

South Central Alabama Comprehensive Economic Development Strategy 2023 Annual Report

Acknowledgments

Funding for the CEDS is provided by the U.S. Department of Commerce, Economic Development Administration and matching funds by the South Central Alabama Development Commission and its member governments.

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DEVELOPMENT COMMISSION

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*The 2023 South Central Alabama
Comprehensive Economic Development Strategy
Annual Report
was approved by resolution by the
South Central Alabama Development Commission
Board of Directors on November 15, 2023.*

SOUTH CENTRAL ALABAMA DEVELOPMENT COMMISSION

RESOLUTION

**2023 South Central Alabama Comprehensive Economic Development Strategy
Annual Report**

WHEREAS, the Economic Development Administration (EDA) requires all Economic Development Districts (EDD) receiving Investment Assistance to prepare a new planning document referred to as a Comprehensive Economic Development Strategy (CEDS) every five years, along with a CEDS Annual Report every year, pursuant to 13 CFR, Sections 303.6 and 303.7; and

WHEREAS, the Public Works and Economic Development Act of 1965, as amended (PWEDA), requires a current CEDS be in place for any local government bodies applying for investment assistance under EDA's Public Works or Economic Adjustment Assistance Programs; and

WHEREAS, the South Central Alabama Development Commission prepared the 2022 South Central Alabama Comprehensive Development Strategy according to the guidelines provided in 13 CFR 303.7 and through consultations with the SCADC CEDS Committee and has prepared the 2023 CEDS Annual Report for review by local, state, and federal agencies as required by EDA.

NOW THEREFORE BE IT RESOLVED THAT, the South Central Alabama Development Commission, acting by and through its Board of Directors, adopts the 2023 South Central Alabama Comprehensive Economic Development Strategy (CEDS) Annual Report and all amendments made in necessity throughout the 2024 program year to facilitate public works projects benefitting the SCADC district member governments, contingent upon no comments provided within the comment period; and

BE IT FURTHER RESOLVED THAT, Tyson Howard, or the current Executive Director, is hereby authorized and directed to execute all required documents to EDA regarding the 2022 CEDS and the 2023 CEDS Annual Report planning documents on behalf of the South Central Alabama Development Commission.

Adopted this 15th day of November 2023.



Mayor Mildred Whittington, Chairman

ATTEST:



Beth Rosser

INTRODUCTION

Following on Executive Orders from the governor, Alabama Legislative Act Number 1126 was adopted on September 13, 1969, authorizing the legal organization of groups of Alabama counties into regional planning and development districts. The South Central Alabama Development Commission (SCADC) is now one of twelve regional planning and development commissions in Alabama. The South Central Alabama Development Commission was incorporated as a non-profit organization in June 1969, and was originally called the Central Alabama Economic Development District.

The agency was also designated as an Economic Development District (EDD) by the U.S. Department of Commerce, Economic Development Administration (EDA) in November 1970. The EDD office is located in Montgomery. In April 1971, the Governor designated the Central Alabama Economic Development District as the Regional Planning and Development Commission for State Planning and Development Region No. 5. In May 1971, it was also designated the Area Wide Clearinghouse for the same geographic region. At that time the name was changed to the South Central Alabama Development Commission.

JURISDICTION AND PURPOSE

The South Central Alabama Economic Development District (SCAEDD) includes seven counties: Bullock, Butler, Crenshaw, Lowndes, Macon, Montgomery, and Pike Counties. Only Montgomery County is not located in the regional jurisdiction of the South Central Alabama Development Commission. Montgomery County, along with Autauga and Elmore Counties comprise the Central Alabama Regional Planning and Development Commission. The seven counties in the South Central EDD are designated as redevelopment areas by EDA. Currently, there are 28 incorporated municipalities in the district. Montgomery serves as the major growth center. Historically, Greenville and Troy have served as secondary growth centers; however, Pike Road now moves into the category of a secondary growth center, as well. All member governments have the opportunity to participate in the CEDS process.

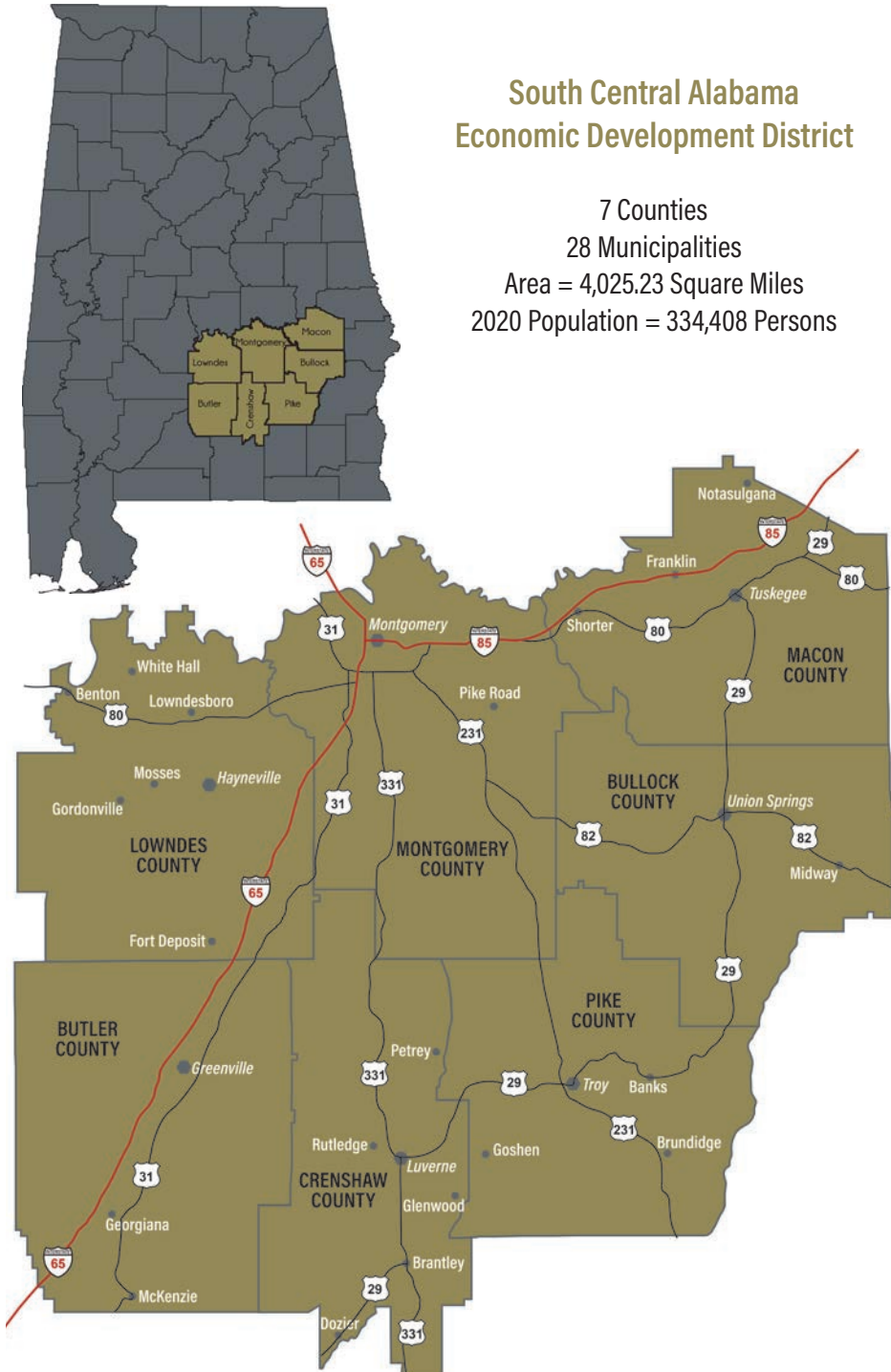
Planning for physical, economic and social development within the EDD region is more important than ever given today's economy and the continued



*Hubert Maddox Washington
Park, Troy, Pike County*

South Central Alabama Economic Development District

7 Counties
28 Municipalities
Area = 4,025.23 Square Miles
2020 Population = 334,408 Persons



needs of rural areas, especially those that are economically depressed, as well as in growing parts of the region that are experiencing unprecedented opportunities for development. The forming of multi-county initiatives is critical for well-planned development and redevelopment of the area economy. Development projects that cannot be accomplished on a single county basis become possible through the joint efforts of several counties and impact the entire region.

The purpose of the CEDS is to provide an overview of the region's economy and to outline a development strategy, as well as associated projects, that will increase the overall economy and quality of life in the region. The 2022 CEDS has been prepared as a continuing step toward successful economic improvement for the South Central Alabama region. Since planning is a continuing process, the proposed projects and goals are continually updated to meet the needs of a constantly changing environment. The South Central Alabama CEDS is also coordinated with statewide plans for economic development and is consistent with statewide plans and policies.

The planning and development program in South Central Alabama results from public and private organizations and individuals in the seven county area joining together in a combined effort to facilitate economic development regionwide. This combined effort is guided by the South Central Alabama Comprehensive Economic Development Strategy, or CEDS, which is developed and annually updated by the SCADC. The counties within the region have elected to have the district CEDS document serve their planning needs and designation obligations. A copy of the resolution adopting the 2018 South Central Alabama CEDS is included in Appendix A.

CEDS STRUCTURE

The CEDS planning process and resulting document must meet the federal requirements set forth in Title 13 of the Code of Federal Regulations (13CFR) Sections 303.6 and 303.7. Together, these sections outline the CEDS planning process, public involvement and data and information to be included in the final document. The South Central Alabama Comprehensive Economic Development Strategy fully meets these requirements. Every effort has been made to create a concise document that encourages participation by

the region's economic partners and stakeholders. The document is less than 55 pages and is organized into four chapters to provide an introduction, a summary of the region's economic characteristics, discussion of economic trends and a SWOT analysis, and an action plan and evaluation framework.

The 2022 South Central Alabama CEDS was developed under the guidance of the South Central Alabama Board of Directors and the South Central Alabama CEDS Committee. Members of the Board of Directors and the CEDS Committee are listed on the inside cover of the document. The private sector of the region is well-represented on both the Board and the CEDS committee. Other members include public officials, community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals.

The South Central Alabama Development Commission Board of Directors is comprised of 28 representatives of member governments, minority, nonprofit, and business groups from the seven member counties that provide leadership and governance for the SCADC. The directors, who serve without compensation, meet on a quarterly basis to establish policies and guide the implementation of all the district's activities. They are representatives of the people of their area; they are knowledgeable of the conditions that exist in their counties; and they accept as their primary duty the establishment of policies and activities to benefit their counties and the district. An Executive Committee meets as required. The Board's Executive Committee includes the four officers, one board member from each county and the member-at-large. Board governance and representation is provided for by the Bylaws established for SCADC and in accordance with the state statute establishing the Regional Councils and Development Districts in Alabama.

A 34-member CEDS Strategy Committee includes business, government and citizen representatives that serve the district by reviewing and recommending the CEDS to the Board. The committee meets periodically and acts as a clearinghouse for projects that affect region. The SCADC staff coordinates the selection of the CEDS Committee with the Board by soliciting suggestions for membership from government leaders and active citizens interested in economic development.

Working relationships for economic and community development are established between the EDD and the Economic Development Administration, Appalachian Regional Commission, Delta Regional Authority, United States Department of Agriculture and other federal/regional organizations. Relationships with the Alabama Department of Economic and Community Affairs, Office of Workforce Development, Alabama Department of Senior Services, Alabama Development Office, Alabama Department of Transportation and Alabama Emergency Management are important relationships maintained through the district organization. Coordination with other regional, city and county economic development organizations, chambers of commerce, public and private utilities and businesses is critical to the region.

The relationships with city and county governments are the core of the District's partnership. SCADC works with the city and county governments in the region on priorities and needs of regional and local concern. The active involvement of these governments in the district is a key to the success of the region and the communities and counties that are part of SCADC. Beyond the formal structure of the Board and participating governments, the SCADC works with, or participates in numerous related regional or multi county programs, such as Envision Montgomery 2040, Montgomery Area Chamber of Commerce (Imagine a Greater Montgomery) and programs supported by other chambers of commerce and organizations.

The staff of the South Central Alabama Development Commission provides support as part of the EDD organization. Core staff includes an Executive Director, Director of Planning and Economic Development, along with other program management and support staff. The EDD maintains an annual and ongoing work program in support of updating, planning and implementation of the CEDS. The work program is essentially the work necessary to support the projects included in the CEDS. The ongoing research, updating and implementation of the CEDS is an integral part of the SCADC agency work program.

Montgomery Whitewater Park, Montgomery, Montgomery County



photo credit: Alabama Daily News, aldailynews.com

The Montgomery Whitewater Park opened in July 2023. The \$50 million whitewater park and outdoor fun center is located within an opportunity zone in west Montgomery with visibility from Interstate 65. Local officials expect the project to redefine the area as a destination and will provide a bridge between Maxwell Air Force Base and Downtown Montgomery. The estimated impact of the project is \$6 million per year, with 40 to 50 full time jobs and up to 400 jobs during peak seasons. The project is expected to spur economic development, add to the lifestyle of residents, fuel continued tourism growth, help to enhance our military missions, and make Montgomery a more attractive destination for a talented workforce that prioritizes quality of life when selecting a place to live and work.

REGIONAL UPDATE



*Samkee America Inc.,
Tuskegee, Macon County*

This review of population, existing conditions and economic conditions of the SCAEDD provides a foundation for gauging implementation efforts and determining next steps to improve living conditions and employment opportunities, and how to best position the South Central Alabama region for future growth and development.

Population and Demographics

According to the 2020 Census, the combined population of the seven counties in the South Central Alabama Economic Development District is 334,408 persons. There are 28 municipalities in the SCAEDD area which are home to 78.7 percent of the region's total population, with 59.8 percent of the total population living in the City of Montgomery.

In comparison to the state and the nation, the SCAEDD district has not fared very well in terms of population growth. While the state and nation realized population growth at 6.0 percent and 8.5 percent, respectively, the SCAEDD experienced a population loss of 1.3 percent. Not only has the overall population decreased, the district has experienced a slightly larger loss of its working age population, at 3.4 percent, while this population segment increased in the state, at 3.9 percent, and nation, at 7.0 percent.

Population loss is expected to continue for most counties in the SCAEDD district through 2040. As a whole, the SCAEDD district is predicted to lose another 1,928 persons, or 0.6 percent of the 2020 population. Only Montgomery and Pike Counties are expected to have a population increase over the next 20 years. Counties that are expected to suffer the greatest population loss are Lowndes County, at 28.9 percent decrease and Macon County, at a 22.0 percent decrease.

SCAEDD Demographic Comparison, 2021			
	SCAEDD	Alabama	United States
Population	334,939	4,997,675	329,725,481
Population Growth since 2010	-1.30%	6.00%	8.50%
Population Change 2010	-4,402	285,024	25,760,209
Growth in Working-Age Population	-3.40%	3.90%	7.00%
Single Parents w/Kids <18 Living in Poverty	8,012	78,951	3,714,962
Source: STATSAmerica, Regionizer Tool, with 2021 American Community Survey 5-Year Estimates data. www.statsamerica.org			

SCAEDD County Population 2000-2020 and Projections 2025-2040

Location	Census			Projections				Change 2020-2040	
	2000	2010	2020	2025	2030	2035	2040	#	%
Alabama	4,447,100	4,779,736	5,024,279	5,165,416	5,306,554	5,447,691	5,588,829	564,550	11.2
Bullock	11,714	10,914	10,357	10,042	9,726	9,411	9,095	-1,262	-12.2
Butler	21,399	20,947	19,051	18,506	17,961	17,416	16,871	-2,180	-11.4
Crenshaw	13,665	13,906	13,194	13,092	12,989	12,887	12,784	-410	-3.1
Lowndes	13,473	11,299	10,311	9,566	8,821	8,075	7,330	-2,981	-28.9
Macon	24,105	21,452	19,532	18,458	17,383	16,309	15,235	-4,297	-22.0
Montgomery	223,510	229,363	228,954	230,419	231,885	233,350	234,816	5,862	2.6
Pike	29,605	32,899	33,009	33,844	34,679	35,514	36,349	3,340	10.1
SCAEDD	337,471	340,780	334,408	333,927	333,444	332,962	332,480	-1,928	-0.6

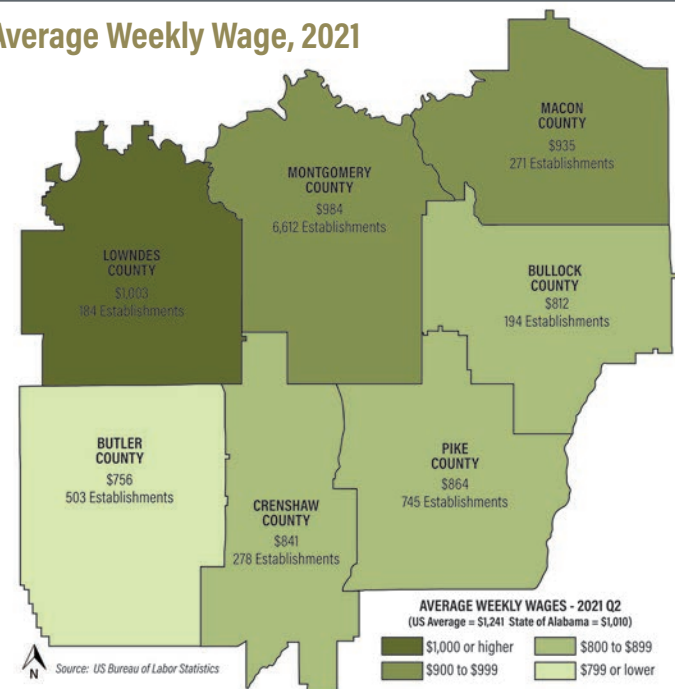
Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, August 2022

Economic Characteristics

As of September 2020, the SCAEDD district had an average labor force of 154,433 workers, with an annual average unemployment rate of 2.6 percent. Unemployment levels have decreased significantly across the SCAEDD district since the Covid level unemployment levels in 2020 when unemployment ranged from a low of 5.4 percent in Pike County to a high of 14.4 percent in Lowndes County. In September 2023, the average annual unemployment rate was lowest in Bullock County, at 2.3 percent, and still highest in Lowndes County, at 4.1 percent. Historically, Lowndes and Macon Counties have maintained the highest unemployment. In contrast, however, Lowndes and Macon also have the highest weekly wages. At the end of the second quarter of 2021, the average weekly wage in Lowndes County was \$1,003, and in Macon and Montgomery Counties, average weekly wage was \$935 and \$984, respectively. Butler County has the lowest average weekly wage, at \$756. Montgomery County has the most wage-paying establishments, at 6,612, followed by Pike County, at 745 establishments, and Butler County, at 503 establishments. Lowndes County has the fewest, at 184 establishments.

The top occupational clusters in the SCAEDD district by the number of employees include (1) food preparation and service, (2) sales, agents, brokers, customer relations, and support, (3) transportation, logistics and dispatch,

Average Weekly Wage, 2021



Average Annual Unemployment Rate

*2023 Average Rate is calculated through September 2023

Year	Bullock	Butler	Crenshaw	Lowndes	Macon	Montgomery	Pike
2023*	2.3%	2.7%	2.4%	4.1%	3.1%	2.6%	2.5%
2022	2.8%	3.4%	2.6%	5.2%	3.8%	3.1%	2.7%
2021	3.9%	5.1%	3.3%	8.7%	5.8%	4.7%	3.2%
2020	6.0%	9.5%	6.2%	14.4%	10.4%	8.5%	5.4%

Source: Alabama Department of Labor in cooperation with the Bureau of Labor Statistics.

support, (4) health care, (5) attendants and general service, (6) education, and (7) managers and first-line supervisors. Each of the occupational clusters employs more than 8,000 workers, with food preparation and service employing the most at 12,188. Top occupational clusters by average salary include (1) health care, at \$101,440; (2) finance, legal, and real estate, at \$85,090; (3) information management and computing, at \$83,785; (4) transportation, logistics and planning, at \$81,982; (5) mathematics, statistics and data analysis, at \$76,128; (6) managerial, sales, marketing and human resources, at \$71,554; and (7) engineering and architecture, at \$71,072. Only the health care and transportation clusters are top-ranked in both categories.

Investment and Development Trends

According to the Alabama Development Office, economic growth in 2022 in the SCAEDD included five new industries, 27 industry expansions, a total investment of \$1.8 billion and creation of 1,605 new jobs. All of the economic growth occurred in Butler, Crenshaw and Montgomery Counties. In Butler County, Camellia City Metal Fabrication brought four new jobs with an investment of \$610,000; and, Hwashin America added 100 new jobs with a \$13 million expansion. In Crenshaw County, ten new jobs were created with the location of Pepsi-Cola Bottling of Luverne and a \$10 million investment. Of the seven expansion projects in Crenshaw County, five were with SMART Alabama, LLC with an investment of \$71.6 million, one was with Dongwon with an investment of \$11 million, and two were with HMMA with an investment of \$40 million.

The majority of the recent industrial growth occurred in Montgomery County with three new industries -- Manna Beverages and Ventures, Diageo, and Kendall Electric -- with a combined investment of more than \$1 billion and creation of 368 new jobs. Of the 19 industrial expansions in 2022 in Montgomery County, three automotive-related industries accounted for 967 new jobs and a combined investment of \$593 million. Hyundai Motor Manufacturing Alabama, LLC completed a \$300 million expansion with 200 jobs. Mobis North America Electrified Powertrain, LLC had a \$205 million expansion with 400 new jobs. And, Hyundai TRANSYS Georgia Seating

Systems, LLC expanded with an \$87.7 million investment and 367 new jobs.

Over the last ten years, the SCAEDD realized 80 new industries and 322 industrial expansions resulting in a nearly \$4.8 billion investment and creation of 12,928 new jobs. Montgomery County continues to be the economic hub with 62 new industries and 224 industrial expansions over the ten year period, resulting in a total investment of \$3.2 billion and more than 9,000 new jobs. Butler and Pike Counties follow Montgomery County as economic centers growing around Greenville and Troy, respectively. Outside of Montgomery County, Butler County had the highest number of new and expanding industries over the last ten years with a combined investment of \$416 million and 979 new jobs. Pike County, however, was second only to Montgomery County in terms of jobs creation and investment with 32 new and expanding industries resulting in A \$665.7 million investment and creation of 1,822 new jobs.

More recently, during 2023 Macon County recruited two new industries: Samkee America, Inc. and Trendco USA. In February 2023, Samkee, a Tier 1 Hyundai supplier, announced its intention to locate in the Tuskegee Commerce Park for the production of high-pressure die-cast aluminum components. It is expected that Samkee will invest \$128 million in Macon County, creating 170 jobs with an average wage of more than \$20 an hour. The overall anticipated impact on Macon County is estimated at \$140.2 million in annual economic output, contributing \$37 million to the county's GDP while also generating \$1.3 million per year in taxes.

Trendco USA, which produces medical grade examination gloves, announced its intention to locate in REAL (Regional East Alabama Logistics) Park near Interstate 85 Exit 42 in August 2023. The manufacturer is expected to invest \$43 million and create 292 new jobs over a 5-year period. Once the glove lines are established at the Tuskegee facility, the company plans to expand production into masks and gowns.

The Town of Brantley, in Crenshaw County, is underway in welcoming the South Central Alabama Mental Health (SCAMH) Crisis Care Center in the town's new business park. The facility is expected to cost \$10.7 million and the Town of Brantley is investing more than \$1.8 million in grant and local funds to extend water and sewer to the business park and construct an access road. The Crisis Care Center is expected to open in 2025 and bring approximately 65 jobs to the town.

New and Expanded Industries by County, 2013 to 2022				
County	New Industry	Expanding Industry	Total Investment	Total New Jobs
Bullock County	2	6	19,200,000	207
Butler County 41	6	35	\$416,453,820	979
Crenshaw County	1	13	\$367,654,260	233
Lowndes County	2	6	\$85,004,200	410
Macon County	2	11	\$31,375,000	264
Montgomery County	62	224	\$3,165,433,297	9,013
Pike County - 32	5	27	\$665,743,303	1,822
Total	80	322	\$4,750,863,880	12,928
Source: Annual Industry Reports, Alabama Department of Commerce, 2012 to 2021.				

Trendco USA Location in Macon County



STRATEGY EVALUATION

SCAEDD VISION

Create a region with a viable, self-sustaining economy capable of supporting the highest possible quality of life for every current and future resident.

As the designated Economic Development District for the South Central Alabama Region, the South Central Alabama Development Commission (SCADC) is committed to the ongoing and continual implementation of the CEDS. The planning and economic development staff of the SCADC is currently administering, or otherwise assisting, approximately 65 federal, state and local projects representing \$41.2 million in investment in the SCAEDD. Discussion of 2023 implementation activities categorized by goal is included on the following pages, along with a status update of priority capital improvement projects.

1. ECONOMIC DEVELOPMENT

Promote economic growth with a focused effort on industrial and commercial recruiting, tourism development, resident industry retention programs, entrepreneurial development, and special programs to increase the skill levels of the workforce that will result in higher incomes throughout the region.

2. INFRASTRUCTURE AND TRANSPORTATION

Develop additional and improve upon existing regional infrastructure resources that will facilitate economic growth and the provision of public services.

3. EDUCATION AND WORKFORCE DEVELOPMENT

Improve education systems to ensure that all graduates possess the knowledge and skills to effectively compete for, and perform well in, available jobs.

4. PLANNING AND ENVIRONMENTAL STEWARDSHIP

Balance and manage community and economic development with conservation in an orderly and efficient manner.

5. QUALITY OF LIFE

Improve the existing quality of life in the South Central Alabama Region to meet the needs of all of its citizens.

6. ECONOMIC LEADERSHIP AND FUNDING

Obtain and utilize all financial, organizational and leadership resources to benefit the entire region.

GOAL 1 ECONOMIC DEVELOPMENT

Promote economic growth with a focused effort on industrial and commercial recruiting, tourism development, resident industry retention programs, entrepreneurial development, and special programs to increase the skill levels of the workforce that will result in higher incomes throughout the region.

OBJECTIVES

- Full Employment
- Business Support
- Entrepreneurship
- Expansion and Growth
- Tourism
- Sustainable Development

Samkee America, Inc., a Tier I supplier to Hyundai Motor Company, will locate in Tuskegee Commerce Park, Tuskegee, Macon County. The company specializes in high pressure die cast aluminum components. Economic development projects necessary to recruit the industry include (1) a new electrical substation with a total project cost of \$3,775,348, funded through EDA; (2) site preparation, funded with a \$400,000 ARC grant; (3) a \$681,000 water and sewer extension using CDBG-ED funds; and the rehabilitation of Mizell Road with a budget of \$578,155 funded through ARC to provide access to the site. The project is expected to bring 170 jobs to Macon County.



PROJECTS ON THE GROUND

■ Pepsi Cola Bottling Company of Luverne.

Luverne will use \$500,00 in CDBG-ED funds and \$285,625 in local funds to extend water and sewer to a new location for Pepsi Cola Bottling Company. The expansion will retain 79 jobs and create ten new jobs.

■ SCAMH Crisis Care Center.

The Town of Brantley is constructing a new business park for the location of a new SCAMH Crisis Care Center. The Town will use \$350,000 in CDBG-ED funds, \$250,000 in Southeast Crescent Regional Commission funds, and \$209,875 in local match to extend water and sewer to the site. The project also includes a new access road funded by the ALDOT Industrial Access Program. The Crisis Care Center is expected to create 65 new jobs.

■ Trendco USA.

Trendco USA, a glove manufacturer, is locating in the new REAL Park in Macon County, and will bring 292 new jobs to the area. A \$4.36 million project will extend water and sewer to the site. Sources of funds include ARC, CDBG-ED, and EDA, as well as state and local incentives.



GOAL 2 INFRASTRUCTURE AND TRANSPORTATION

Develop additional, and improve upon existing, regional infrastructure resources that will facilitate economic growth and the provision of public services.

OBJECTIVES

- Adequate Infrastructure
- Facility Standards
- Capital Improvement Programs
- Transportation System
- Transportation Services

The South Bullock County Water Authority recently completed construction of a new water tank and an interconnection between the High Ridge and Simsville communities in western Bullock County. The project serves Bonnie Plant Farms, as well as residential customers in the area. The project was funded with assistance two Delta Regional Authority grants: one for the water tank, at \$1.4 million, and one for the interconnection, at \$750,390.



PROJECTS ON THE GROUND

■ Bullock County Road Improvements.

Bullock County is utilizing CDBG funds for improvements to four roads in the Ponderosa community. The project has a total budget of \$472,000.

■ Georgiana Water Improvements.

The City of Georgiana used CDBG and Delta Regional Authority funds for a \$681,460 project to rehabilitate their Mill Street Wellhouse and Palmer Street Wellhouse.

■ Crenshaw County Water and Road Improvements.

A \$907,742 project in Crenshaw County is making water and road improvements to Star Hope Church Road. Of the total project budget, \$500,000 is CDBG funds and \$407,742 is local match.

■ Luverne Sewer and Street Improvements.

The City of Luverne is making sewer and road improvements along Jeffcoat Street with a \$444,600 project, of which \$400,000 is CDBG funds. The much-needed project benefits approximately 247 residents.

■ Glenwood Sewer.

The Town of Glenwood was awarded a \$400,000 CDBG grant to construct a large capacity pumping station necessary to pump the entire town's wastewater to the City of Luverne's system for treatment.

■ Lowndes County Road Improvements.

Lowndes County is undertaking a \$611,504 project, of which \$500,000 is CDBG grant funds to make road improvements to Percy Johnson Road, Golson Road East, and the paved portion of Collirene Cutoff Road.

■ Lowndesboro Water Improvements.

Lowndesboro (Lowndes County) made critical water system improvements using Delta Regional Authority funds. Improvements included replacement of breaking and leaking cast iron mains, line extensions, and installation of fire hydrants. The project benefited approximately 900 persons living in and outside the Town's corporate limits.

■ Fort Deposit Drainage.

The Town of Fort Deposit will use \$400,000 in CDBG funds to make drainage improvements in various locations throughout the town.

Infrastructure and Transportation Projects on the Ground, continued

■ Hayneville Sewer Improvements.

The Town of Hayneville is making applications to DRA for \$750,000 and to EDA for \$800,000 to make improvements to the lagoon as part of their sanitary sewer treatment system.

■ Mosses Road Improvements.

The Town of Mosses is using \$400,000 in CDBG funds to make improvements to North Main Street in the center of the town.

■ Macon County Road Improvements.

Macon County will match a \$400,000 CDBG grant with \$77,000 in in-kind funds to improve 19 small roads located throughout the county.

■ Shorter Sewer Improvements.

The Town of Shorter will use \$183,000 in ARC funds for sewer design and investigate work; and will use \$625,000 in DRA funds to make improvements to the existing sewer lagoon.

■ Tuskegee Drainage Improvements.

The City of Tuskegee received a \$324,618 Appalachian Regional Commission grant to make drainage improvements throughout the city, benefiting both businesses and residents.

Georgiana Water Improvements, \$491,600 CDBG funds.



GOAL 3 EDUCATION AND WORKFORCE DEVELOPMENT

Improve education systems to ensure that all graduates possess the knowledge and skills to effectively compete for, and perform well in, available jobs.

OBJECTIVES

- Quality Secondary Education
- Post Secondary Opportunities
- Workforce Training
- Industry and Business Support

SCADC staff provided technical assistance to Wallace Community College - Dothan in their application for \$300,000 to Delta Regional Authority to create a workforce development program that will be located at the Bullock County Career Technical Facility in Union Springs. The program will provide training for Wayne Farms employees. Wayne Farms is one of the nation's largest poultry producers. (photo credit: Alabama Community College System, www.accs.edu)



GOAL 4 PLANNING AND ENVIRONMENTAL STEWARDSHIP

Balance and manage community and economic development with conservation in an orderly and efficient manner.

OBJECTIVES

- Land Use
- Natural Resources
- Planning

PROJECTS ON THE GROUND

■ Luverne Strategic Plan

As a part of the Alabama Communities of Excellence program, SCADC provided technical assistance to help the City of Luverne update their strategic plan. The updated plan was adopted in September, 2023.

■ Franklin Land Use Plan

The Town of Franklin established its first planning commission and undertook a \$36,000 planning process with \$28,000 in CDBG Planning Funds and an \$8,000 local match. The project included a retail market study, a land use plan, subdivision regulations, and a zoning ordinance. The project was completed in March 2023.

■ Franklin Town Hall Sign

As a result of the land use planning process, the Town of Franklin realized a need for an LED message sign to inform citizens of upcoming events. In August 2023, Franklin was awarded \$12,500 from Mid-South RC&D for a Town Hall Sign and Message Center.

The Town of Brantley re-established the Brantley Planning Commission and undertook a planning process to develop a land use plan. Development concepts include (1) a combined Welcome Center and Performing Arts Center (below left), (2) an expansion for downtown and downtown improvements, (3) development of a mixed-use business park, (4) a proposed wetland park, (5) road modifications to manage traffic, and (6) increased residential opportunities with emphasis on protection of historic district. The project was funded through CDBG Planning Funds, at \$32,000, with an \$8,000 local match. Components of the project were an annexation feasibility study, a retail market analysis, and a land use plan, subdivision regulations and zoning ordinance.



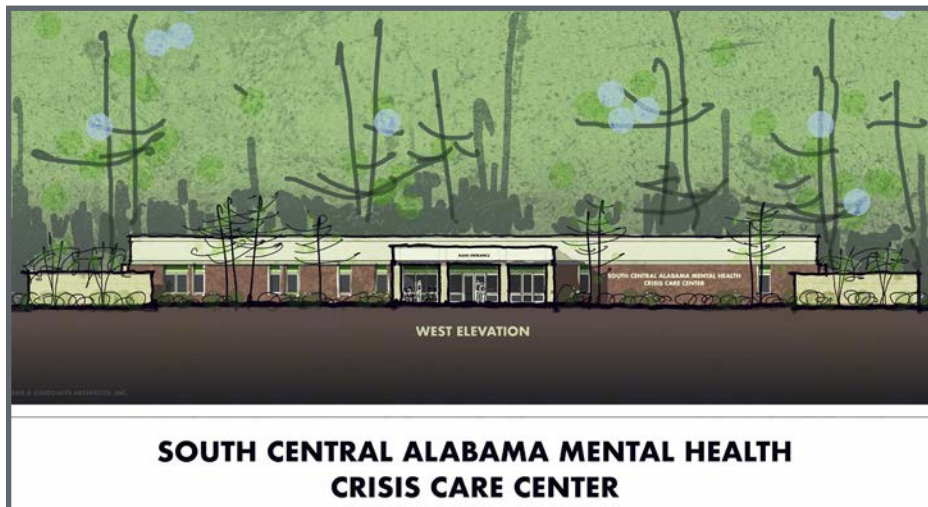
GOAL 5 QUALITY OF LIFE

Improve the existing quality of life in the South Central Alabama Region to meet the needs of all of its citizens.

OBJECTIVES

- Health, Safety and Welfare
- Cultural Assets and Aesthetics
- Housing
- Recreation

The Town of Brantley has been selected by the South Central Alabama Mental Health Board, Inc. (SCAMH) as the location for the agency's new Crisis Care Center. SCADC staff have worked with SCAMH to request a USDA Rural Development Community Facilities Loan to construct the \$10.7 million building. The Town of Brantley is using Alabama Department of Transportation Industrial Access funds, Community Development Block Grant Economic Development funds, and Southeast Crescent Regional Commission funds to provide water, sewer and access to the new business park for the town. The facility is expected to bring 65 new jobs to Brantley.



PROJECTS ON THE GROUND

■ CDBG-Covid Funds

- Butler County: EMA building improvements; Purchased 29 Automated External Defibrillators (AEDs) for all VFDs, \$300,000.
- Crenshaw County: Ambulance for Luverne VFD, \$448,128
- Lowndes County: Touchless Software at county jail; AEDs for each Sheriff's Department car; Building improvements in White Hall and Gordonville Covid Clinics; \$268,000
- Macon County: Replaced HVAC system at Macon County Council on Rehabilitation Activities Center, \$300,000
- Pike County: Purchased two ambulances and equipment, \$615,000

■ Mid-South Resource Conservation & Development (RC&D)

- CME Church Improvements, Lowndesboro, \$25,000
- Franklin Town Hall Message Sign, \$12,500

■ Luverne Splash Pad: The City of Luverne will use \$115,00 in LWCF and provide a match of \$115,000 to construct a splash pad at Turner Park

■ Crenshaw County Sports Complex: Crenshaw County received \$500,000 in LWCF and is providing a match \$522,750 for the construction of multi-use trail at the new Crenshaw County Sports Complex.

■ Housing Demolition: The Town of Rutledge will use \$350,000 in CDBG grant funds to demolish up to 15 dilapidated houses in the town along with the dilapidated water tank located behind Rutledge Town Hall.

■ Gordonville Park: Construction of Phase II of a new park in Gordonville will include a walking trail, playground, tennis court, and pavilion funded with a \$400,000 CDBG Enhancement grant.

■ Shorter Park: The Town of Shorter will use a \$251,956 LWCF grant and provide a match of \$251,956 to build a new park that initially will include a walking trail, pavilion and parking.

■ Washington Maddox Park: The City of Troy is using Recreational Trails Program funds for a multi-use trail, benches, and lighting. The total project cost is \$402,816.

■ Ramage Park: The City of Brundidge is using Recreational Trails Program funds for a \$330,000 project at Ramage Park to extend the walking trail, and add a water feature and lighting.

GOAL 6 ECONOMIC LEADERSHIP AND FUNDING

Obtain and utilize all financial, organizational and leadership resources to benefit the entire region.

OBJECTIVES

- Organizational Structure
- Leadership Development
- Funding

PROJECTS ON THE GROUND

■ Lowndes County Economic Development Commission (LCEDC)

LCEDC was awarded USDA funds in the amount of \$100,000 to purchase farming equipment to assist a shrimp farmer in Mosses to re-start his business, which is unique to the area.

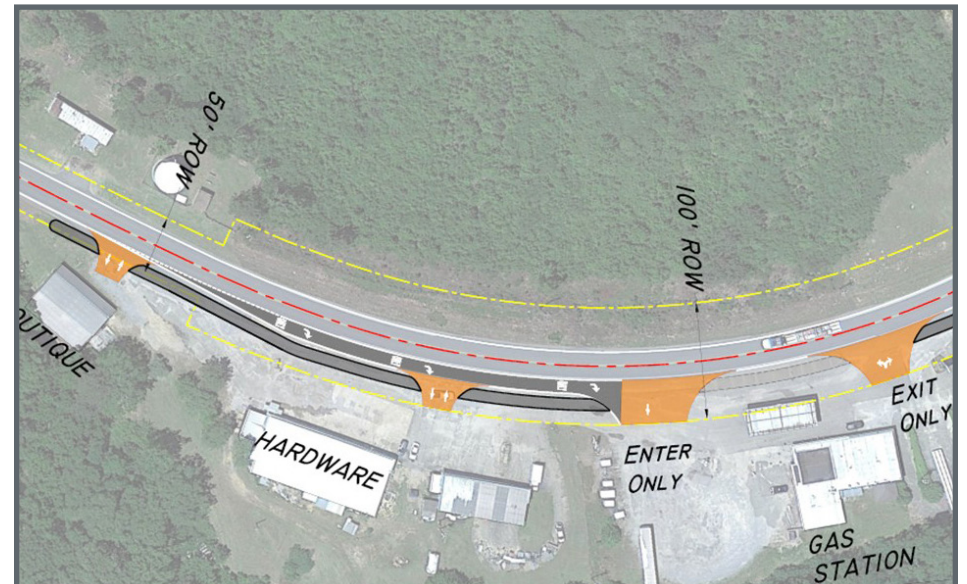
■ Historic Academy Street School Improvements

The City of Troy is renovating the historic Academy Street School as a community and cultural arts center. Troy was awarded a CDBG Enhancement grant to assist the \$6 million project.

■ Section 5310 Funds

SCADC staff submitted two Section 5310 applications to the Alabama Department of Transportation for the purchase of new vehicles for the transport of seniors and disabled persons. Applicants are Bullock County and Crenshaw Adult Daycare in Crenshaw County.

As part of its annual work program, the South Central Alabama Rural Transportation Planning Organization (RPO) provided \$25,000 of a \$30,000 corridor study for a 2-mile stretch of US Highway 331 in the Highland Home community in north Crenshaw County. This unincorporated area is home to approximately 1,400 people and is the economic hub for a county elementary and high school, a bank, restaurant, post office, and several other retail businesses. All of the development fronts a federal highway. Additionally, all of the development is near a blind intersection of US Highway 331 and Alabama State Highway 97 that has been the location of numerous accidents. The corridor study recommends realignment of Alabama Highway 97 to intersect with US Highway 331 at a safer angle (below left) to minimize car accidents. The study also recommends numerous access management improvements to limit driveways with access to the federal highway (below right). Crenshaw County is working with the Alabama Department of Transportation to finalize the recommendations. The estimated cost of full construction of the project is \$3 million.



PRIORITY CAPITAL IMPROVEMENT PROJECTS			
Capital Improvement Project	Construction Activity	Cost	Project Status
Water and Sewer			
Brantley Water, Sewer, Road	Extend water and sewer service and create new road to serve new development	\$3 Million	Project Bidding
Luverne Water, Sewer, Road and Site Preparation	Site prep, road and water and sewer improvements	\$2 Million	Under Development
Roads			
Alabama Highway 110 Corridor Development	Widen Alabama Highway 110 to four lanes.	TBD	No Update
Development of Federal Highway Corridors: US Highway 80 US Highway 231 US Highway 331	Widen U.S. Highway 331 to four lanes.	\$3 Million	No Update
	U.S. Highway 80 Commercial and Industrial Development	TBD	No Update
	General infrastructure improvements along each corridor.	\$3 Million each	No Update
	U.S. Highway 231 Corridor Study	TBD	No Update
Industrial Parks			
Macon-Tuskegee Industrial Development	Develop a new electrical substation	\$6 million	Under Development
Miscellaneous			
Revolving Loan Fund	Recapitalize the SCADC Revolving Loan Funds	\$2 Million	Ongoing