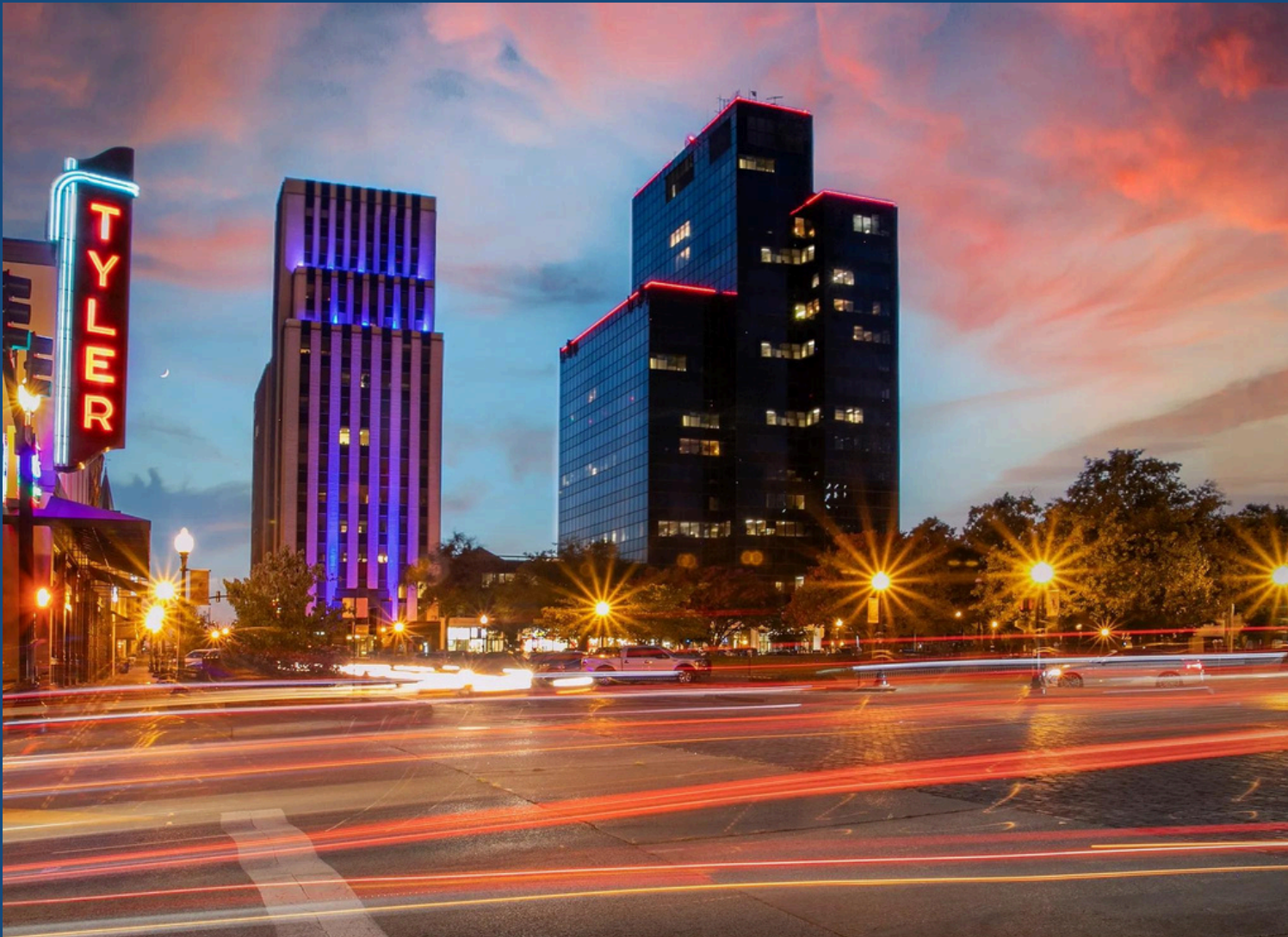


# Tyler Economic Development Council

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## Investor Information



**TYLER**EDC

# TEDC History



## 1980s

Oil and Gas Collapse, Banking Crisis, Perryman & Fantus Studies recommend a response

## 1988

The Tyler Economic Development Council (TEDC) is formed

## 1989

TEDC Director is hired after national search

## 1990

Taxing entities adopt Freeport

Aratex – tax abatement policies adopted throughout Smith County

## 1992

TEDC Board votes to support 4-year status for UT Tyler

TEDC and the Tyler Area Chamber of Commerce (TACC) support development of an outer loop, now Toll 49

## 1993

TEDC awarded Lone Star City designation

TEDC helped secured a 5.5 year tax abatement for Brookshire's Freezer & Refrigeration project, a \$9.1 million investment

## 1994

John Soules Foods to build new 60,000 SF facility on FM 14; 85 employees, now 1,000

Tyler Industrial Foundation dissolved, TEDC board accepts gift of assets; Tyler Industrial Park

## 1995

Target chooses Tyler/Lindale for 1st distribution center in Texas; 1,000 jobs, \$95 million investment. TEDC structures 1st pay-as-you-go TIF in Texas for Target

## 1997

Tyler & Lindale are awarded the Texas EDC Community Economic Development Award (CEDA) for the Target Distribution Center project

## 1999

Classic Cable (Suddenlink/Altice USA) chooses Tyler for expansion; 200 jobs, now 1,500

Brookshire's Expanded their Tyler Distribution Center, a \$27 million investment creating 50 new jobs. TEDC negotiated a 7 year, 100% tax abatement incentive for the project

TEDC is the first International EDC Accredited Economic Development Organization (AEDO) in Texas

TEDC and TACC assist Brookshire's and the East Texas MUD in securing a \$750k grant from the Texas Dept. of Agriculture for construction of a wastewater treatment facility at the Brookshire's facility on Hwy 271

## 2002

Tyler wins Texas EDC CEDA award for the second time for 8 local expansion projects

## 2003

Loop 49 construction begins

## 2008

TEDC acquires property for the Tyler Business & Technology Park, south of Earl Campbell Parkway

## 2009

TEDC assists Brookshire's with their nomination to the State's Enterprise Zone Program, worth up to \$1.25 million in sales & use tax refunds for their \$5 million investment in Tyler facilities.

## 2012

Centene chooses Tyler and purchases land in the Tech Park; 349 new jobs

TEDC & TACC led the effort to allow alcohol sales in Tyler

## 2013

TISD Career & Technology Center High School opens on Earl Campbell Parkway

## 2014

TxDOT awarded TEDC the Texas Road Hand Award for efforts involving Loop 49

## 2015

German based company, Fresenius Medical Care, chooses Tyler over Phoenix, AZ for new admin support center on Earl Campbell Parkway; 400 new jobs

## 2016

GG Distributing and Jasper Ventures choose Smith County to establish new facilities; 480 new jobs created.

## 2017

Sanderson Farms chooses sites in Smith and Wood Counties for their \$225 million project; 1,700 jobs; \$1.54 billion impact on local economy over the first 10 years of operation

EMA chooses Downtown Tyler, over Austin & Houston, for its new headquarter office

Ingersoll-Rand/Trane chooses Tyler for flagship office headquarters, one of two in the US

## 2018

Hiland Dairy chooses Tyler milk plant for a \$45 million expansion/renovation; 80 new jobs

Wyoming Machinery – CAT chooses Tyler for new Dragline Services Specialties division, one of two in the US; 88 new jobs, \$17 million investment

Tyler, Lindale, and Mineola win the Texas EDC CEDA award for the Sanderson Farms Project

Tyler, Lindale, and Mineola win the International EDC Silver award for regionalism and cross border collaboration on the Sanderson Farms Project

## 2019

Homeland Title chooses Tyler, over Houston, for a \$5 million headquarter office project that will create 24 new jobs and retain 20 employees.

Wastequip chooses Tyler to establish a new \$6 million manufacturing facility; 133 new jobs

The University of Texas Board of Regents makes an unprecedented \$95 million investment in two Tyler Institutions. \$35 million for an Advanced Nursing & Health Sciences Complex at UT Tyler. \$60 million for a Graduate Medical Education & Resident Teaching Facility at UT Health in Tyler.

## 2020

The UT Board of Regents voted to approve establishing a medical school in Tyler.

Tom Mullins retires

TEDC Board of Directors hires Scott Martinez as the new President and CEO for TEDC

## 2021

In Q3 of 2021, Tyler Pipe began construction on a \$36 million expansion for its Smith County facility

Trane announces a \$76.7 million project to construct a new building and new assembly lines at the Tyler facility

## 2022

Hood Packaging announces a \$17.5 million expansion for their Tyler facilities.

Industrial Wood Technology announces a \$7 million expansion that will create 40 new jobs.

TEDC earns AEDO reaccreditation. TEDC was the second organization to ever earn AEDO accreditation and the first organization to do so in Texas.

## 2023

TEDC purchased 412 acres on Interstate 20 and SH-155 to establish the Tyler Interstate Commerce Park.

Averitt announced a \$10 million expansion that updated their facility to 20K sq ft and created 25+ new jobs

Great Southern Wood-Yellowood announces new facility in Tyler Interstate Commerce Park

## 2024

TEDC collaborated with Smith County to construct CR-3344. This county road supports the Tyler Interstate Commerce Park.

Hiland Dairy announced a \$98.74 million construction project for a new facility

Tyler Economic Development Council has completed the sale of 30 acres to Amazon for the construction of a new delivery station.

TEDC purchased the Wisenbaker property, a 281-acre property just outside Loop 323, located along Hwy 14 and US-271.



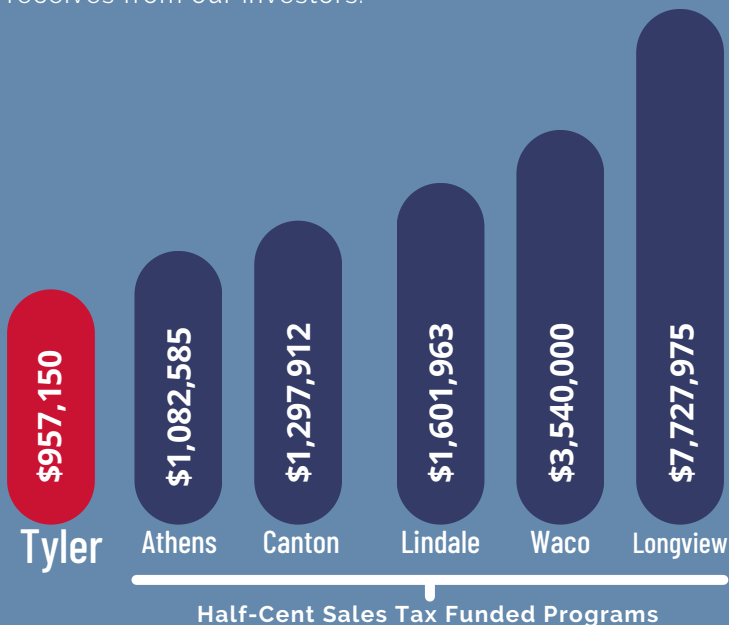
# TEDC MISSION

The Tyler Economic Development Council (TEDC) is a non-profit organization that promotes the creation and retention of primary jobs for Tyler/Smith County and the diversification of the economic base to expand employment opportunities in the region.

# TEDC STORY

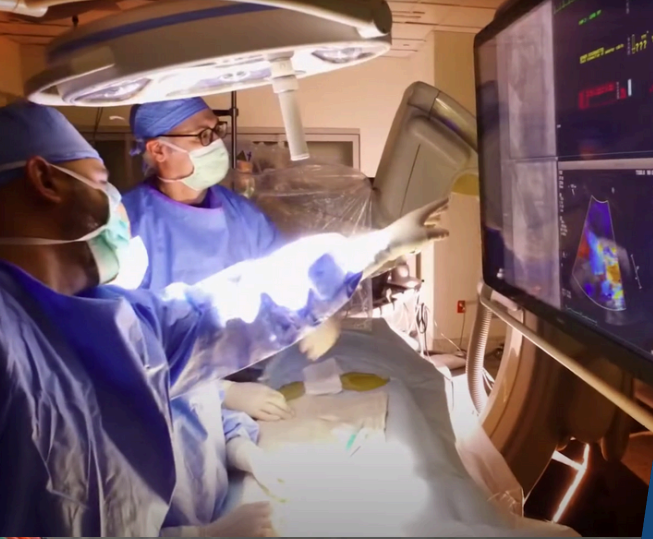
Since its inception in 1989, TEDC has consistently and aggressively promoted economic growth through the retention and expansion of existing business, new/small business development, and business attraction. For every \$1 invested in TEDC, there has been a return of \$90 in new investment into Smith County through business expansions and relocations.

TEDC is not funded through the Half-Cent Sales Tax like many economic development organizations in Texas. Therefore TEDC competes with a comparatively smaller operating budget than its neighbors. TEDC has demonstrated incredible efficiency with every dollar it receives from our investors.



Sources: Texas Comptroller, GuideStar, and Public Hearings





# TEDC PROJECTS

2023

## \$170,174,515

New Investment in Plant & Equipment



NEW Projects



260  
New Jobs



20  
Retained Jobs

# TEDC HISTORICAL TOTALS

1989-2023



## \$1,735,542,323

Total New Investment 1989-2023



188

Total Projects



14,203  
New Jobs



15,899  
Retained Jobs





# TYLER

Economic  
Development  
Council



\$ **400M<sup>+</sup>**

Total TEDC Facilitated  
Projects since 2021



**412 Acre**

Tyler Interstate  
Commerce Park



USA Today's

# **1** City to Move  
to in Texas

[www.TEDC.org](http://www.TEDC.org)

## BOARD OF DIRECTORS

**GREG ADCOCK**  
Austin Bank

**DONALD BAKER**  
UT Health East Texas

**BARRY BEAMAN**  
Hiland Dairy

**MICHAEL BOSWORTH**  
Bosworth & Associates

**CLAY BRASHER**  
Brookshire Grocery Co

**GARNETT BROOKSHIRE**  
East Texas Pinnacle Properties

**EDWARD BROUSSARD**  
City of Tyler

**TODD BUCHANAN**  
Greater Texas Capital Corp.

**BRENT BYERS**  
Byers Family Partnership

**MARTY CRAWFORD**  
Tyler ISD

**BRAD CURTIS**  
Tyler Building Systems

**SHANNON DACUS**  
Dacus Firm

**JEREMY DOYLE**  
Great Southern Wood - Yellowwood

**DWIGHT FENNELL**  
Texas College

**NEAL FRANKLIN**  
Smith County

**LEE GIBSON**  
Southside Bank

**CHARLES GORDON**  
Baylor Scott & White TSJH

**GLENN GREEN**  
NET RMA

**ERICA HALLMARK**  
East Texas Tax & Land, LLC

**JEFF HARRIS**  
Delek Refinery

**JEFF JOHNSTON**  
Chick-Fil-A Broadway Crossing

**ROY MARTINEZ**  
Bronco Logistics

**SCOTT MARTINEZ**  
Tyler Economic Development

**RAY MCKINNEY**  
Genecov Group

**JUAN MEJIA**  
Tyler Junior College

**THOMAS NEUHOFF**  
Herd Family Office

**TOM PERKINS**  
Edward Jones

**JULIE V. PHILLEY**  
University Of Texas at Tyler

**JASON PROCTOR**  
CHRISTUS Health

**RANDY REYNOLDS**  
HGR General Contractors

**JAMES SHERIDAN**  
Texas Bank & Trust

**THOMAS SMITH**  
RBC Wealth Management

**OCTAVIO TELLEZ**  
Hood Packaging Corp.

**JIM THOMPSON**  
Cavender's

**TOM TRIMBLE**  
Oncor Electric Delivery

**DON WARREN**  
City of Tyler

**MARK WHATLEY**  
Burns Commercial Properties

**WALTER WILHELMI**  
Prothro Wilhelmi & Co.

## EXECUTIVE COMMITTEE

**ROY MARTINEZ**  
Chairman  
CEO/CFO  
Bronco Logistics

**BRAD CURTIS**  
Vice Chair  
Real Estate Committee Chair  
Operations Manager  
Tyler Building Systems

**RAY MCKINNEY**  
Immediate Past Chair  
President/CEO  
Genecov Group

**SCOTT MARTINEZ**  
President /CEO  
Tyler Economic Development

**GARNETT BROOKSHIRE**  
Secretary  
Director of Real Estate  
East Texas Pinnacle Properties

**LEE GIBSON**  
Treasurer  
Finance Committee Chair  
CEO & President  
Southside Bank

**MICHAEL BOSWORTH**  
Resource Committee Chair  
Partner  
Bosworth & Associates

**NEAL FRANKLIN**  
Smith County Representative  
County Judge  
Smith County

**EDWARD BROUSSARD**  
City of Tyler Representative  
City Manager  
City of Tyler

**THOMAS NUEOFF**  
At-Large  
CFO  
Herd Family Office

**DONALD BAKER**  
At-Large  
Market President  
UT Health East Texas

**JASON PROCTOR**  
At-Large  
President  
Christus Trinity Mother Frances

**JAMES SHERIDAN**  
TACC Board Chair  
Texas Bank & Trust

**EX-OFFICIO**  
A.W. Riter, Jr.\*  
Taylor Burns  
James Wynne, Jr.\*  
Randy Roberts  
Bill Martin  
Anita Meyer  
Barbara Bass  
Herbert C. Buie  
Bobby Curtis  
Joe Hebb  
Mike Thomas  
Barham Fulmer  
Felicity Reedy  
Rea Boudreaux  
Tom Ellis  
Lonny Uzzell  
Shannon Dacus  
Charles Hill  
Henry Bell  
Sandra Burns

## PLATINUM INVESTORS

**\$50,000 & ABOVE**  
City of Tyler  
Smith County  
Tyler Industrial Foundation

**GOLD INVESTORS**  
**\$25,000 - \$49,999**  
A.S. Genecov Foundationz  
Baylor Scott & White Texas  
Spine & Joint Hospitalz  
Brookshire Grocery Companyz  
Byers Family Partnershipz  
CHRISTUS Health Systemz  
Greater Texas Capital Corporationz  
Great Southern Wood-Yellowoodz  
Southside Bank  
The R.W. Fair Foundation  
UT Health East Texas

## SILVER INVESTORS

**\$5,000 - \$24,999**  
Austin Bank  
Bob L. Herd Foundationz  
Cascades Country Club  
City of Winona  
Hoar Construction Co.  
Hollytree Country Club  
John Soules Foods  
Oncor Electric Delivery  
Potter Minton Law Firm  
Trane Technologies  
Tyler Pipe Company  
United Rental  
Vexus Fiber  
WRL General Contractors

## BRONZE INVESTORS

**\$2,500 - \$4,999**  
A. E. Shull & Company  
A.W. Riter, Jr. Family Foundationz  
Altra Federal Credit Unionz  
Aqueous Engineering  
Bailes & Co., P.C  
Ben Fitzgerald Real Estatez  
Better Business Bureauz  
Bosworth & Associates  
Broadstreet Bank  
Bronco Logistics  
Burns Commercial Propertiesz  
Cadence Bank  
Cavender's  
CenterPoint Energy  
Central Title Company  
Citizens 1st Bank  
Citizens Bank  
City of Whitehouse  
Classic Tyler Motors  
Conterra Networks  
Delek Refining, Ltd.  
Drake Real Estate & Investmentz  
East Texas Municipal Utility Dist.z  
East Texas Pinnacle Propertiesz  
East Texas Title Companyz  
Edward Jones-Childress Groupz  
ETTL Engineers & Consultantz  
Express Employment Pros  
Eye Care Associates of East  
Texas  
Fitzpatrick Architects  
Fritcher Construction ServicezGDC  
Industrial  
Gollob, Morgan, Peddy  
GTAR  
H & M Buie Investments  
HALFF

Hardy Wealth Management  
Harris Craig Architects  
HGR General Contractors  
Hibbs-Hallmark Insurance  
Higginbotham Insurance  
Hiland Dairy Foods  
Holiday Inn Tyler Conference Center  
Homeland Title  
Hood Packaging, Corp.  
Jacobe Brother's Construction  
L&L Asphalt  
Langan Engineering  
Lindale Economic Development  
Linebarger, Goggan, Blair &  
Sampson, LLP  
Lomoco, Inc.  
LTS Material Handling  
Malcom Reed Ventures  
Moran Refreshments  
Morgan Stanley - The RoseWest Grp  
NORF Companies  
NWP Management & Brokerage  
Ogle Construction  
Origin Bank  
Overhead Door Co. of Tyler  
Prosperity Bank  
Prothro, Wilhelmi & Company  
Regions Bank  
Remedy Intelligent Staffing  
Republic Services  
Reynolds & Kay, Inc.  
RLM General Contractors  
Roosth Production Co.  
Scarborough Commercial Real Estate  
SC Architecture  
Scout Title & Abstract  
Sherrill Construction Company  
Simmons Bank  
Snelling Staffing Services  
Staples Commercial Group  
ST Fasteners  
Target Distribution Center  
Tarry Title  
Terracon Consultants  
Texas Bank and Trust  
Texas Farm Credit  
Texas National Bank  
Texas Select Energy  
The Brannon Corporation  
Thomas and Emily Neuhoff Charitable  
Fund  
Traylor & Associates  
Tyler Area Builders Association  
Tyler Building Systems Co.  
Tyler ISD  
Tyler Junior College  
University of Texas at Tyler  
Verabank  
Wayne Sanderson Farms  
West Oak Property Development

## CONTRIBUTORS

Barrett & Thomas  
Bullard Economic Development Corp.  
Contractor's Supplies, Inc.  
Cooperative Teacher's Credit Union  
Dacus Firm  
EMA Engineering & Consulting  
ETEX Communications  
Henry & Peters  
MHS Planning & Design  
Office Pride of East Texas  
Pam & Thomas Smith Donor Advise Fund  
Russell Patterson, Crest Properties  
SCI Construction, LTD  
Simmons Real Estate  
Sky Developers  
Source Funding  
Troup Community Development  
Tyler's Super Quality Ice  
Tyler Beverages, Inc.  
Wilson Law Firm  
Wynne Interests

\*Denotes individual deceased



# TEDC Investor Benefits

## Investor Levels

Investor Level	Automatic Board of Directors Seat	Annual Meeting Sponsor Table	Breakfast Sponsor Listing	Quarterly Breakfast Guests	Enhanced Web Listing	Web Listing	Inter City Trip Invitation
Platinum \$50,000+	•	2 Tables	•	Unlimited	•	•	•
Gold \$25,000 - \$49,999	•	1 Table	•	Unlimited	•	•	•
Silver \$5,000 - \$24,999		For Purchase	•	8	•	•	•
Bronze \$2,500 - \$4,999		For Purchase		4		•	•

## New Investor Information Form

The Tyler Economic Development Council appreciates your interest in our organization and your support for our mission to create jobs and encourage economic growth in the Tyler/Smith County area.

Annual Investment: \$ \_\_\_\_\_

### Contact Information

Contact: \_\_\_\_\_ Title: \_\_\_\_\_ Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Website: \_\_\_\_\_

Other Contact Name: \_\_\_\_\_

Brief Description of Company: \_\_\_\_\_

Fill out online at:  
<https://tedc.org/about/become-an-investor>



We thank you for your ongoing support of our economic development efforts.

## TEDC Staff

**Scott Martinez, CEcD**  
President and CEO

**Mary Alice Guidry**  
Sr. Vice President, Economic Development

**Karla Anders, EDFP**  
Loan Program Manager

**Angie Hines, BREC**  
Economic Development Coordinator

**Tara Hays**  
Director of Industry and Workforce Initiatives

**Tyler Economic Development Council**  
315 North Broadway Avenue, Ste 300  
Tyler, TX 75702  
[www.tedc.org](http://www.tedc.org)



**TYLEREDDC**