

City of Tuskegee, Alabama

Economic Development



A Model Southern Community & Great
Place to do Business, Visit and Live

The City of Tuskegee Welcomes You!

Thank you for your interest in our community!

One of Tuskegee's Business Strengths is its location in the middle of the "Hottest" Industrial Corridor (I-85) in the state of Alabama.

Why you should choose The City of Tuskegee

Situated mid-way between the bustling sectors of Montgomery, AL, Auburn/ Opelika, AL, and West Point, GA, Tuskegee is ideally suited to serve the ever expanding Automotive Manufacturers (Kia and Hyuandai) as well as others located along this corridor.

Ground, Rail, and Air Transportation is easily accessed.

Tuskegee offers industrial, commercial, and retail opportunities within a 5-minute drive from busy Interstate- 85 (Exit 38).

The Tuskegee Commerce Park, 2 minutes from Exit 38, has sites ranging from 15 areas to 20 areas available for immediate development.

Retail- The Tuskegee Community is currently under served. With a growing Tuskegee University student base, strong tourism traffic in addition to its permanent population, the community needs more retail choices to satisfy its students, tourists, workforce, and general population.

There is ample room downtown and nearby for many more "name" retailers as well as for budding entrepreneurial "start-ups". There is a special need for more restaurants, full service fuel/gas stations, specialty retailers, and transportation services in the downtown area.

Then (History) and Now (Where We Are Headed)

(Adapted from the Tuskegee Comprehensive Plan 2010)

The City of Tuskegee has both Rich History and Tangible Assets that make the community an ideal place to do business, visit, and live.

Then (History): Adapted from Tuskegee 2010 Comprehensive Plan

The Alabama Legislature officially incorporated The City of Tuskegee in February 1833. The Legislature created Macon County earlier in 1832 and Tuskegee was selected to be the County Seat. Other incorporated municipalities in Macon County include the Towns of Franklin, Notasulga, and Shorter.

The area's rich soils and hot climate have always been well suited to crop production, and the area was utilized for plantation lands during the Antebellum Period.

In 1881, The Alabama Legislature passed a bill establishing the Tuskegee Normal and Industrial Institute (now Tuskegee University) and appropriated \$2,000 per year for faculty salaries Booker T. Washington, the institution's first faculty member, began classes on July 4, 1881. In 1896, George Washington Carver joined the faculty and subsequently revolutionized agricultural development in the south.

Following World War I, the Veteran's Facility (later named the Veterans Administration Medical Center) was established on land donated by Tuskegee Institute (now Tuskegee University). The Hospital (now renamed Central Alabama Veteran's Health Care System (CAVHCS)- East Campus) was the first, and only VA facility built to exclusively serve African-American Veterans. The facility now serves veterans of all races and is a major employer in the city.

Tuskegee received national attention during World War II as a training center for the first African- American flying unit (now referred to as "The Tuskegee Airmen"). In 1940, President Franklin Roosevelt ordered the Air Corps to establish an African- American unit (The 99th Pursuit Squadron). Tuskegee Institute was selected as the Training Ground because of its commitment to aeronautical training in the form of facilities, instructors, and climate for its endeavor. Tuskegee became the center for African- American aviation for the remainder of World War II.

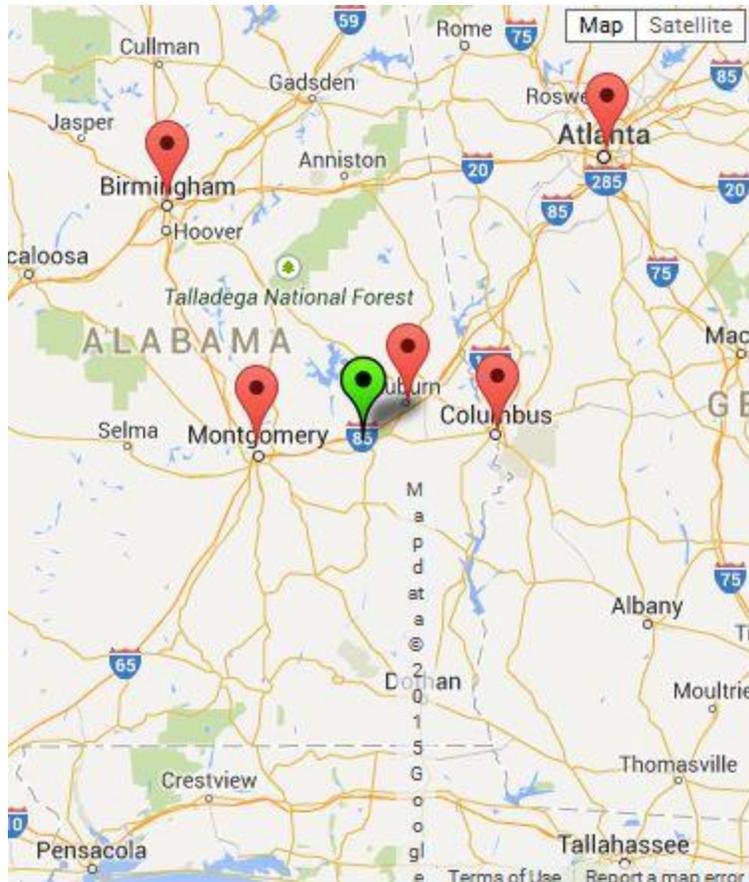
Prior to World War II the Tuskegee and Macon County economies were essentially agricultural based. After the war this shifted to a more diverse economic base with much less dependence upon agriculture and more dependence upon Education (Tuskegee University), Government (City and County), Health Related Services (Veteran's Administration), and Tourist Traffic at its Historic sites.

Now: Where are we headed?

After a period of slow or no growth, The City made the decision to significantly grow its economy using proven economic development initiatives and approaches including the following:

- a.) Attraction of manufacturing jobs to the 100 acre Tuskegee Commerce Park at I-85 (Exit 38)
- b.) Attraction of major and popular retail businesses to the Downtown and nearby shopping areas.
- c.) Expansion of the already thriving Tourist base.
- d.) Significantly increasing the permanent population base of the Tuskegee Community
- e.) Establishment and Management of a Small Business Incubator to encourage and support entrepreneurs.

All of this works toward our goal of making Tuskegee a great place to do business, visit, or live!



Location Advantages

Because of Tuskegee's strategic location along I-85, it is located in the "Hottest" Industrial Corridor in the State of Alabama.

This provides a number of Logistical Advantages to all businesses that operate in Tuskegee:

a.) Tuskegee is surrounded by growth, commerce, and available workforce. Commutes to nearby industrial sites include:

-Shorter, AL (Halla Controls) – 20 miles

-Auburn/Opelika (G.E. Aviation, MANDO, HANWHA, DAESIN, AJIN, USA. PHARMAVITE) – 20 miles

-Montgomery, AL (Hyundai, MOBIS, GKN AEROSPACE, AES Industries, Neptune Technology) – 35 miles

NOTE: Because of its location in the midst of current growth, available workforce can easily be found and trained in and around Tuskegee.

b.) The Tuskegee Commerce Park

Located at exit 38, one (1) mile from Interstate -85, is the Tuskegee Commerce Park. This 100 Acre Industrial Site has a number of “shovel ready” sites (15-20 acres each) ready to be occupied. This park is less than one (1) mile from the Tuskegee Airport.

c.) A variety of Transportation Systems

-Rail Access

A portion of the Tuskegee/Macon County CSX Railroad system runs parallel to Interstate -85 very close to the Tuskegee Commerce Park. There are large tracks available with CSX Rail access.

-Major Highway Access

- Interstate -85 - less than a mile from Tuskegee Commerce Park, 5 miles from Downtown Tuskegee.
- Interstate -65 - (Access to Mobile, AL and Birmingham, AL) - 35 miles from Commerce Park, 30 miles from Downtown.
- US -80 - (Runs through Downtown) – access to Columbus, GA.
- US -29 - (Runs through Downtown) – access to Auburn/Opelika area.

-Airports

- Tuskegee Municipal Airport/ Moton Field, a General Aviation Airport. Operated by Fixed Base Operator Golden Eagle Aviation, offers a 5,000 ft. lighted runway, fuel services, maintenance and storage facilities and many amenities.
- Montgomery Regional Airport/ Dannelly Field
Located 45 miles west of Tuskegee. This a full-service Airport and is served by Delta Airlines
- Columbus, GA Metropolitan Airport
Located 50 miles northeast of Tuskegee, this full-service airport is served by Delta Airlines
- Atlanta, GA Hartfield- Jackson International Airport
Located approximately 120 miles from Tuskegee, this full-service airport services Domestic as well as International Markets (over 60 international destinations in 45 countries.) All major airlines service this airport.



Sites C, D, & E are Ready for Clearance and Development!

For Additional Information

Contact:

Mr. James W. Harper – Assistant to the City Manager – Economic Development

The City of Tuskegee. AL

(334) 720-0572

Jharper@tuskegealabama.gov

(334) 421-9970 (C)

Business Incentives and Taxes

Programs:

- Enterprise Zone
- Delta Regional Authority (DRA)
- Appalachian Regional Commission (ARC)
- South Central Alabama Development Commission (SCADC)

City Business Services:

- Site Selection Assistance
- Business Development
- Zoning Assistance
- Licensing and Permits

Other Incentives/Assistance:

- Workforce Recruitment and Training Assistance (AIDT)
- Tuskegee- Macon County Business Development Center
- Small Business Incubator (COMING SOON)

Loans, Grants, and Bonds:

- Revolving Loan Program
- Federal and State Grants
- Innovative Bond Financing
- Industrial Development Grants
- DRA Funding
- others

Tax Incentives:

- Enterprise Zone Credits
- Corporate Income Tax Capital Credit
- Sales/use Tax Abatements
- Other Alabama State Incentives

Living in Tuskegee

Demographics: (2010 Data)

- Population: 9,700
- Gender: Male 44% Female 56%
- Median Household Income: \$25,000
- Median Home Value: \$85,000
- Bachelor Degree or Higher: 27.1%

Top Employers:

- Veterans Medical Center
- Tuskegee University
- Macon County School System
- City of Tuskegee

Education:

High school-

- Booker T. Washington High School

Elementary & Middle Schools-

- George Washington Carver Elementary (K-3)
- Tuskegee Public (Grades 4-5)
- Tuskegee Institute Middle School (Grades 6-8)

College-

- Tuskegee University –Local
- Alabama State University (30 miles/Montgomery)
- Auburn University (20 miles)
- Auburn University at Montgomery AUM (30 miles)
- University of Alabama Montgomery UAM (30 miles)

Government (Council- Manager Form of Government)

Harvey Smith, City Manager

City Council

Johnny L. Ford – Mayor

Lawrence (Tony) Haygood – Council-at-Large

Frank Christopher Lee- District 1

Ala Whitehead- District 2

Georgette White Moon- District 3

Police Chief

Lester Patrick

Fire Chief

Fred Iverson

Utility Services

The Utilities Board for The City of Tuskegee (UBT) provides water, electricity, and sewer service to The City of Tuskegee (including The Tuskegee Commerce Park)

Tuskegee Area Attractions

The immediate Tuskegee area offers more attractions than just about any city of its size anywhere!

There is an abundance of Tourist Sites and Recreational activity to satisfy the needs and wants of tourists as well as citizens.

Tourist Attractions:

- **Tuskegee University-** Visit this historic campus and you can visit The Oaks, the residence of the university's co-founder, Booker T. Washington, the famous statue of Washington lifting the veil from the Negro, The George Washington Carver Museum, and the grave sites of Washington, Carver, and other distinguished Tuskegees.
- **Tuskegee Airmen Museum-** Located at Historic Moton Field. This National Park Service site houses airplanes, memorabilia and photographs that capture the spirit and accomplishments of these WWII Heroes.
- **Tuskegee History Center-** Located in Downtown area. This center offers under one roof photographs, stories, etc. that capture the multicultural (Native-American, European-American, and African American) history of Tuskegee and Macon County.
- **Tuskegee National Forest-** Camping, hiking, and observing nature more your thing? No problem! plan to spend some time at the Tuskegee National Forest Site located just west of Downtown.
- **Lake Tuskegee-** Located a "stones throw" from Downtown, the beautiful Lake Tuskegee is both a popular tourist destination and a popular recreation option for area citizens. Boating, fishing, and picnicking are popular endeavors at Lake Tuskegee.
- **Parks and Recreation (Adapted from the 2010 Strategic Plan Update)-** The City of Tuskegee maintains four (4) recreational areas:
 - Abbot Park
 - E.B. Henderson Park
 - Greenfork Park
 - Lake Tuskegee

These parks offer picnic shelters, playgrounds, basketball and tennis courts, baseball fields, football and soccer fields, walking trails, natural areas, with swimming pools at Abbott and E.B. Henderson Parks.

City of Tuskegee

Redevelopment Plans

Current Redevelopment

Exit 38 off Interstate -85

The following businesses are expected to locate at this exit in 2015

- Holiday Inn Express Hotel
- Huddle House Restaurant
- Gas Station
- Convenience Store(s)

Negotiations are currently underway with a number of others to locate at this location.

Other Major Development

1.) Tuskegee Municipal Airport/ Moton Field

Plans are in development to make improvements to Moton Field. The runway will be extended 1500 ft. (to 7,500 ft.) allowing larger planes to land here. Instrument Landing capabilities and additional hanger space will be added to accommodate planned growth.

2.) Downtown Redevelopment

a.) Appearance Improvements

The city has an aggressive plan to repair or remove blight and dilapidated Buildings from the Downtown and near Downtown area. These activity will result in a dramatically improved Downtown Tuskegee appearance.

b.) Aggressive recruitment of additional retail options for the Downtown Business district. (Specifically targeting restaurants, clothing stores, specialty stores and entertainment venues.

c.) Work with current businesses to grow customer base and revenue.

- d.) Development and implementation of appropriate signage and gateway improvements to make Downtown an “easy to find” business and tourist destination.
- e.) Launch a small business development counter with a Business Incubator to support and develop local entrepreneurs.

Produced by The City of Tuskegee, for further information about the city's Community and Economic Development Initiatives and Services offered, please contact:

Mrs. Diane White
Director of Community Development
(334)720-0555
(334)421-4805 (c)
dwhite@tuskegeealabama.gov

Economic Development
(334)720-0572
(336)421-9970 (c)
jharper@tuskegeealabama.gov

Mr. James (Jim) Harper
Assistant to City Manager