Ransomware attacks are different from cyberattacks

BY JOE HOWLAND

What is a ransomware attack?

It’s a specific type of cyberattack in which cybercriminals are not interested in capturing and stealing data, but instead want to crippled operations by encrypting and locking up digital systems such that no one can access it. The attacker then demands payment, typically in order to restore access to the data so the organization has access to its own systems.

Stringing data may not sound as bad at first, but it can be a huge deal. For one, the attacker can target and encrypt the right portions of your technology environment, then they can hold you hostage. Two, many organizations include a variety of activities like Facebook, email, and the ability to accept credit payments. Unfortunately, the recent attacks in Florida are a case in point.

Why are local governments such a big target?

It’s a practical reason that the private sector has invested more in cyber- protection. It’s also a big opportunity. This makes the private sector better than local governments has been of handling the threat of being hacked. For every big municipality, there are so many smaller municipalities trying to redirect dollars from IT to other IT-related areas. And most small cities and small towns need such an investment.

Additionally, local government has the challenge of being in an information challenge. Because so much information is publicly available, attackers can craft more convincing scams to persuade employees to mistakenly take action that can initiate a ransomware attack.

How should an organization respond if they are the target of a ransomware attack?

There are typically two options. Option one is to pay the ransom, quickly and without hesitation, to remove your ransom. Some ransomware can cost between $500 and $1,000 dollars up, and many are in the $25,000 range.

See Ransomware on Page 5

Landfill closure prompts look at future of municipal solid waste

The faces of solid waste disposal and the recycling industry are changing rapidly, meaning cities need to find new ways to adapt for the future ahead

BY KATE COIL

Within the next decade, the landscape of the solid waste disposal issue will face new challenges as the country moves away from the previous reliance on the landfills, and the solution is not as simple as building a new landfill facility for every community. The closure of the Midplee Middle Point in 2013, as well as the most recent landfill main disposal site for Metro Nash- ville, has prompted the formation of the Rutherford County’s four munici- palities, Eagleville, Murfreesboro, and Smyrna. Con- tracts for the landfill extend for at least seven years, but the last day the landfill can take refuse might come sooner than that.

The nearby disposal site for construction waste was recently filled ahead of schedule, and the area is also about to be taken to Midplee. As a result, the landfill could close earlier than anticipated and without a new site to dispose of the solid waste – leading them to turn their attention to other cities and counties.

This is why Madeline Rogero, the Middle Point’s Solid waste manager planning with the Greater Nashville Regional Council (GNRC), said this local issue is not a regional issue alone. It’s an environmental and solid waste recycling and taking part in the discussion with the people.

We have been in this industry for 20 years and people are talking about solid waste more now than they have in the past 20 years,” she said. “At Midplee Point, we had 4,000 tons of waste a day. The reality at that time was that about 4,000 tons have to go somewhere. It’s been a lot of money.

There is no problem in the past, but when the problem is beyond their,” said Rogero. It doesn’t become their problem when garbage needs somewhere to go and has to go to the next closest landfill.

Until the recent landscape of solid waste and what future impact it might have. GNRC partnered with several local governments to determine if other landfill facilities covers 21 counties in the Middle Tennessee region, one of the best solid waste master plans ever un- dertaken in the region. “One of the things we learned from studying these 21 counties is that there are 2.4 million tons of residential waste generated in this region every year, roughly six per person per day,” said. “That is huge and for a long time, for a long time, it’s a good thing that our companies can handle it.”

We have five landfills in this region, and when the largest one goes, those other landfills are going to fill up that much quicker.”

The city of Murfreesboro, for example, could impact many more communities than just those that use Midplee Point.

“This is quickly becoming a regional problem. It won’t be before rice isana state wide prob- lem,” the city of or “If this happens,” the city of these will be landfills if we are able to handle it in the next five years, and the answer is probably not. We also continue to bring in so many people every day, which is great for the area and the area, but we also need to think about the problems we are creating by bringing more population. It’s noth- ing to get your reputation. It’s a few.

And the solution isn’t just as easy as building another landfill. Nashville recently contracted with the firm BDM Smith to do a zero-waste plan for the city to mil- lions of people.

EpA repeals 2015 Clean Water WOTUS rule

On Sept. 12, the U.S. En- vironmental Protection Agency (EPA) and Department of the Army announced they are repealing a 2015 rule that impairs parallel to American Lawmakers have proposed two pieces of legislation to reverse a key part of the 2015 rule pending a decision on the merits of the rule. In this action, EPA and the Army jointly concluded that multiple substantive and proce- dural errors warrant a repeal of the 2015 rule. For example, the rule:

• Did not implement the legal limits on the scope of the agencies’ authority under the Clean Water Act as intended by Congress and reflected in Supreme Court cases.
• Failed to adequately recognize, preserve, and protect the rights of farmers and landowners to manage their own land and water resources.
• Approved the limits of the agencies’ constitutional and statutory authority absent a clear statement from Congress.
• Suffered from certain pro- cedural lapses, such as lack of adequate record support as it relates to the rule.
• Lacked certainty as to the definition of “waters of the United States” following years of litigation surrounding the rule.

The two federal districts courts that preliminarily enjoined the 2015 Rule found that the rule was supported by the Supreme Court decisions and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of nationally adequate record support as it relates to the rule.”

The EPA and the Department of the Army finalized a rule to re- peal the previous administration’s water protection rule for U.S. waters and its successor to the longstanding and familiar regulations. With this final rule, the EPA and the Department of the Army and the Army are working together to ensure that the new rule is consistent with Supreme Court decisions, and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of nationally adequate record support as it relates to the rule.”

The new rule will: The EPA and the Department of the Army and the Army are working together to ensure that the new rule is consistent with Supreme Court decisions, and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of the rules of the United States.”

The two federal districts courts that preliminarily enjoined the 2015 Rule found that the rule was supported by the Supreme Court decisions and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of nationally adequate record support as it relates to the rule.”

The new rule will:

• Revise the definition of “waters of the United States” to those waters that are subject to regulation under the Clean Water Act. This will help to clarify the criteria that was previously used by the courts to determine whether the rule applies to a given water body
• Establish a national definition to provide a national baseline for consistency and predictability for the law enforcement agencies that will implement the 2015 rule
• Remove protections for “tributaries” that are not part of the class of waters covered by the rule
• Eliminate the requirement that the rule apply to all waters, including those that are not subject to regulation under the Clean Water Act

The EPA and Army are also working to ensure that the implementation of the new rule is consistent with Supreme Court decisions, and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of the rules of the United States.”

The new rule will:

• Revise the definition of “waters of the United States” to those waters that are subject to regulation under the Clean Water Act. This will help to clarify the criteria that was previously used by the courts to determine whether the rule applies to a given water body
• Establish a national definition to provide a national baseline for consistency and predictability for the law enforcement agencies that will implement the 2015 rule
• Remove protections for “tributaries” that are not part of the class of waters covered by the rule
• Eliminate the requirement that the rule apply to all waters, including those that are not subject to regulation under the Clean Water Act

The EPA and Army are also working to ensure that the implementation of the new rule is consistent with Supreme Court decisions, and sets the stage for Step 2—a new rule that will “more accurately reflect the current framework of the rules of the United States.”
The city of Brentwood recently won two of the highest national honors awarded to local communites, including the Tennessee County Communications & Marketing Association’s (TCCMA) Community Fun Center of the Year. The city’s Delta Maggie was named State Champion and has been named the National Champion for the past five years. Founded in 2012, the Tennessee County Communications & Marketing Association’s Community Fun Center of the Year award recognizes the best community fun center in each of the state’s 95 counties. Brentwood’s Maggie has been a prominent feature in the city, offering a variety of activities and events for residents of all ages. The award is a testament to the city’s commitment to community engagement and the provision of quality recreational opportunities.

Ashland City opens first frisbee golf course

Officials with Ashland City have opened the first disc golf course located at the John C. “Preacher” Poe Saddle Ball Track. The course is a 10-hole, 3,600-yard frisbee golf course that offers a unique challenge. The course is situated in a park setting, providing a serene environment for players of all skill levels. It is a great addition to the city’s park system, offering an outdoor recreational activity for residents and visitors alike.

Collierville cuts ribbon on fire station renovations

Officials with Collierville have recently cut the ribbon on renovations to Collierville’s Firehouse No. 2. Originally opened in 1975, the renovations to the fire station included updates to the building’s exterior and interior, as well as the installation of new equipment and technology. The fire station now serves as a hub for emergency services in the community, providing a more efficient response to emergencies and enhancing the quality of life for residents.

Brentwood breaks ground on new police headquarters

Officials with the city of Brentwood and the Brentwood Police Department recently broke ground on the city’s new police headquarters at 910 Hargett Way. The facility will allow the Brentwood Police Department to exist in their own dedicated facility as well as have a benefit for the citizens. The building will accommodate the police department’s training, investigative labs, operations, and the city’s dispatch center. The 44,200 square foot building and municipal court will be easily accessible from the public lobby X-ray thanking. The property for the new headquarters has been owned by the city since the 1990s. The move will mark the first time the city has changed its headquarters since it moved in city hall in 1964.

TENNESSEE TOWN & CITY

TENNESSEE TOWN & CITY, INC. ISSN 0361-4707
Copyright 2022. No part of the material in this magazine may be reproduced in any manner without written permission from the publisher.

 мякшай 23, 2022

Ashland City opens first frisbee golf course

Officials with Ashland City have made the first toss at the city’s new disc golf course located at the John C. “Preacher” Poe Saddle Ball Track. The disc golf course is a 10-hole, 3,600-yard course that offers a unique challenge. The course is situated in a park setting, providing a serene environment for players of all skill levels. It is a great addition to the city’s park system, offering an outdoor recreational activity for residents and visitors alike.

Collierville cuts ribbon on fire station renovations

Officials with Collierville have recently cut the ribbon on renovations to Collierville’s Firehouse No. 2. Originally opened in 1975, the renovations to the fire station included updates to the building’s exterior and interior, as well as the installation of new equipment and technology. The fire station now serves as a hub for emergency services in the community, providing a more efficient response to emergencies and enhancing the quality of life for residents.
Landfill closure prompt closes look at state of solid waste

WASTE / June Page 7

get some of the 4,000 tons of waste that will find a new home at a close of business.

According to the study, around 90% of the waste in Metro Nashville is either burned or sent to regional landfills. Nashville's landfill, which is one of the biggest in the state, is expected to close in the next few years.

"Not only will there be more landfill space available, but there are also a lot of businesses that have been putting their waste in landfills," said Caldwell. "We now have the opportunity to think about ways to use the landfill as a tool to help businesses and residents reduce their waste.

"We have to find alternatives, but even then, we will always have to be looking for new ways to handle waste." Caldwell said that Metro Nashville's zero waste goal is not just about reducing the amount of waste sent to landfills, but also about increasing the amount of waste that is recycled and composted.

Beyond Tennessee's borders, national and international policies are changing how solid waste is disposed of. Caldwell said this could also have implications for how businesses and residents handle their waste.

"As we continue to look at ways to reduce solid waste, we must consider the impact on businesses and residents," said Caldwell. "We must also consider how these policies affect the economy and the environment.

"Increased focus on sustainability and reducing waste is important for the future of our communities. We must continue to work together to find solutions that benefit everyone." Caldwell said.

Talking trash also comes with safety and security concerns. By 2020, we had the highest score gets a trophy.

"The markets continue to face many challenges, but they have to go back to the fundamental question of how will recycling work in the future. If we can develop a better understanding of the market and how to make it work, we can improve our recycling rates.

"It's a wonderful way to open the door to the people who haven't been involved in this process. It's a great opportunity to better understand how these processes work and how we can make them more efficient.

"It's a lot of people who have been involved in different parts of the country because of the public health concern. I think that's really exciting, and a lot of the people who have been involved in the last few years have a lot of new perspectives. We keep the equipment to see how heavy it's going to be.

"When interest picked back up, we didn't have the same type of response because it wasn't the same type of deal. We used to get paid for it, but now we don't.

"We don't have a landfill, so we don't have a problem. In Nashville, we have a lot of new opportunities to think about how we can use the landfill as a tool to help businesses and residents reduce their waste.

"We need to look at how we can use the landfill as a tool to help businesses and residents reduce their waste. If we can develop a better understanding of the market and how to make it work, we can improve our recycling rates.

"It's a wonderful way to open the door to the people who haven't been involved in this process. It's a great opportunity to better understand how these processes work and how we can make them more efficient.

"It's a lot of people who have been involved in different parts of the country because of the public health concern. I think that's really exciting, and a lot of the people who have been involved in the last few years have a lot of new perspectives. We keep the equipment to see how heavy it's going to be.

"When interest picked back up, we didn't have the same type of response because it wasn't the same type of deal. We used to get paid for it, but now we don't.
Hood appointed to interim seat in TN State House

Casey Hood has been appointed by the Obion County Commis- sioner to serve as the interim Representative for the Tennessee District 77. Hood will fill the seat recently vacated by state Rep. Bill Sandlin, R-Kenton, who resigned from the seat earlier this year citing a family health crisis and wanting to focus on his business.

Hood will serve in an interim capacity until a special election to fill the District 77 seat is called. A notice of Union City, Hood attended the University of Ten- nessee in 1986 and 1987 and has worked in private banking and is a graduate of the University of Tennessee’s College of Business.

S. U.S. Sen. Lamar Alexander has become the longest-serving official to hold both the U.S. Senate and state government for the state of Tennessee.

As of Sept. 19, Alexander has held a statewide office for 24 years, 8 months, and 13 days beginning with his two terms as Tennessee governor in the late 1970s and 1980s and including his three terms as a U.S. Senator representing the state of Tennessee. Alexander will retire from the position next year.

A native of Maryville, Alexan- der served as a legislative assistant for U.S. Sen. Albert Gore Jr. and returned to his home state of Ten- nessee to serve as the campaign manager for Gov. Winfield Dunn.

Alexander then served as president of the University of Tennessee from 1980 to 1999 before being selected to serve as secretary of the U.S. Department of Education by President George W. Bush from 1991 to 1993.

In 2002, he was elected to the Senate seat opened by the retirement of late U.S. Sen. Fred Thomp- son. This also made him the only U.S. senator ever regularly appointed to a Senate seat.

Alexander’s milestone was honored by his fellow lawmakers.

No loan is too large or too small

C LLC's普通贷款服务

Martin recently closed a $1,350,000 capital outlay note with the Tennessee Municipal Bond Fund (TMBF) to finance various public works projects. Martin has used TMBF loans and has borrowed more than $25 million during that time. Pictured are Kelly Wilson, city clerk; Mayor Randy Brandung; and Tommy Green, TMBF mar- rying representative.

Judy Cosmoli- ni will be leaving her position as a municipal manage- ment consultant with the University of Ten- nessee Municipal Technical Service (MTAS) to take a position as town manager of Smykville. In her new position, she will become the manager of Thompson’s Station for four years before taking on his new role. In her role, Cosmoli ni worked for 11 years as a city manager, city manager, utility board chairman, ad- ministrator, and city representative.

She holds a master’s in public administration and a bachelor’s in economics.

Joe Costanzo, director of the Colli- er County for Agriculture and resulting in improved understand

Casey Hood recently closed a $2.7 million fixed-rate loan with the Tennessee Municipal Bond Fund (TMBF) to finance various public works projects. Martin has used TMBF loans and has borrowed more than $25 million during that time. Pictured are Kelly Wilson, city clerk; Mayor Randy Brandung; and Tommy Green, TMBF mar- rying representative.
Drinking deaths increased in Tennessee in 2018 by 12 percent, with the state registering 371, 000 deaths in 2018, compared to 336, 000 in 2017. The increase was driven by an increase in vehicle miles traveled in Tennessee, which rose 33 percent from 2017 to 2018. The increase in vehicle miles traveled was accompanied by a decrease in the number of people using public transportation in the state, from 3.6 million in 2017 to 3.2 million in 2018. Despite the increase in drinking deaths, the state has taken steps to combat the problem, including implementing stricter laws and increasing public awareness campaigns.

The Tennessee Department of Transportation announced the availability of up to $10 million in federal funding to improve highway safety in the state. The funding is part of a program that provides grants to states for the purpose of improving highway safety by reducing fatalities and injuries on the state’s roads. The funding is available to states that have implemented comprehensive, multi-year plans to address highway safety issues.

Tennessee saw the third-largest increase in uninsured residents in the country in 2018, according to a report released by the Kaiser Family Foundation. The report found that 872,000 uninsured residents, an increase of 60,000 from the previous year, are uninsured in Tennessee. The report attributes this increase to several factors, including a decrease in the number of people enrolled in Medicaid and an increase in the number of people who are eligible for coverage under the Affordable Care Act but choose not to enroll.

The purpose of the EMT is to encourage the development of projects that reduce emissions of air toxics and greenhouse gases.

Under this solicitation, $15 million in EMT funding is available for eligible air toxics-related projects. These include projects that reduce emissions of air toxics and greenhouse gases.

The purpose of the EMT project is to encourage the development of projects that reduce emissions of air toxics and greenhouse gases.

Under this solicitation, $15 million in EMT funding is available for eligible air toxics-related projects. These include projects that reduce emissions of air toxics and greenhouse gases.

The purpose of the EMT project is to encourage the development of projects that reduce emissions of air toxics and greenhouse gases.

Under this solicitation, $15 million in EMT funding is available for eligible air toxics-related projects. These include projects that reduce emissions of air toxics and greenhouse gases.

Under this solicitation, $15 million in EMT funding is available for eligible air toxics-related projects. These include projects that reduce emissions of air toxics and greenhouse gases.

Under this solicitation, $15 million in EMT funding is available for eligible air toxics-related projects. These include projects that reduce emissions of air toxics and greenhouse gases.
Engineer/Senior

The City of Lakeland, Tennessee is seeking an Engineer/Senior for the Bureau of Planning and Development Department. The successful candidate will provide professional engineering services to the Bureau of Planning and Development Department. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. The Engineer/Senior will also participate in the preparation of minor land use investigations and prepare development plans for the Board of Mayor and Aldermen. A Bachelor’s degree in civil engineering, and experience in engineering or a related field is required. Starting salary range: $44,323 – $63,408.

ASSOCIATE ENGINEER

Applicants are sought for the position of Associate Engineer in the Planning and Development Department for the City of Lakeland. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. Bachelor of Science degree in urban planning or related field with 2 years of experience is required. Starting salary range: $38,623 – $51,628.

Planning Intern

Applicants are sought for the position of Planning Intern in the Planning and Development Department for the City of Lakeland. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. An undergraduate degree in urban planning or a related field is required. Starting salary range: $28,684 annually depending on qualifications, with DOQ benefits.

PLANNER I

The City of Portland is seeking an Environmental Planner I. This position will be responsible for providing assistance in developing and implementing various projects of a technical and social nature. A Bachelor’s degree in environmental science, environmental studies or related field is required. Starting salary range: $28,684 annually depending on qualifications, with DOQ benefits.

PLANNER II

The City of Portland is seeking a Planner II. This position will be responsible for providing assistance in the development and implementation of various projects of a technical and social nature. A Bachelor’s degree in environmental science, environmental studies or related field is required. Starting salary range: $34,805 annually depending on qualifications, with DOQ benefits.

Civil Engineer

Applicants are sought for the position of Civil Engineer in the Planning and Development Department for the City of Lakeland. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. A Bachelor’s degree in civil engineering, and experience in engineering or a related field is required. Starting salary range: $44,323 – $63,408.

Financial Director

The City of Lakeland is seeking a Financial Director. This position will be responsible for the design, execution, and management of efficient and effective financial and operational processes in support of the City’s strategic plan and goals. Responsibilities include overseeing the City’s accounting, financial, economic and planning operations. A Bachelor’s degree in Accounting or a related field is required. Starting salary range: $86,962 annually depending on qualifications, with DOQ benefits.

Public Works Director

The City of Lakeland is seeking a Public Works Director. This position is responsible for the design, execution, and management of efficient and effective public works operations in support of the City’s strategic plan and goals. Responsibilities include overseeing the City’s planning, engineering, construction, transportation, and maintenance operations. A Bachelor’s degree in Civil Engineering, or a related field is required. Starting salary range: $86,962 annually depending on qualifications, with DOQ benefits.

Fire Chief

The City of Lakeland is seeking a Fire Chief. This position is responsible for the management of the Fire Department and assumes primary responsibility for the day-to-day operations of the Fire Department. Responsibilities include ensuring compliance with state and federal regulations and local ordinances. A Bachelor’s degree in Fire Science or a related field is required. Starting salary range: $79,920 annually depending on qualifications, with DOQ benefits.

Mediator

Applicants are sought for the position of Mediator in the Planning and Development Department for the City of Lakeland. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. A Bachelor’s degree in urban planning or a related field is required. Starting salary range: $28,684 annually depending on qualifications, with DOQ benefits.

Wastewater Engineer

Applicants are sought for the position of Wastewater Engineer in the Planning and Development Department for the City of Lakeland. Responsibilities include reviewing and commenting upon site plans, plans for alterations within existing buildings and about new construction. A Bachelor’s degree in Civil Engineering, and experience in engineering or a related field is required. Starting salary range: $44,323 – $63,408.

Senior Planner

The City of Portland is seeking a Senior Planner. This position will be responsible for assisting the Planning Director in the design, execution, and management of efficient and effective planning and encourages operations in support of the City’s strategic plan and goals. Responsibilities include overseeing the City’s planning, engineering, construction, transportation, and maintenance operations. A Bachelor’s degree in Civil Engineering, or a related field is required. Starting salary range: $79,920 annually depending on qualifications, with DOQ benefits.
Free Public Records, Open Meetings training

The Tennessee Comptroller’s Office of Open Records Counsel (OOCR) is hosting seven-two hour training events across the state in the month of October for government employees, elected officials, media, and members of the public who attend about Tennessee open meetings laws.

Open Records Counsel Lee Pope and Assistant General Counsel Rachel Buckley will lead each class through a variety of topics including public records laws and procedures, open meetings requirements, and exemptions to the Tennessee Public Records Act. Qualifies for Certified Municipal Finance Officer and Utility Commissioner training credits.

The training dates, times, and locations are listed below. All times are local.

Upper Cumberland Regional Health Facility, 1100 Edward Drive, Cookeville, TN
• Tennessee Williams Cultural Complex, 200 West Main Street, Decherd, TN
• Mountains & Monuments Festival, 221 Main Street, Tellico Plains, TN
• Safety Professionals of East Tennessee Training, 651 Professional Park Drive, Johnson City, TN
• Tennessee's Largest Outdoor Juried Artist Market, 425 Fifth Avenue North, Nashville, TN
• African American Cultural Center, 200 East Main Street, Memphis, TN
• Tennessee Comptroller’s Office, 410 5th Avenue South, Nashville, TN
• Tennessee's Largest Outdoor Juried Artist Market, 425 Fifth Avenue North, Nashville, TN
• African American Cultural Center, 200 East Main Street, Memphis, TN
• Tennessee Comptroller’s Office, 410 5th Avenue South, Nashville, TN

*This session is full

To register for a course go to the MTAS website at www.mtas.tennessee.edu and select training and events. Also you can register online.

You can pay upon registering with a credit card or request an invoice. For more information, contact TMDel больше@mtas.tennessee.edu or 615/741-0541.

Target Audiences: Managers, Supervisors, City/County, HR Directors

Free Public Records, Open Meetings training
Property evaluation program helps identify strategic sites in Henderson, Chester County

BY DR. BRIDGET JONES jones-bridges consulting group

Chester County and the county seat of Henderson are located 18 miles southeast of Jackson and Interstate-40 in Southeast Tennessee. In addition to its being about half the area of the state of Delaware, Nashville, the county has good transportation access to I-40, State Route 45 and 100 crossing in its center in Henderson. This central location provides residents and businesses in the area to employment options and services available in adjoining counties as well as both large cities and rapidly growing market places.

Chester County is rural and smaller than most counties in Tennessee. The 2016 census estimates the total population at 46,034 which is a bit higher than the 2010 total. Population growth is a key indicator of community vitality resulting from successful economic, community, and downtown development efforts that have been underway during the last decade.

During the county’s 2017 TNECD-personal-use-based plan development, the need for quality industrial sites to attract industry was determined as being the most critical practice. Henderson leaders reported that the most suitable properties were a challenge.

Chester County is part of four different economic markets and most of Chester County’s wetlands and floodplains are located in flat, low elevations that lower elevations that surround Henderson. The majority of Henderson is a thin strip of high density and higher elevations.

When the opportunity arose, the Henderson/Chester County Chamber of Commerce identified property needs and the Property Evaluation Program was created to address the need.

PROPERTY EVALUATION PROGRAM

TNECD’s grant is used to TNECD to expand the state’s inventory of industrial sites and existing industrial buildings. The evaluation process, conducted by Austin Consulting, provides guidance to community leaders so that local resources and economic development efforts can be aligned on properties that have the greatest potential for industrial development. It is also intended to identify property shortcomings that need to be addressed to prepare industrial properties for market.

The Chester County PEP process began with the selection of property offered by city and county leaders. Austin consultants completed a detailed evaluation of the properties located in the two-county area. During their time in the community, Austin also evaluated manufacturing sectors that were a fit for the size of the community’s workforce and location.

Additionally, during the visit, city and county representatives, local officials, economic development representatives, utility providers, community planning and zoning departments, economic development leaders and the public were interviewed and experience with site selection and development.

At the end of the process, Henderson/Chester County leaders reported that PEP technical assistance and education created local awareness and commitment that led the city of Henderson to secure TNECD Site Development Grant funding for recommended industrial site preparations.

Henderson-Chester County Chamber of Commerce staff also reported that the PEP process helped them recognize what types and sizes of companies the community was best positioned to attract. Recommendations from targeted sectors included small to medium-sized manufacturers, automotive manufacturers, and automotive components.

Short-term strategic development and expansion were underway. Three small sites within the remaining acreage of the Henderson Industrial Park were identified.

This county-owned industrial property offered several advantages that made it a strong candidate to be further developed. The site is located on U.S. Highway 45, less than 1 mile northwest of downtown and adjacently located to a large national manufacturer. Several industries have developed on the park over the last few decades using the 80 remaining acres in the park as the long-term strategy for development.

Despite having an abundance of available acreage, the site’s challenge was to attract high-value, blue-line businesses, and a power environment limited the feasible economic development strategies. The remaining property presented an opportunity to utilize the site to designate smaller pads for specific industries.

Despite the challenges of the property’s previous development on U.S. Highway 45 and existing utility infrastructure, dic- tated that the city or the county needed due diligence to understand what can feasibly be developed. From there, community leadership would also be positioned to branch out and explore other properties for long-term development.

Based upon PEP recommendations, Henderson/Chester County TNECD Site Development Grant funding was approved for the remaining portions of the Henderson Industrial Park. The City of Henderson rezoned the property to industrial to receive a grant for due diligence studies to produce a prototypical re- port that would recommend the best site for manufacturing or a logistics operation. This was the first and most important opportunity that this property could be graded. In 2019, the Second Site Development Grant was awarded for grading of the site by best positioning for short-term investment.

As manufacturing locations continue, the city plans to take advantage of additional Select Tennessee resources to develop the additional two buildings sites identified in the PEP report. Chester County and Henderson leaders also plan to take advantage of Select Tennessee resources to develop plans for a long term property with more than 150 acres suitable for development that wasvirtual Austin Consulting. Long-term strategic development strategies were offered for this prop- erty that would take more time and financial resources to develop.

MARKETING ASSISTANCE

As development activities were underway, the Henderson-Chester County Chamber of Commerce was selected to participate in the Three Star Grant program. Three Star Grant Program (TSGP) is a competitive grant program that awards funds to chambers of commerce and local economic development organizations.

TNECD supports local economic development efforts by providing promotional videos, custom photography, and a pitch presentation template for each community.

In 2016, the chamber’s leadership came at just the right time to equip Chamber of Commerce economic develop- ment leaders with new industrial site marketing resources to leverage Se- lect Tennessee and city of Henderson efforts.

THREE STAR INVESTMENTS

Gene Record Memorial Park is located adjacent to the industrial park where several current manufacturers and the PEP evaluative sites are located. This presented a unique opportunity to utilize TNECD Three Star Grant funding to add health and wellness components to the park.

In 2018, Three Star grant funding was awarded to create a walking track and add outdoor fitness equip- ment in the city park with what could be the use of other local entities as a driving force.

For more information, visit TNECD Community and Rural Development.