

Q1 2019

# Economic Outlook





**PUBLIC**



**PRIVATE**



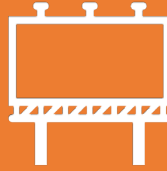
**PARTNERSHIP**

The 3 Ps

# The 3 Ps

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## Economic Development



Product



Projects



People



# Madison Megasite

- 325 Acres in Public Ownership
- 875 Acres Certified and Controlled
- Located on Hwy 22 and Nissan Parkway
- Master planned
- Zoned I-2 Heavy Industrial
- Ready for development
- Utilities Adjacent

## LEGEND:

MCEDA PROPERTY BOUNDARY  
MCEDA PROPERTY BOUNDARY (FUTURE)  
PROPOSED PARCEL BOUNDARY  
EXISTING WATER MAIN  
EXISTING GAS MAIN  
EXISTING SEWER FORCE MAIN  
PROPOSED WATER MAIN  
PROPOSED GAS MAIN  
PROPOSED GRAVITY SEWER MAIN  
PROPOSED SEWER FORCE MAIN  
PROPOSED SEWAGE PUMP STATION

GRAPHIC SCALE

0 600' 1200'

(IN FEET)

1" = 600'



# Reunion Parkway Phase 2 & 3

## Bozeman Road to U.S. Highway 51

### Madison County



- Residential and commercial development in Madison County is booming with an expected 18,000 new citizens over the next ten years.
- Reunion Parkway Phase 2 and 3 will create critical jobs and tax revenue for Madison County by providing access to 880 acres of economic development opportunities. • The county has completed Reunion Parkway Phase 1 (MS 463 to Bozeman Rd) at a cost of \$14 million.
- Reunion Parkway Phase 3 (Parkway East to U.S. Highway 51) is in the right-of-way acquisition phase and can be ready for construction in 2020.
- Reunion Parkway Phase 2 (Bozeman Road to Parkway East) is vitally needed as the critical link between MS 463 to I-55 and to U.S. 51 to reduce traffic on other area east-west corridors (MS 463 and Gluckstadt Road) that are currently over capacity.
- Reunion Parkway Phase 2 will consist of a new multi-lane roadway and bridge over I-55 from Bozeman Road to Parkway East.
- MDOT will connect to Reunion Parkway Phase 2 with an interchange when widening I-55 from MS 463 to Gluckstadt Road is funded.
- The estimated project cost for Reunion Parkway Phase 2 is \$25 million.
- The estimated project cost for Reunion Parkway Phase 3 is \$10.2 million.
- The county will complete the Phase 2 environmental assessment in August 2019 per MDOT/FHWA guidelines and will begin engineering design immediately following that approval.
- The county currently has all required matching funds for the Reunion Parkway Phase 2 and 3 projects.

# MCEDA Dashboard

	YTD 2016	YTD 2017	YTD 2018	October 2018- Present
Projects Won	3	3	7	1
Jobs Committed	60	148	307	300
Investment Committed	\$8,750,000	\$19,330,000	\$24,350,000	\$6,500,000
Average Annual Wages	\$71,007	\$46,622	\$49,700	\$65,000
Madison CCS Estimated Revenue	—	—	\$415,653	\$144,056
Grants Awarded	\$0	\$800,000	\$920,000	\$0
Madison Sales Tax Gain/Loss	\$547,070	\$92,185	\$662,107	\$260,242
Speaking Engagements	—	2	19	8
Press Releases	—	5	8	5
Consultant Visits	—	30	23	44
Existing Industry Visits	25	24	31	24

# Projects (October 2018-Present)

Project Code	Jobs	Annual Wages	Investment	Description	Site	Source
Project A	60	TBD	\$10,000,000	Automotive	Flora	MCEDA
Project B	20	\$38,000	\$500,000	Light Manufacturing	Gluckstadt	MCEDA
Project C	10	\$38,000	TBD		Flora/Gluckstadt	MCEDA
Project D	10	TBD	\$1,200,000	Automotive	Gluckstadt	MCEDA
Project E	100	\$89,000	\$75,000,000	Plastics	Flora	Entergy
<b>Totals</b>	<b>200</b>	<b>\$50,000</b>	<b>\$86,700,000</b>			



# Madison County Developments





# Fastenal Distribution Center

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# B & B Electric Expansion

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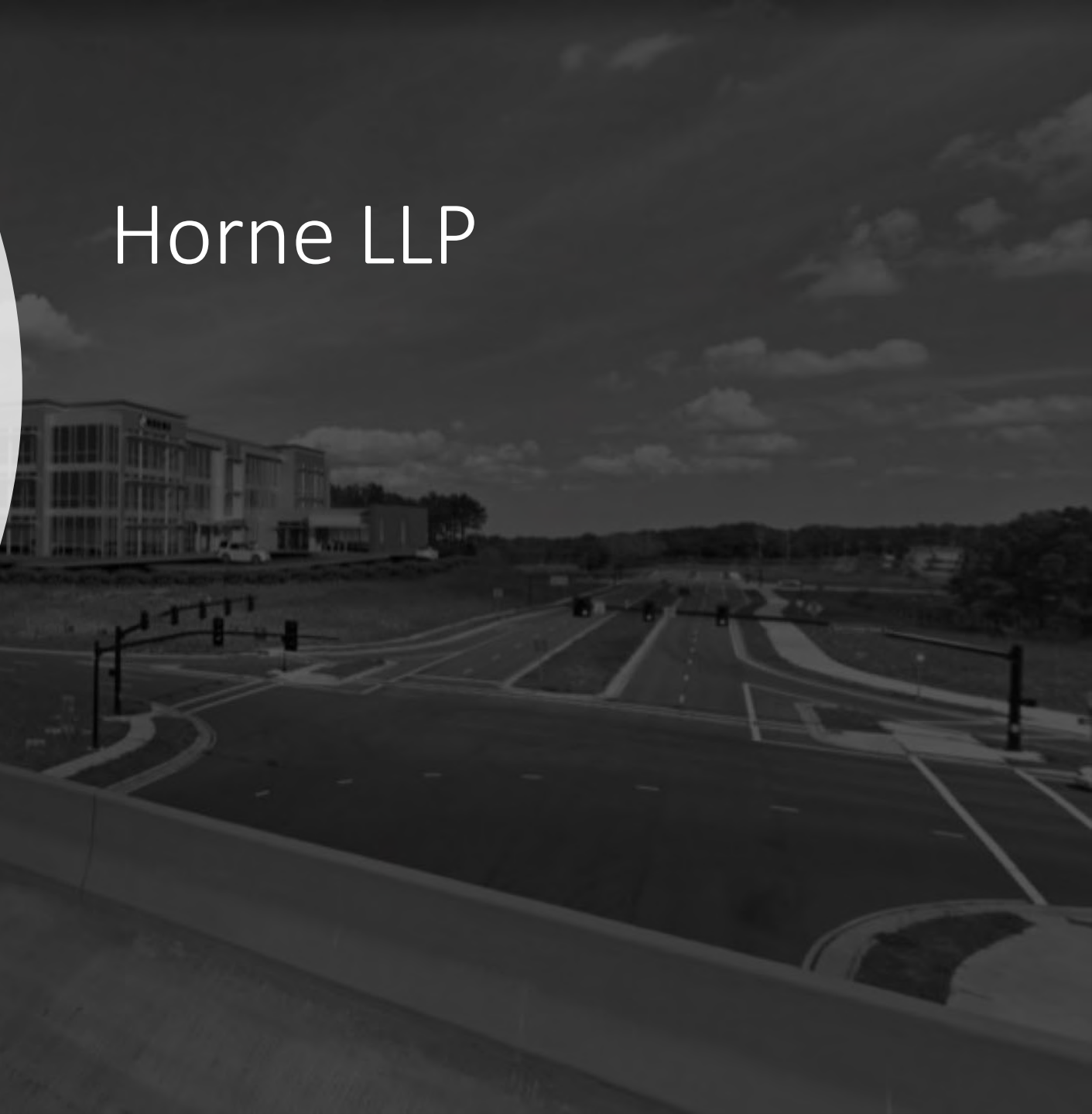
# MMC Materials







Horne LLP







Renaissance Phase II





You don't find any traffic after  
going the extra mile  
and  
there's a reason for that:

Most people won't do what it takes  
to get there.

But if you choose to  
do what others won't,  
eventually you will get to do  
what others can't.

GO THE EXTRA MILE

IT'S NEVER CROWDED