

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

Annual Report 2021

On behalf of the Northeast Arkansas Industrial Development Commission, we would like to present our 2021 Annual Report. While we were still battling COVID and working our way back to normalcy, this past year was a whirlwind of growth and expansion in all of Jonesboro's key economic sectors. We appreciate the continued support from the City of Jonesboro and Craighead County. It is a team collaboration that advances our city. The development of high-paying jobs from both new and existing industries raises the bar for all. We are inspired and excited to see what is in store for our great city in the coming year!

Sincerely,
Al M. Heringer III, Chairman

SHOUT OUT TO OUR EXISTING INDUSTRIES

We all know Jonesboro is a great place to do business! Our location, utilities, and talent are second to none. It's a true testament when our existing industries choose to expand and reinvest in our city when determining where to grow their footprint. Several of our industries are growing in Jonesboro!



Camfil APC – 247,000 SF facility in the Craighead Technology Park – adding 67 new jobs



Colson Group – 146,640 SF facility in the Craighead Technology Park



Nestlé Prepared Foods - \$100 million investment – 100 Jobs – Addition of a Hot Pockets Line



Spirit Fitness Products – 150,000 SF - \$10 million investment – 40-50 Jobs added



Nice-Pak Products, Inc. – Adding capacity and 300 team members in Jonesboro



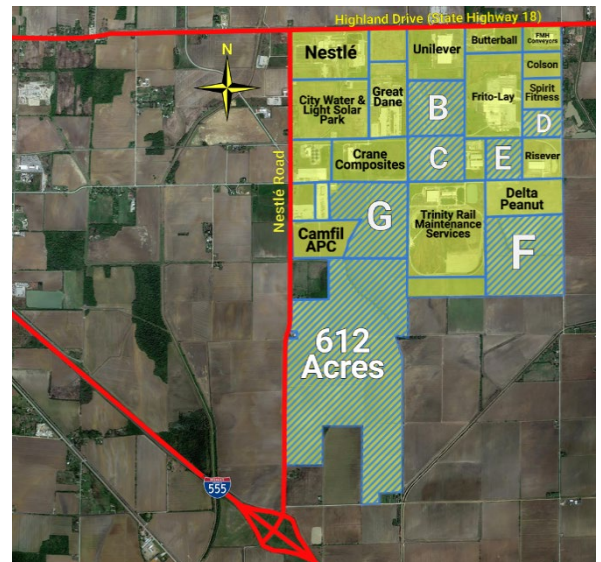
CWL Solar Park – 98 acres in the Craighead Technology Park – 13.25 Megawatt capacity



Riceland Foods - \$13.2 million investment – 80 jobs between Stuttgart and Jonesboro

INFRASTRUCTURE

The Jonesboro Economic Development Corporation (JEDC) is owner and manager of land used for industrial development in Jonesboro. To keep Jonesboro on an accelerated path for growth, it was imperative that additional land be acquired for future projects. In 2021, JEDC purchased 412.69 acres south of the current Craighead Technology Park to be used for industrial activity. There is an additional 200 acres adjacent to this property that can join this site for a total of 612 acres for future developments.





Rail Storage Yard

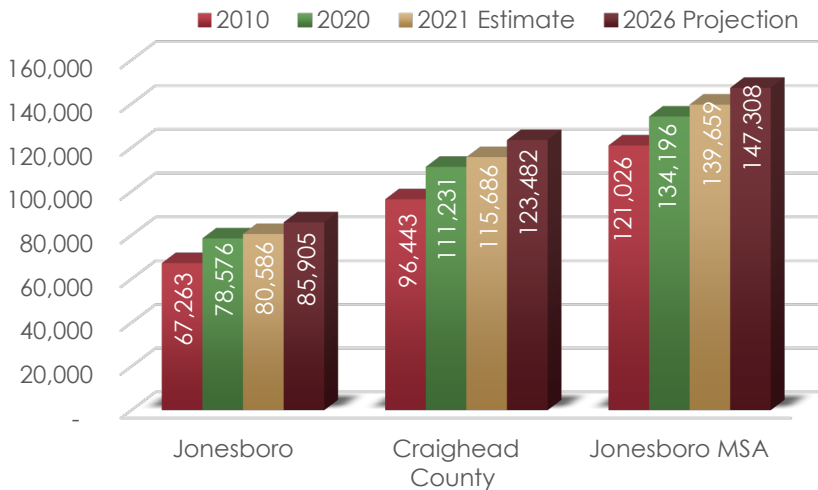
Many of Jonesboro's industries utilize rail services to bring in raw materials or ship out finished product. A 9.6-acre site for a rail storage yard site was purchased in 2021 and is being developed to provide closer, quality access for rail service. The site is located between the Craighead Technology Park and the Jonesboro Industrial

Park. When complete, there will be four tracks with a capacity for storage for 180 rail cars.

Our economic development partners have been working with the Corps of Engineers to obtain a permit to relocate a small drainage ditch that runs through the middle of a premiere site (Site "F") in the Craighead Technology Park, dividing the 150-acre site. A five-year permit was obtained in 2021 and the ditch will be relocated before the permit expires.

Want to know what a manufacturing facility can look like on a 100-135acre site in the Craighead Technology Park? We can show you! Jonesboro Unlimited, in partnership with Nabholz, provides an online tool so you can visualize the construction of a 100,000 square foot manufacturing facility. Check out our virtual building here: <https://www.youtube.com/watch?v=bXA5yP9MStY>.

POPULATION AND THE JONESBORO MSA



Jonesboro is the 5th largest city in the State of Arkansas.

The Jonesboro Metropolitan Statistical Area (MSA) is comprised of Craighead and Poinsett counties and has a 2020 population of 134,196.

In 2021, the U.S. Office of Management and Budget (OMB) made a proposal to change the criteria for MSA designation. This would have

affected Jonesboro and 144 other MSA's in the country – it would have cost millions in federal funding for our city and taken Jonesboro off the radar screen for many economic development projects. A grassroots effort led by Jonesboro Unlimited and our federal delegation assisted in leading the OMB making the decision NOT to change the MSA criteria at this time.

Annual Inventory of Job Growth and Capital Investment

Jonesboro continues to thrive! During 2021, employers in Jonesboro Unlimited's targeted industries (Logistics, Professional Services, Healthcare, Agricultural, and Manufacturing) created **1,029 net new jobs** and made a capital investment of **\$252.1million**. Over the past five years, **5,001** net new jobs were created and a capital investment of **\$802 million** was made.

BUSINESS ATTRACTION, RETENTION & EXPANSION

Jonesboro had **28 inquiries** during 2021, leading to **six site visits**. There were **35 business retention & expansion activities** in 2021, and **26 market research requests**.

*MOMENTUM*20 JONESBORO

Jonesboro's second five-year strategic plan was completed by Jonesboro Unlimited and consultant Ernst and Young in

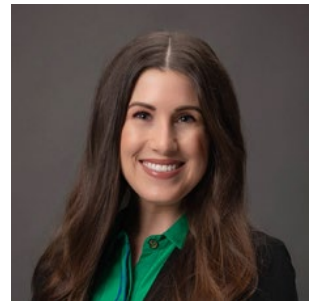
the fall of 2021. A roll-out of the plan was held in August, with Amy Holloway, National Economic Development Strategist speaking. The plan builds on the successes and programs developed during our first plan, and targets four priorities – Business Growth & Innovation, Talent Attraction & Workforce Development, Quality of Life & Infrastructure, and Branding & Marketing. Exciting times are ahead for Jonesboro!

WELCOME NEW JONESBORO UNLIMITED TEAM MEMBERS!



Steven Lamm joined the Jonesboro Unlimited team in March of 2021, as Vice President of Economic Development. Steven is an Arkansas State graduate and comes to Jonesboro Unlimited after serving as the Vice President of Workforce Development at the Fort Smith Chamber of Commerce. Prior to that he served as Project Manager for the Arkansas Economic Development Commission. Steven brings a wealth of talent and experience in economic development,

In addition, Jonesboro Unlimited is delighted to announce that Casey Worlow has joined their team as Director of Talent Attraction in January of this year. Casey comes to Jonesboro Unlimited from St. Bernards Healthcare, where she served as the Strategic Partnership Manager. Talent attraction has become an emphasis in economic development nationally. Recognizing the importance of being a leader in this effort, Jonesboro Unlimited added this position as part of their new five-year strategic plan.



We're excited to have Steven and Casey on the Jonesboro Unlimited team!

COST OF LIVING

Today's news is all about the rising cost of living. It's good to know that your dollars still go farther in Jonesboro than most anywhere else in the United States!

*COLI 4th Quarter Annual
Average 2021*

