

South Central Alabama Comprehensive Economic Development Strategy 2026 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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*The **2026 South Central Alabama CEDS Annual Report** was approved by resolution by the South Central Alabama Development Commission Board of Directors on November 4, 2026.*

SOUTH CENTRAL ALABAMA DEVELOPMENT COMMISSION

RESOLUTION
2026 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 2026 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 2026 South Central Alabama Comprehensive Economic Development Strategy (CEDS) Annual Report and all amendments made in necessity throughout the 2027 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 2026 CEDS Annual Report planning documents on behalf of the South Central Alabama Development Commission.

Adopted this 4th day of November 2026.

Melissa Sanders, Chair

ATTEST:

Beth Rosser

Beth Rosser

INTRODUCTION



Ribbon cutting at South Central Alabama Mental Health's rural crisis care center in Brantley (Crenshaw County)

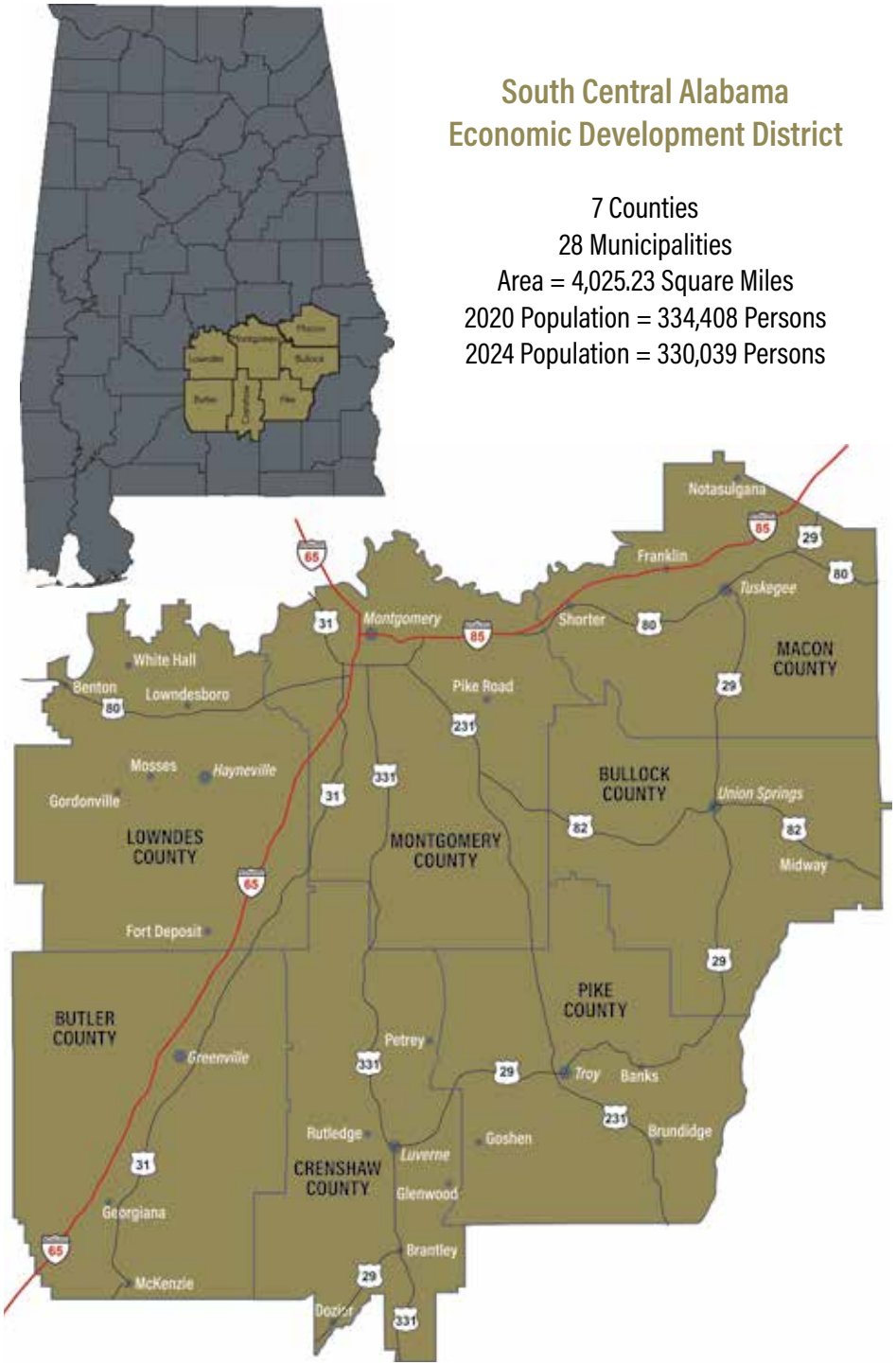
Following on Executive Orders from the governor, Alabama Legislative Act Number 1126 was adopted on September 13, 1969, authorizing the legal organization of groups of Alabama counties into regional planning and development districts. The South Central Alabama Development Commission (SCADC) is now one 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



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 formation 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 was 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 updated every five years by the SCADC, who also provides an annual report each year. The counties within the region have elected to have the district CEDS document serve their planning needs and designation obligations.

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, workforce development, institutions of higher education, minority and labor groups, and private individuals.

The South Central Alabama Development Commission Board of Directors is comprised of 19 representatives of member governments, minority, nonprofit, and business groups from the seven member counties that provide leadership and governance for the SCADC. Board members, 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 and one board member from each county. 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.

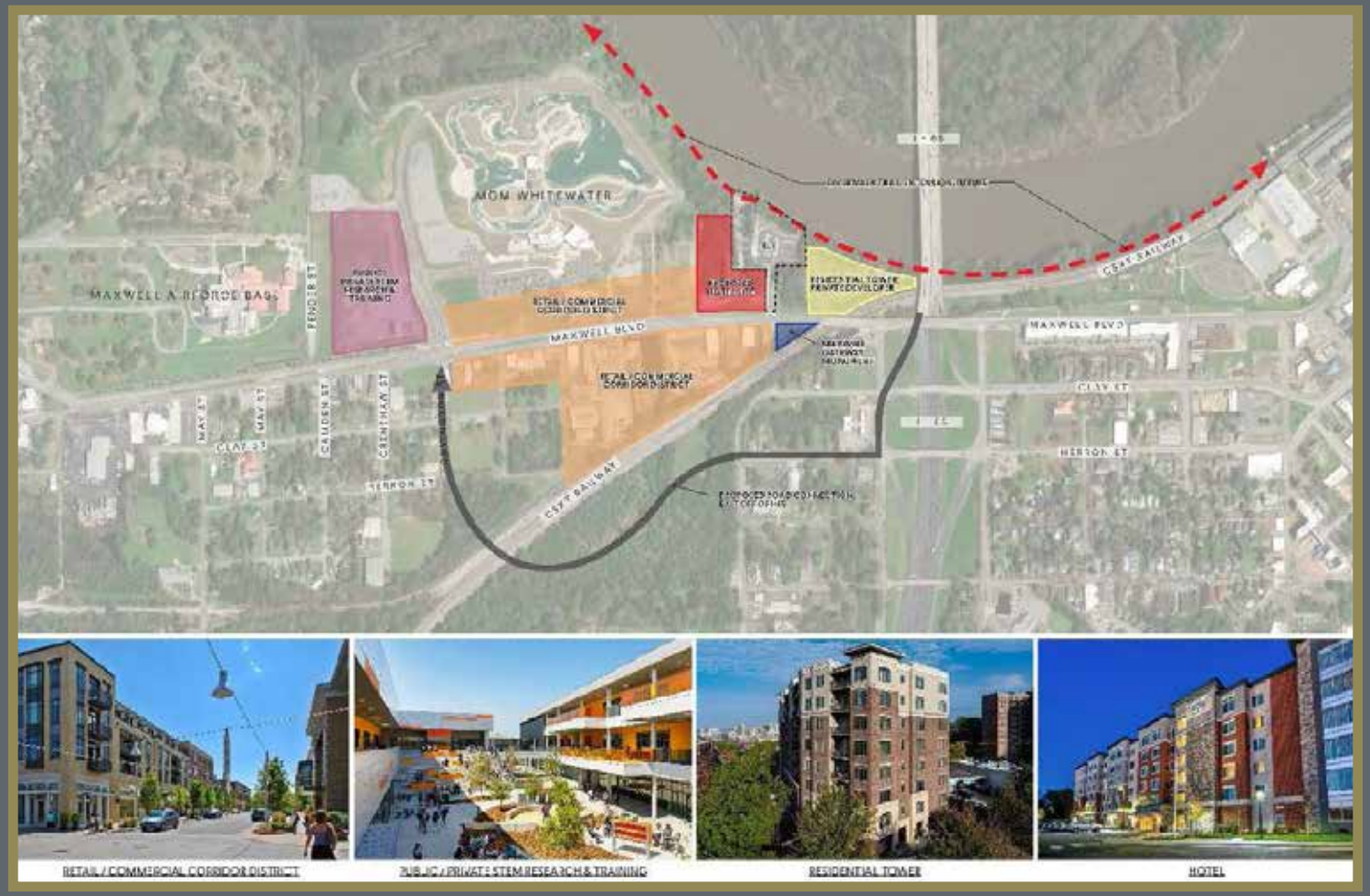
A 31-member CEDS Strategy Committee includes business, government and citizen representatives that serve the district by reviewing and recommending the CEDS to the Board. The committee meets periodically and acts as a clearinghouse for projects that affect region. The SCADC staff coordinates the selection 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 Department of Commerce, Alabama Department of Transportation and Alabama Emergency Management are important connections 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 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 and a Community and Economic Development Director, 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.

Alabama Capital Maxwell Gateway



The Alabama Capital Maxwell Gateway Project is an economic development and infrastructure initiative in Montgomery, Alabama, designed to modernize the corridor connecting downtown Montgomery and Interstate 65 with Maxwell Air Force Base. Goals of the project include improving mobility, upgrading aging infrastructure, and linking the military base, downtown, and state government into an economic and retail hub. The project is conceptually modeled after Huntsville's Redstone Arsenal corridor.

Source: City of Montgomery, Comprehensive Regional Transportation Policy, Diagrammatic Plan by Goodwyn Mills Cawood, December 2025. https://www.montgomeryal.gov/government/city-government/mayor-s-office/executive-policy-and-strategic-frameworks

REGIONAL UPDATE

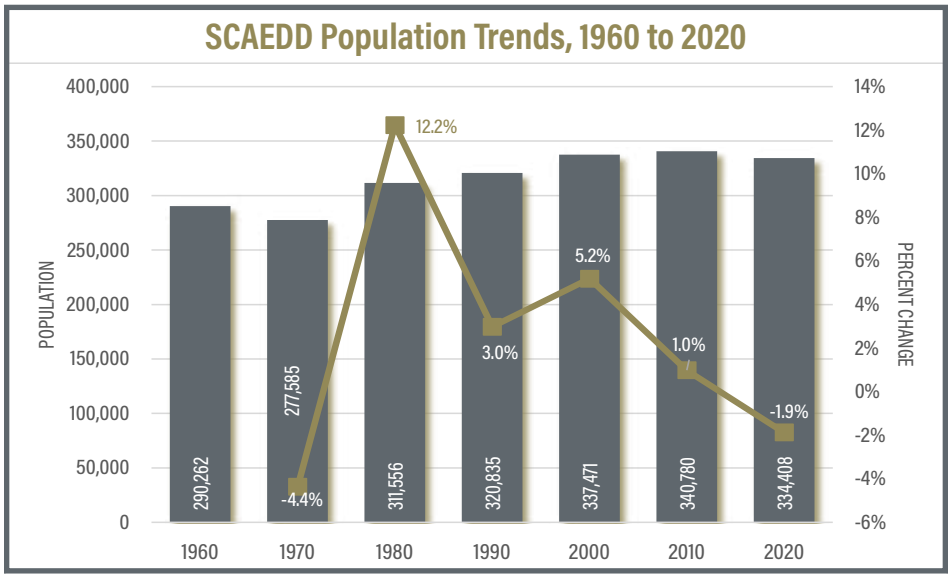


Pavilion at new Crenshaw County Sportsplex

Population

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 60.0 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. Between 2010 and 2020, the state and nation had population growth of 5.1 percent and 7.4 percent respectively, while the SCAEDD district suffered a 1.9 percent population loss. Only Pike County had a small population increase of 0.3 percent between 2010 and 2020. The most significant growth period for the district occurred between 1970 and 1980, with a 12.2 percent population increase. Between 1960 and 2020, the SCAEDD district had a net population gain of 15.2 percent, as compared to 53.8 percent population increase for the state and an 84.8 percent increase for the nation. Only Montgomery and Pike Counties had an increase in population over the 60-year period, at 35.3 percent and 27.0 percent, respectively. The remaining five counties suffered population losses of more than 10 percent: Crenshaw County, at -11.5 percent; Butler County, at -22.4 percent; Bullock County, at -23.1 percent; Macon County, at -26.9 percent; and Lowndes County, at -33.1 percent.



Source: US Census Bureau, Decennial Census 1960 through 2020

Economic Characteristics

In 2020, the SCAEDD district had a combined labor force of 148,940 workers, with an annual average unemployment rate of 8.7 percent. By September 2026, the labor force had decreased by 1.4 percent to 146,838 workers and the unemployment rate decreased to 3.8 percent. Only Pike County had an increase in labor force in the 6-year period. Between the end of 2025 and September 2026, the combined SCAEDD labor force decreased by 1,562 workers (-1.1 percent) and the average annual unemployment increased from 3.3 percent in 2025 to 3.8 percent in September 2026. Only Lowndes and Macon Counties had a minimal increase in labor force in the last year, at 0.2 percent and 0.4 percent, respectively; and unemployment rates increased slightly across the district and state. In September 2026, the average annual unemployment rate ranged from 3.5 percent in Crenshaw County to 5.1 percent in Lowndes County. The average unadjusted annual unemployment rate for the state is 3.3 percent and for the nation is 4.3 percent.

The combined number of wage-paying establishments in the SCAEDD district increased by 4.0 percent with an additional 390 establishments. Montgomery County had the greatest increase, at 4.4 percent, followed by Pike County at 3.6 percent, and Bullock County, at 3.3 percent. The number of wage-paying establishments also increased in Lowndes County, at 2.9 percent, and Butler County, at 2.5 percent. Only Crenshaw County remained static with no change in the number of establishments.

Historically, Lowndes and Macon Counties have maintained the highest unemployment. In contrast, however, Lowndes and Macon also have some of the highest weekly wages in the district. A comparison of the average annual weekly wage at the end of the first quarters of 2025 and 2026 shows a 4.1 percent increase in the nation; a 3.8 percent increase in the state; a 3.0 percent increase in Bullock County; and a 3.1 percent increase in Macon County. The average weekly wage decreased in the remaining five counties. Butler County and Crenshaw County have the lowest average weekly wage, at $929 and $936, respectively. Montgomery County has the highest, at $1,212, followed by Lowndes County and Macon County. In comparison to the United States and the State of Alabama, the average annual weekly wage for the SCAEDD is $1,051, which is 81.4 percent of the state's, at $1,292, and only 63.6 percent of the nation's, at $1,654.

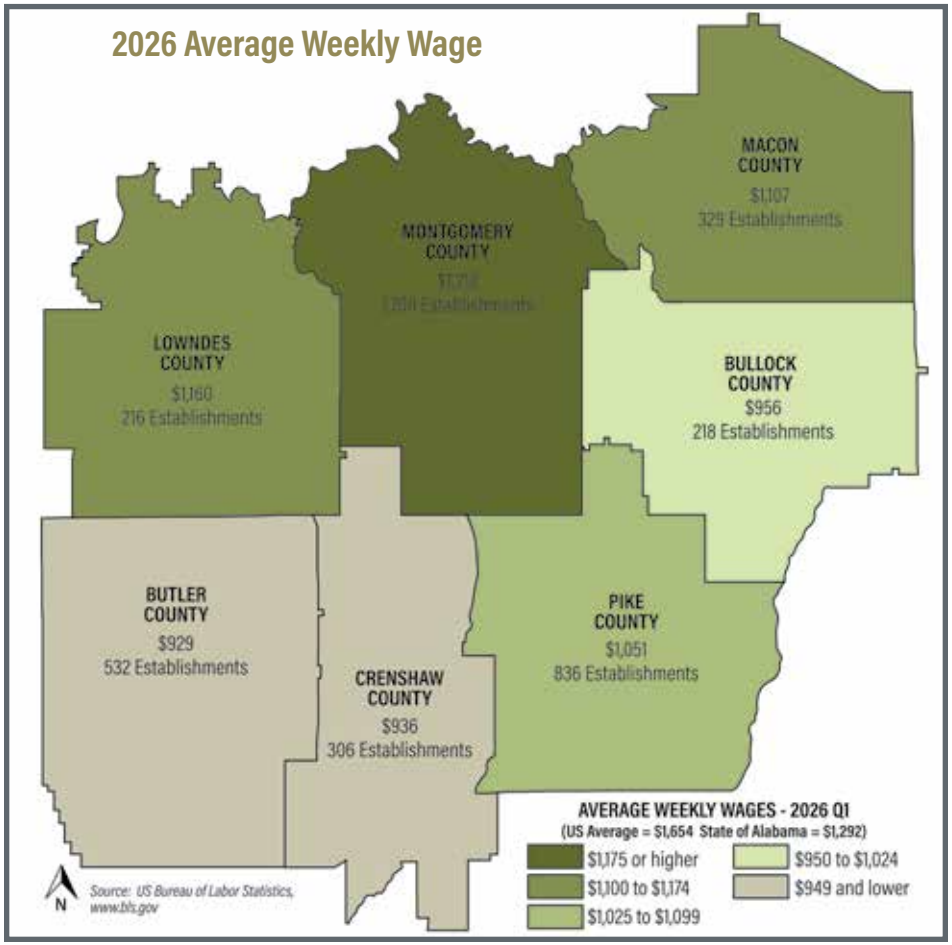
Economic data is also available from StatsAmerica.com, an EDA website to assist in measuring economic development and distress. An area is

Average Annual Unemployment Rate

**2026 Average Rate is calculated through September 2026*

Year	Bullock	Butler	Crenshaw	Lowndes	Macon	Montgomery	Pike
2026*	3.6%	4.1%	3.5%	5.1%	4.5%	3.6%	3.8%
2025	3.4%	3.5%	3.0%	4.9%	4.0%	3.1%	3.2%
2024	3.7%	3.9%	3.4%	4.7%	4.4%	3.4%	3.5%
2023	2.4%	2.9%	2.7%	4.5%	3.2%	2.8%	2.7%
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.



considered to be in economic distress when facing a severe financial and structural instability that undermines its overall well-being and fiscal viability. For EDA, economic distress is measured based on two primary factors: unemployment and income levels. An area is considered to be economically distressed by EDA if (1) the average unemployment rate over the most recent 24-months is at least 1 percent greater than the national average, or (2) the per capita or median income is 80 percent or less than the national average.

Data from StatsAmerica indicates that in the South Central Alabama EDD District, the unemployment rates are equal to (Macon County) or below the national average. Only Lowndes County has a higher unemployment rate, at 4.92 percent compared the nation's 4.25 percent. All counties in the SCAEDD district may be considered distressed on the basis of income levels. The per capita personal income for the district is only 75.3 percent of the nation's and the per capita money income for the district is 72.4 percent. Lowndes County has the highest per capita personal income, at $58,121, which is 79.4 percent of the nation's; and Montgomery County has the highest per capita money income, at $34,594, which is 77.4 percent of the nation's. Bullock County has the lowest per capita personal income, at $39,403, and the lowest per capita money income at $19,271.

ECONOMIC DISTRESS CRITERIA

Based on 24-month Average Unemployment Rate(BLS) period ending September 2026, 2024 Per Capita Personal Income (BEA PCPI), and 2024 Per Capita Money Income (ACS 5-year PCMI)

Geography	24 Month Unemployment	Threshold Calculation	BEA PCPI	Threshold Calculation	ACS 5-Year PCMI	Threshold Calculation
SCAEDD District	**3.46**	**-0.79**	**$55,107**	**75.3**	**$32,366**	**72.4**
United States	4.25	0	$73,204	100	$44,673	100
Bullock County	3.51	-0.74	$39,403	53.8	$19,271	43.1
Butler County	3.76	-0.49	$53,320	72.8	$29,229	65.4
Crenshaw County	3.24	-1.01	$52,962	72.4	$31,043	69.5
Lowndes County	4.92	0.67	$58,121	79.4	$26,394	59.1
Macon County	4.25	0	$44,788	61.2	$26,341	59.0
Montgomery County	3.35	-0.9	$57,265	78.2	$34,594	77.4
Pike County	3.43	-0.82	$51,706	70.6	$28,534	63.9

Source: StatsAmerica, using U.S. Bureau of Labor Statistics (unemployment), U.S. Bureau of Economic Analysis (PCPI) and U.S. Census Bureau (ACS 5-year PCMI) data.

Investment and Development Trends

According to the Alabama Department of Commerce's annual New and Expanding Industry Announcement Reports, economic investment in the SCAEDD district over the last ten years totaled more than $8.7 billion resulting in 11,982 new jobs. In 2025 alone, economic investment in the SCAEDD district totaled more than $1.5 billion with eight new industries and 24 expanding industries resulting in 1,178 new jobs. The 2025 economic investment in the SCAEDD district accounted for 10.6 percent of the state's total investment and 12.5 percent of the new jobs created in the state; and, in the 10-year period from 2016 through 2025, economic growth in the SCAEDD district accounted for 11.6 percent of the total economic investment in the State of Alabama and 10.0 percent of the state's new jobs.

In 2025, Montgomery County, as the economic hub of the district, accounted for 77.2 percent of the total economic investment in the district 42.4 percent of the new jobs. Montgomery County attracted two new

10-Year Economic Investment Trend 2016 through 2025

County	New Industry	Expanding Industry	Total Investment	Total New Jobs
Bullock County	3	5	33,703,683	46
Butler County	5	18	355,189,965	936
Crenshaw County	1	16	245,779,410	10
Lowndes County	0	2	25,521,400	10
Macon County	8	8	450,067,285	1,081
Montgomery County	45	207	7,022,379,182	8,909
Pike County	5	14	589,468,303	990
Total, 2016 - 2025	**67**	**270**	**8,722,109,228**	**11,982**

Source: Annual Industry Reports, Alabama Department of Commerce, 2016 to 2025.

industries and 19 industries expanded resulting in 500 new jobs and an investment of approximately $1.2 billion. Macon County followed with four new industries and one industry expansion resulting in 480 new jobs and an investment of $233.8 million. In Butler County, there was one new industry and two industry expansions that resulted in 198 new jobs and a $65.1 million investment. Pike County attracted one new industry with an investment of $42.0 million but no jobs; and two industries expanded in Bullock County with an investment of $13.6 million, but no new jobs. Crenshaw and Lowndes Counties did not have any new economic investment or jobs in 2025.

So far in 2026, 17 projects have been announced in the SCAEDD district that will bring approximately $36 billion in capital investment and in the neighborhood of 2,800 new jobs. Of these announcements, 13 projects are new industries to the area and five are industry expansions. The larger projects include industry sectors for aerospace and defense, automotive manufacturing, information and telecommunication, and utilities.

Meta Montgomery Data Center is expanding its campus with two new buildings that will increase the size to approximately 1.3 million square feet. The total investment for Meta is $1.5 billion and the project will generate 1,000 jobs during constructions and 100 full-time permanent jobs.

Hyundai Motor Manufacturing Alabama (HMMA), which opened its Montgomery facility in 2005, will its vehicle and engine production facilities to support hybrid and extended-range electric vehicle technologies. The Hyundai expansion has a $412 million investment and will create 53 new jobs to its existing 4,200 employment.

Alabama Power announced the location of the Clearview Ranch Solar and Battery project in Bullock and Macon Counties. The project will include 200 megawatts of solar generating capacity and a 200-megawatt battery energy storage system. Electricity from the facility will flow onto Alabama Power's electric system, while the battery can store electricity when demand is low and make it available during periods of high energy use.

In Troy (Pike County), Lockheed Martin will add 87,000 square feet of production space, supporting Terminal High Altitude Area Defense (THAAD) interceptors and future work with Next Generation Interceptor (NGI). The expansion project comes with a capital investment of $185 million, creating 300 new jobs.

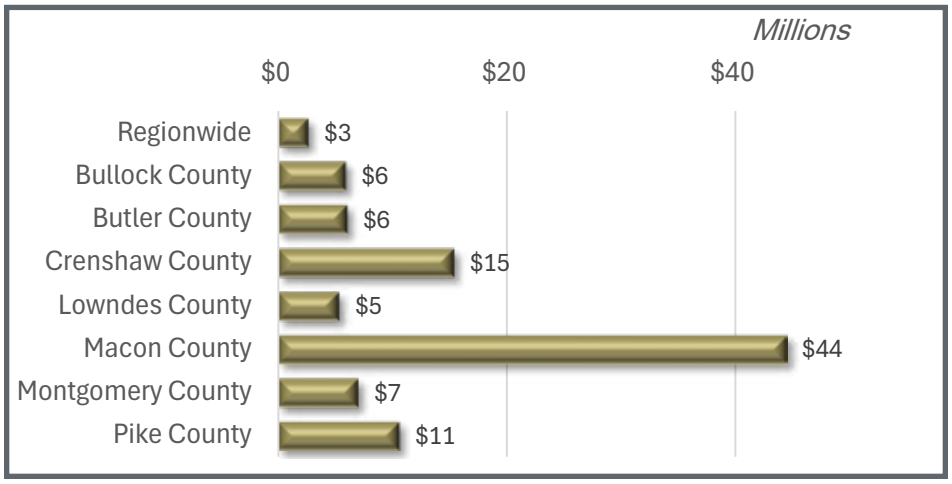
CPT America, a tier-one automotive supplier, began construction on a $163 million manufacturing facility in the Tuskegee Commerce Park in Tuskegee (Macon County). The new facility will be a 350,000 plant that will manufacture stamped metal components and assemblies for automotive manufacturers and will create 187 new jobs. SCAEDD assisted Tuskegee in obtaining a $400,000 Community Development Block Grant to extend water and sewer facilities to the facility with a local match of $263,466 provided by the City of Tuskegee. A potential second phase could add another 700,000 square feet to the facility.

Beyond industrial announcements, the SCAEDD assisted local governments in the development, administration and/or grant application of 97 projects, as of August 2026, with a total investment of $97.3 million which is a 34.6 percent increase from $72.3 million in August 2025. Projects include program administration and infrastructural and other improvements to support industry or meet community quality of life needs.

2026 Preliminary Industry Announcements

Location	Projects		Capital Investment	New Jobs
	New	Expanding		
Bullock County (with Macon Co.)	1	0	$361,000,000	400
Crenshaw County	3	0	$30,700,000	80
Lowndes County	1	0	$33,000,000,000	1,225
Macon County (One with Bullock Co)	8	0	$560,000,000	661
Montgomery County	0	2	$1,912,800,000	253
Pike County	0	2	$226,200,000	382
Total SCAEDD District	**13**	**5**	**$36,168,300,000**	**3,001**

2026 SCAEDD-Assisted Projects and Improvements



Opportunity Zones

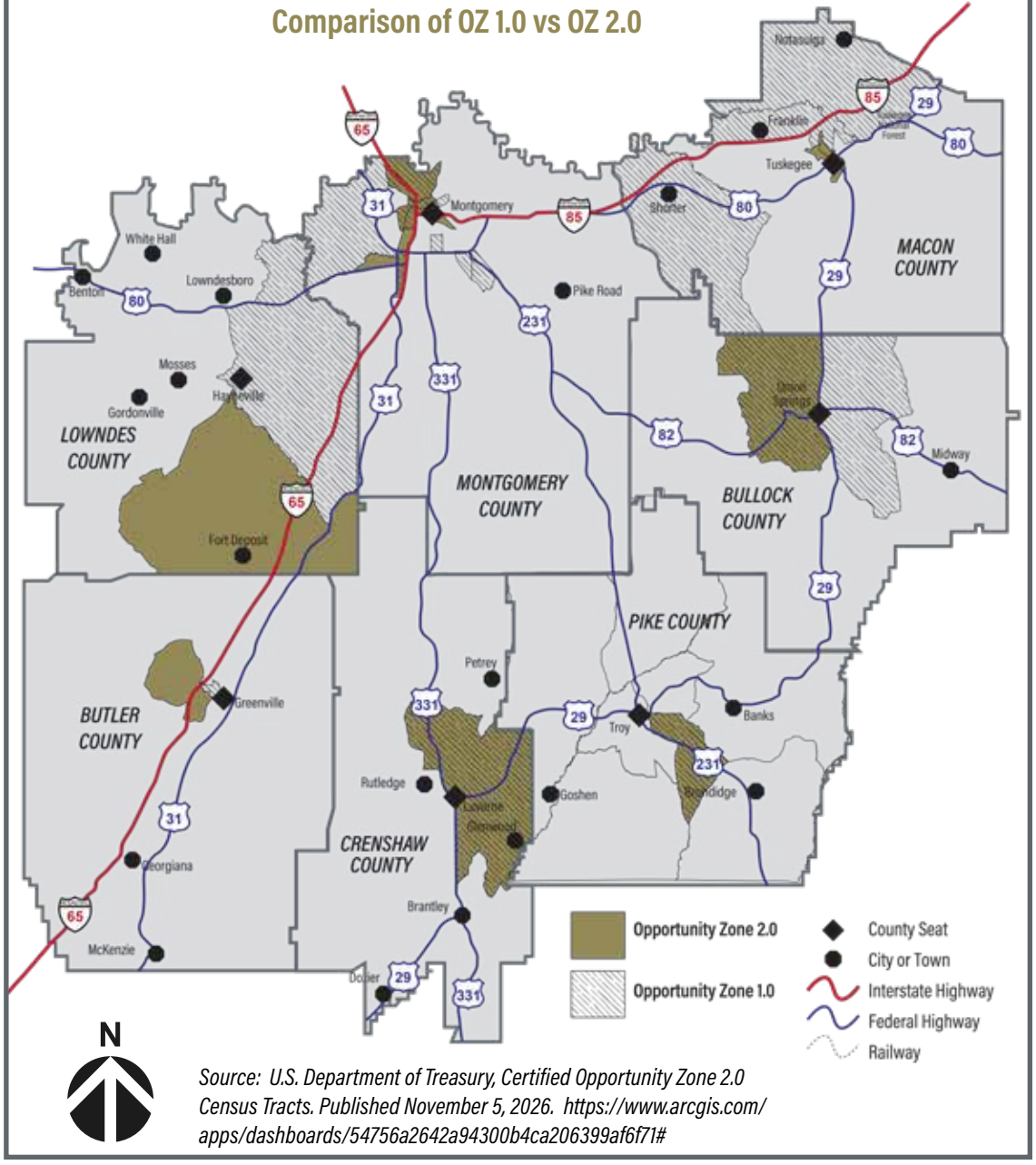
The Opportunity Zones program was created by the Tax Cuts and Jobs Act of 2017 to foster private investment in low-income areas by providing a federal tax incentive for investors to put their unrealized capital gains into opportunity funds dedicated for investing in the designated zones. Now known as Opportunity Zones 1.0, the measure was a temporary with a sunset date of December 2026/2028 (investments must be locked in by December 31, 2026). Opportunity Zone 1.0 requirements included that a census district have a poverty rate of at least 20 percent and a median family income of less than 80 percent of the state or area median income.

The One Big Beautiful Bill Act, passed in July 2025, restructured the program as a permanent Opportunity Zones 2.0 program in which redesignation would occur every 10 years. Additionally, the Opportunity Zones 2.0 program shifts focus toward more intensely distressed neighborhoods, secondary cities, and rural areas. The qualifications became more stringent as the median family income threshold must be less than 70 percent of the state or area median income. Also, the Opportunity Zones 2.0 program has enhanced data tracking and fund reporting mandates.

Under Opportunity Zones 1.0, there were 20 census tracts in the seven county SCAEDD District: 12 in Montgomery County, three in Macon County, and one each in Bullock, Butler, Crenshaw, Lowndes, and Pike Counties. Under Opportunity Zones 2.0, a total of 17 census tracts have been identified: 10 in Montgomery County, two in Macon County, and one each in Bullock, Butler, Crenshaw, Lowndes, and Pike Counties. In Crenshaw and Pike Counties, the opportunity zones remained the same. In Bullock County, the area was decreased by approximately 50 percent as one OZ 1.0 was not redesignated. A much larger census tract was designated in Butler County and captures significantly more interstate property. The opportunity zone in Lowndes County was switched to the southern part of the county. Macon County experienced the most change, dropping from three large very rural zones to two zones located in Tuskegee. Montgomery County is similar to Macon with a decrease of two zones and the 2.0 zones concentrated in more densely populated tracts.

South Central Alabama Economic Development District Opportunity Zones

Comparison of OZ 1.0 vs OZ 2.0



Source: U.S. Department of Treasury, Certified Opportunity Zone 2.0 Census Tracts. Published November 5, 2026. https://www.arcgis.com/apps/dashboards/54756a2642a94300b4ca206399af6f71#

Rendering of the future Community Center in Troy.



The City of Troy is getting underway with a community center and park project with a total estimated cost of $4.5 million: $2 million for the community center and $2.5 million for park development. The community center and park will be located at the intersection of North Knox Street and North Three Notch Street on a 4.6-acre parcel owned by the City of Troy. The new facilities will serve approximately 1,133 low and moderate income persons. The park will include a pavilion with restrooms, a playground and splash pad, a walking track, a basketball court and a multi-purpose field. Funding for the project includes a $400,000 Community Development Block Grant, a $1 million Land and Water Conservation Grant, a $400,000 contribution from Troy Housing Authority, with the remainder from the City of Troy.

STRATEGY EVALUATION



Splash pad, built with LWCF funds opened in 2026 at E.L. Turner Park in Luverne (Crenshaw County)

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.

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.

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

CPT America new facility under construction in Tuskegee Commerce Park.



PROJECTS ON THE GROUND

- **Clearview Ranch Solar and Battery Project**

Alabama Power has committed to a $361 million investment through the construction and operation of a 1,400-acre solar and battery project located in unincorporated areas of west Bullock County and east Macon County. The project will generate 200 megawatts of solar energy with 200 megawatts of battery capacity. Construction of the facility over a 3-year period is expected to generate 400 jobs and result in more than $110 million in state and local revenue over 20 years.

- **Convenience Store/Gasoline Station, Luverne, Crenshaw County**

The City of Luverne is getting under construction with street improvements and utility relocation for a new convenience store and gas station. The project is using $150,000 in Community Development Block Grant - Economic Development funds and will create 15 new jobs.

- **Samkwang Industry**

Samkwang Industry located in R.E.A.L. Park in Macon County bringing a private investment of $35 million and creating 200 jobs. The industry produces injection paint and assembly-based components for the automotive industry. The Utilities Board of Tuskegee has applied for $23 million in EDA Disaster funds for water and sewer extensions to support the project.

- **CPT America**

The Utilities Board of Tuskegee is using ARC and CDBG-ED funds for a $1.1 million water and sewer extension to support the location of CPT America in Tuskegee Commerce Park. The industry is a Tier 1 automotive supplier that has a steel stamping operation. CPT America's location in Tuskegee will bring 187 new jobs to the area.

- **Hiteco**

A Korean company that produces high-tech industrial components is locating a new 50,000 square foot facility in Shorter in Macon County. The Town will use CDBG funds to extend water and sewer services and road paving to access the Hiteco facility. Construction is expected to begin in the spring of 2027 and be complete by summer 2027. The project is expected to bring 30 new jobs to Shorter.

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

PROJECTS ON THE GROUND

The SCAEDD is currently administering 34 infrastructure, transportation and community development projects totaling more than $30 million in improvements. Additionally, the SCAEDD has assisted in the project development and application phases of another 20 projects totaling an estimated $34.6 million in improvements. The current projects, listed below, are at various stages of development, construction and completion. These projects generally address water, sewer, road and drainage improvements that are essential services for both residents and economic growth. Funding sources for the current projects included Appalachian Regional Commission, Community Development Block Grants, Delta Regional Authority, Southeast Crescent Regional Authority, and the State Energy Program.

County	Community	Project	Budget
Bullock County	CDBG	Road Improvements	$612,959
Union Springs	DRA CIF	Comprehensive Improvements	$687,148
Greenville	CDBG-ED	Road Improvements (Connector)	$2,793,995
Brantley	CDBG-ED	Water and Sewer Improvements	$806,000
Brantley	SCRC	Water and Sewer Improvements	$806,000
Luverne	CDBG-ED	Road Improvements	$187,500
Luverne	LWCF	Splash Pad	$400,000
Luverne	SCRC	Sewer Improvements	$845,000
Quint-Mar	SCRC	Water Improvements	$569,000

The Town of Fort Deposit is utilizing Community Development Block Grant (CDBG) funds to make drainage improvements in various locations throughout the town. Shown here are improvements made along Alabama Highway 185. The total project cost is $440,000 and is expected to be complete in the spring of 2027.





Infrastructure and Transportation Projects on the Ground, continued

■	Lowndes County	CDBG	Road Improvements	$661,504
■	Fort Deposit	CDBG	Drainage Improvements	$440,000
■	Hayneville	DRA	Sewer Improvements	$750,000
■	Hayneville	CDBG	Water Improvements	$400,000
■	Lowndesboro	DRA	Water Improvements	$509,000
■	Lowndesboro	RC&D	Water Improvements	$40,000
■	Mosses	CDBG	Road Improvements	$400,000
■	Macon County	CDBG	Road Improvements	$893,356
■	Notasulga	CDBG	Water Improvements	$281,552
■	Notasulga	DRA	Sewer Improvements	$298,000
■	Notasulga	ARC	Sewer Improvements	$500,000
■	Shorter	DRA	Sewer Improvements	$625,000
■	Shorter	ARC	Sewer Improvements	$183,600
■	Tuskegee	CDBG	Water and Road Improvements	$1,060,150
■	Tuskegee	CDBG-ED	Water and Sewer - Samkee	$681,000
■	Tuskegee	ARC	Drainage Improvements	$957,720
■	Tuskegee - UBT	EDA	Electrical Substation - Samkee	$1,147,930
■	Tuskegee - UBT	ARC	Sewer Improvements	$750,000
■	Montgomery	EDA	Gateway Water and Sewer	$7,000,000
■	Troy	CDBG-UN	Bridge Improvements	$1,200,000
■	Brundidge	CDBG	Sewer Improvements	$931,100
■	Brundidge	SCRC	Sewer Improvements	$1,064,000
■	Brundidge	SCRC	Sewer Improvements	$1,541,300



The Town of Shorter will combine Appalachian Regional Commission and Community Development Block Grant funds in a $808,600 project to extend a roadway and water and sewer lines to support the location of Hiteco. The new industry will build a 50,000 square foot facility and create 30 jobs.

The City of Tuskegee has undertaken a $1.06 million project with assistance from the Community Development Block Grant program to replace water line, resurface roads and make sidewalk improvements on North Church Street.





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

The Alabama Forest Operations Training Center Elevation



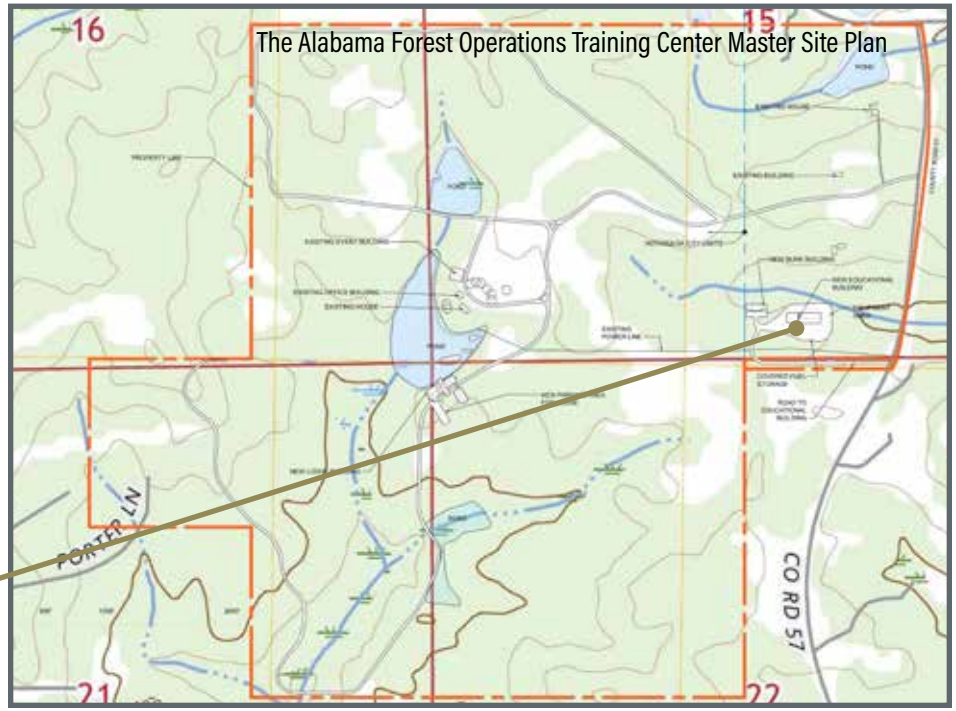


PROJECTS ON THE GROUND

Alabama Forest Operations Training Center

The former Auburn Oaks, a 600-acre property located in Notasulga, was purchased by the Forest Workforce Training Institute (FWTI), an Alabama non-profit organization. FWTI has made a $23.8 million investment to construct the Alabama Forest Operations Training Center. When complete, the Center will be comprised of an education complex, an 8,000 square foot events center (already constructed), and on-site lodging (including two existing houses and a lodge that will be constructed in a later phase). FWTI manages a workforce development initiative (ForestryWorks®) with three components: education, career promotion and training. Its success depends on both short- and long-term strategies. The project will provide facilities needed to conduct pre- and post-employment training for forest industry and related jobs and serve as a demonstration of mass timber construction methods and materials to promote the use of mass timber in commercial design to increase the demand for forest products.

The Alabama Forest Operations Training Center proposed elevation, site plan and site master plan that will be located at the former Auburn Oaks property in Notasulga (Macon County).



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

The City of Union Springs received a $15,000 grant from Mid-South RC&D to conduct a redevelopment study of the city's historic downtown.



PROJECTS ON THE GROUND

- **Union Springs Comprehensive Plan**

Union Springs received a 2025 CDBG Planning grant in the amount of $40,000 and provided a match of $10,000 to update their comprehensive plan and update their new zoning ordinance. The city will incorporate the findings from the historic downtown redevelopment study, as well. It is expected that the project will be complete in the fall of 2027.

- **Moton Field Municipal Airport Cost-Benefit Analysis**

The Macon County Economic Development Authority was awarded $150,000 in Delta Regional Authority Strategic Planning Funds to conduct a cost-benefit analysis for the expansion and improvement of the historic Moton Field Municipal Airport. The airport expansion and improvements are part of the long-term economic development plans for the City of Tuskegee, Macon County, and the Macon County Economic Development Authority. The estimated cost of a full airport master plan is $2.56 million, therefore, the MCEDA and the City of Tuskegee will conduct a cost-benefit analysis to ensure that the return on investment is positive prior to undertaking an airport master plan of the magnitude necessary for the project to be considered by the Federal Aviation Administration (FAA).

- **South Central Alabama 2025 Human Services Coordinated Transportation Plan (HSCTP) Annual Report**

The purpose of the South Central Alabama HSCTP is to identify barriers to transportation and transit services, as well as to develop a prioritized list of strategies for increased coordination among both public and private transportation providers and opportunities for increased transportation services. As part of the outreach for the annual report, SCADC conducted an online survey in six counties.

- **Alabama Emergency Management Agency Division B Hazard Mitigation Plan Update (Three Counties)**

Every five years, Alabama counties are required by FEMA to update and adopt their hazard mitigation plan to be eligible for hazard mitigation funds should a natural disaster occur. SCADC partnered with SEARP&DC to produce the AEMA Division B Hazard Mitigation Plan which includes three SCADC counties. The plan outlines each county's risk, potential for, and degree of, impact, for approximately 14 natural hazards, as well as actions necessary to protect and mitigate the impact should a natural disaster occur.

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 Lowndesboro (Lowndes County) is under construction with a $248,000 improvement project at Ruby S. Moore Park funded through the Recreational Trails Program (Federal Highway Administration). The project includes trail resurfacing, fencing and drainage, as well as site clearing and leveling to add more usable space to the park with the addition of tables, benches, and a trail shelter.

PROJECTS ON THE GROUND

The SCAEDD currently has 18 quality of life projects under development and construction, with project costs totaling $12.4 million. Projects range from park construction and improvements to housing demolition to emergency response equipment. Funding sources include Community Development Block Grants, Land and Water Conservation Fund, Recreational Trails Program, and Mid-South Resource Conservation and Development Council.



The Town of Franklin, in Macon County, was awarded $400,000 in Community Development Block Grant funds to demolish dilapidated housing units in various locations throughout the town. Following demolition of the structures, the site is cleared and returned to a buildable lot.



The Town of Georgiana (Butler County) was awarded CDBG funds for improvements to Hank Williams Park that included a new concession stand and drainage improvements. Shown above on the left was the original concession stand in severe disrepair, as compared to a new concession stand (right) that is under construction. Additional funding is being provided by the Butler County Industrial Development Authority, Mid-South RC&D, and the City of Georgiana.

GOAL 6
ECONOMIC LEADERSHIP AND FUNDING

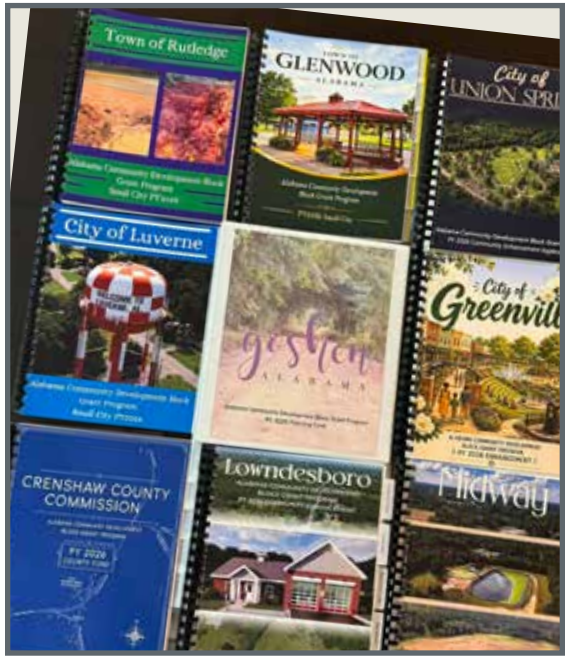
Obtain and utilize all financial, organizational and leadership resources to benefit the entire region.

OBJECTIVES

- Organizational Structure
- Leadership Development
- Funding

Each year, SCAEDD Staff members help local governments in their search for funds for large projects that are often beyond the local government financial capabilities. Projects may include economic development facilities, infrastructural improvements, and local community development. In the past year, SCAEDD assisted **29 member governments** in applying for more than **$46.7 million** in 39 separate applications. Funding programs included:

- Appalachian Regional Commission
- Community Development Block Grants
- Delta Regional Authority
- Economic Development Administration
- Land and Water Conservation Fund
- Mid-South Resource Conservation & Development Council
- Southeast Crescent Regional Commission
- USDA Rural Development



PROJECTS ON THE GROUND

■ **Alabama Resource Conservation and Development Council**

The South Central Alabama Area Agency on Aging (the Aging arm of SCADC) distributed 400 weather radios at various aging events throughout the region through a partnership with Auburn University Extension and with a $17,750 grant from Alabama RC&D.



■ **Rural Transportation Planning Organization (RPO)**

Funded through the Alabama Department of Transportation and administered by SCAEDD staff, the South Central Alabama Rural Transportation Planning Organization opens a dialogue with stakeholders to determine rural transportation needs and issues. The RPO can also assist local governments with transportation-related planning and design projects. RPO funds were used to assist the City of Union Springs planning program, Crenshaw County Safe Streets for All application, and assisted the City of Georgiana with filing a Section 5310 application.



Proposed realignment of the pedestrian crossing at Hardaway Avenue and N. Prairie Street at the Birddog Statue, along with curb bump outs, will increase pedestrian safety.

PRIORITY PROJECTS

PRIORITY CAPITAL IMPROVEMENT PROJECTS

The list of priority capital improvement projects assists in the organization and prioritization of the infrastructure investments and public improvement projects necessary to support economic growth, attract private investment, improve community competitiveness, and enhance the region's quality of life. The priority capital improvement project list helps accomplish the following:

- Identify critical infrastructure needs,
- Identify projects with potential to generate economic benefits,
- Guide public investment and resource allocation,
- Strengthen funding opportunities,
- Promote regional coordination, and
- Establish an implementation framework.

In summary, the list serves as a bridge between the CEDS's economic development goals and the actual projects needed to achieve those goals.

LIST OF PRIORITY CAPITAL IMPROVEMENT PROJECTS

County	Capital Improvement Project	Construction Activity
Utilities		
Crenshaw	CCEIDA Water, Sewer and Power	Extend and upgrade water, sewer and power service to serve new chicken pelletizing plant
Lowndes	Countywide Infrastructure	Water, wastewater, broadband, and roads for quality of life and future economic development
Macon	Hiteco Site, Shorter	Extend water and sewer to new Hiteco site
Montgomery	Maxwell Gateway Improvements	Water and Sewer Extension
Pike	New Well and Water Line Extension	New well and water line extension to support local growth due to Lockheed Martin expansion
Roads		
Bullock	Bullock County Road 23	Improve approximately 4 miles of unpaved roadway to serve construction of new solar farm
Bullock, Montgomery	Alabama Highway 110 Corridor Development	Widen Alabama Highway 110 to four lanes.
Butler	Greenville Industrial Park	Repaving Industrial Parkway

PRIORITY CAPITAL IMPROVEMENT PROJECTS, CONTINUED

County	Capital Improvement Project	Construction Activity
Roads, continued		
Butler	McKenzie Storm Drainage	Replace storm drain culverts and improve storm water drainage ditches
Crenshaw, Lowndes, Montgomery, Pike	Development of Federal Highway Corridors: US Highway 80 US Highway 231 US Highway 331	Widen U.S. Highway 331 to four lanes.
		U.S. Highway 80 Commercial and Industrial Development
		General infrastructure improvements along each corridor.
		U.S. Highway 231 Corridor Study
Lowndes	Alabama Hwy 21	Turn lane from AL 21 into Project Red Clay site
Macon	Hiteco Site, Shorter	Access road to new Hiteco site
Montgomery	Maxwell Gateway Improvements	Roadway and bridge upgrades along Washington Ferry Road, from US Highway 31 to the rear access gate of Maxwell Air Force Base
Pike	Turn Lanes, Troy	Turn lanes at intersection of US Highway 231, Trojan Parkway and George Wallace Drive
Industrial Parks		
Bullock	Hicks East Industrial Site, Union Springs	SEEDS Grant for Phase I Environmental for 220-acre site
Crenshaw	Luverne Industrial Park	Extend and upgrade water, sewer and power service
Macon	Macon-Tuskegee Industrial Development	Upgrade electrical substation to support Project Galaxy
Macon	R.E.A.L. Park	Water and sewer extension
Macon	Tuskegee Commerce Park	Water and sewer extension
Pike	North Industrial Park, Brundidge	SEEDS and Growing Alabama grants for site development
Pike	New Industrial Park, Troy	SEEDS Grant for site development
Miscellaneous		
Region	Revolving Loan Fund	Recapitalize the SCADC Revolving Loan Funds