innovation, rank frequently at the top of the list for helping veterans and their families, and believe strongly in philanthropy, funding a multitude of community outreach programs and giving over 100,000 volunteer hours annually.

Dominion Energy is headquartered in Richmond and its recently completed high-rise is a standout along the skyline

**W**hen trying to understand success in Virginia, its foundations and its future, it helps to take a closer look at Richmond, where the roots of business for the state and our country lie. It's a bustling place where historic and futuristic buildings sit side by side. It has a multitude of restaurants, wine bars, brew pubs and clubs, as well as many galleries, historic landmarks and museums that contribute to its vibrant day- and nightlife. The city's architecture, elevated road system and tunnels, as well as the James River, with its Class 4 rapids, and the many bridges and canal walk make Richmond an interesting place to explore whether you live there or are just visiting.



Richmond is considered to be a very affordable city, with a cost of living nearly 4 percent under the national average due in part to cheaper electricity that runs 28 percent below average. Housing, like almost everything else there, is a blend of historic and new. Many of its neighborhoods are revitalized, offering a variety of freestanding or town homes, as well as modern complexes with amenities.

The diverse, well-educated population makes up one of Virginia's strongest workforces. Over 40 percent have at least a bachelor's degree, and over 60 percent have at least some college. Employees can get to work by public transit, walking, biking or, as Dominion Energy's CEO is known to do, by kayaking. For those more inclined to drive, they can happily get to and from work in under 25 minutes, which makes Richmond one of the largest cities with one of the shortest commute times.

With a low corporate tax rate of 6 percent (which hasn't changed since the 1970s), Richmond is home to numerous corporations including forward-looking companies like laboratory waste reducing company Grenova Life Sciences, eco-friendly decor Viva Terra and DuPont to name a few. They are all taking advantage of the convenient location and advanced logistics ecosystem to move their products, which can reach over 45 percent of Americans within a day or less. The city is also home to large services or data companies like Capital One, which employs over 13,000, and CoStar, a real estate analytics firm that relocated to Richmond in

2016, announced in April of this year a \$130 million expansion.

Business has plenty of available assistance in Richmond. It is home to many economic development entities including the state's Virginia Economic Development Partnership (VEDP), Greater Richmond Partnership (GRP), Richmond Economic Development Authority and Virginia Commonwealth University (VCU). All are committed to supporting existing business, courting corporations and innovating to keep the workforce and the economy vibrant.

Given the historic investments and the current endeavors to create robust infrastructure for both the material and digital economies, it is no wonder that one of the country's most futuristic companies decided to land its second headquarters in Virginia. Amazon is building a 6 million-square-foot campus in Arlington County, which currently employs over 3,500 and will eventually create 25,000 jobs.

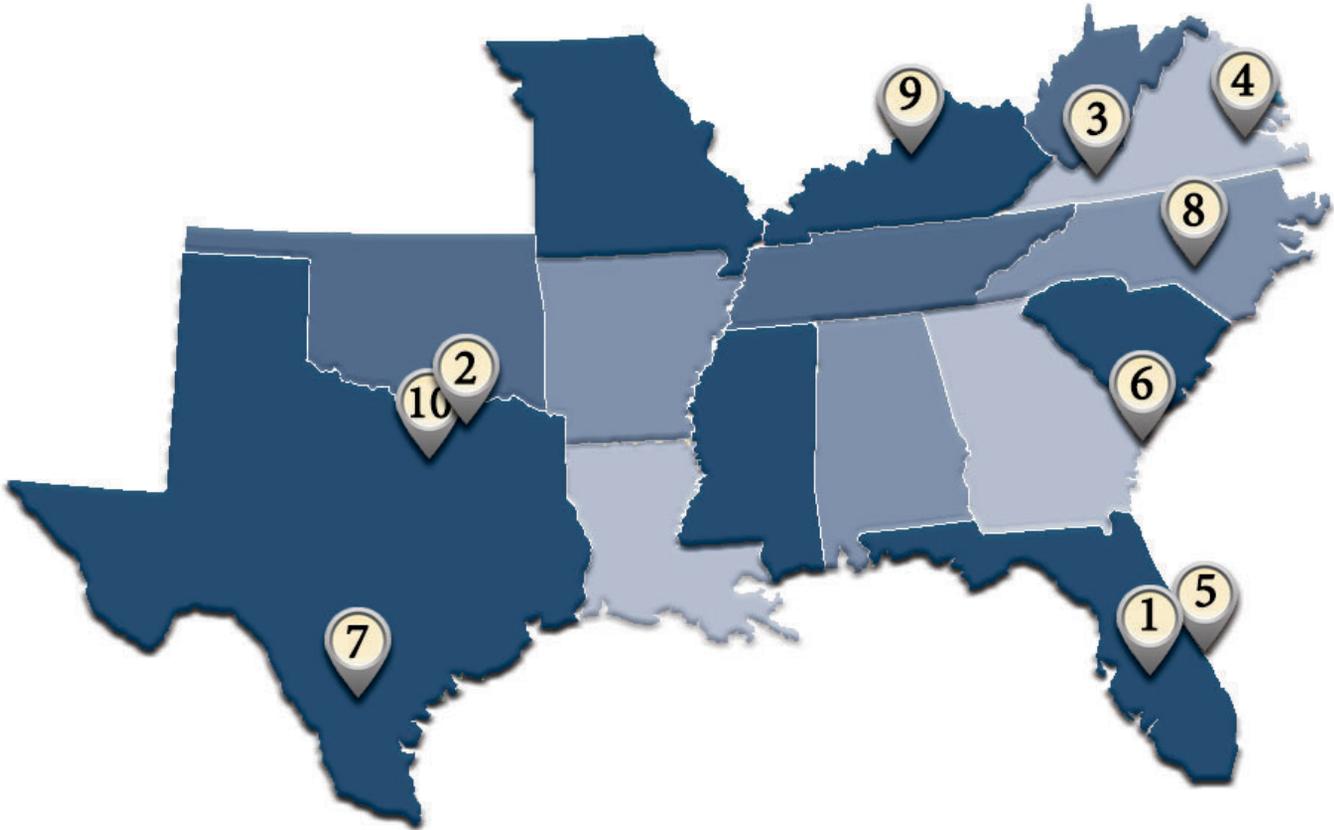
It's been said by several folks in economic development circles that although incentives were a key component to land the project, Amazon's recognition of Virginia's assets were equally or more important — the talent pool and advanced infrastructure for both logistics and data clearly helped cinch the deal. And one could argue that perhaps Virginia's long history of envisioning and building for the future had something to do with it. 🌱



Amazon's more than \$2.5 billion investment in HQ2 and the area around Arlington, Va., will result in 25,000 Amazon jobs over the next decade, and thousands of indirect jobs across the entire region. Shown here is a rendering of the campus' Forest Plaza.

# TOP DEALS

The American South's 10 largest new or expanded manufacturing and selected non-manufacturing job announcements



## ANNOUNCEMENTS MADE IN THE FALL 2021 QUARTER

Development	Jobs	Investment*	N/E/R**	Location	Description
1. Williams Sonoma	3,500	N/A	E	Florida	Distribution
2. Texas Instruments	3,200	\$2,900	E	Sherman, Texas	Computer chips
3. Globe Innovations	2,500	\$714	N	Wythe County, Va.	Rubber
4. CoStar Group	2,000	\$450	E	Richmond, Va.	Real estate
5. Terran Orbital	2,000	\$300	N	Merritt Isle, Fla.	Satellites
6. Gulfstream	2,000	N/A	E	Savannah, Ga.	Aircraft assembly
7. USAA	1,500	N/A	E	San Antonio, Texas	Financial services
8. Fidelity Investments	1,500	N/A	E	RTP, N.C.	Financial services
9. GE Appliances	1,000	\$450	E	Louisville, Ky.	Appliances
10. Home Goods	1,000	\$80	N	Fort Worth, Texas	Distribution

\*Investment in millions \*\*N=New, E=Expansion, R=Relocation

Source: RandleReport.com



CELEBRATING

50  
years

**of workforce development  
with an upgrade**



**citizen | company | aidt**  
together we create workforce

[www.aidt.edu](http://www.aidt.edu)



# THE REVOLUTION IS IN KENTUCKY

For all the reasons why BlueOvalSK is building a \$5.8 billion battery manufacturing campus in Kentucky, suppliers should locate in the Blugrass State, too.

- 🔌 5.15 cent average industrial electric
- 🔌 Ideal central location
- 🔌 Nation-leading infrastructure and logistics
- 🔌 Highly skilled automotive workforce
- 🔌 Build-Ready sites

Kentucky is leading the EV revolution — contact us to get plugged in.

(800) 626-2930  
[CED.ky.gov](http://CED.ky.gov)



**TEAM**  
**KENTUCKY**  
CABINET FOR ECONOMIC DEVELOPMENT