

Camfil Rising

Large Crowd Celebrates Factory Groundbreaking



Plus:

Record Sales Tax Collections

Colson Ready For Move-In

3M SF of Warehousing Planned

Camfil Breaks Ground

New Factory Set For 2022 Opening

Blue skies and big smiles were everywhere as Camfil Air Pollution Control (APC) broke ground on its new 247,000 SF facility in early November. Close to 75 people attended the event in Jonesboro's Craighead Technology Park.

Arkansas Governor Asa Hutchinson and Arkansas Secretary of Commerce Mike Preston helped Camfil celebrate the live-streamed milestone. In his keynote address, the Governor addressed Armando Brunetti, President of Camfil Americas, saying Camfil's \$37M investment shows confidence in Jonesboro's future.

"You've got manufacturing facilities all over the globe, and you have choices to make. But you chose Jonesboro, and you continue to expand here. We love that partnership, and we are grateful for it," the Governor said.

"Camfil has been a strong community partner for two decades. We are excited to be a part of their success as they continue to grow with innovative products and services that make us all breathe a little easier," said Secretary of Commerce Mike Preston. "I am looking forward to working with them in the future as they complete this new expansion."

Camfil Air Pollution Control is a part of the Camfil Group, headquartered in Stockholm, Sweden, which has 30 manufacturing sites, six research-and-development centers, and local sales offices in 30 countries. Camfil is a leading manufacturer of premium clean air solutions, providing commercial and industrial systems for air filtration and air pollution control.

Camfil's new investment adds to the company's history in Jonesboro, where they have been in operation for more than 20 years. Armando Brunetti described the planning and development of the new factory as a partnership between Camfil and the community.

"We extend our most sincere thanks to everyone who has supported our plans to develop this new facility," Brunetti said. "The people of Jonesboro have been key to the success of Camfil APC, and we are honored to continue to thrive here and to contribute to local economic growth."

"Camfil's dedication to its employees and the City of Jonesboro is on full display today," said Mark Young, President of Jonesboro Unlimited, "The reinvestment Camfil is making in a new facility, and the hiring of additional employees in Jonesboro speaks volumes to the relationships they have built here and their continued commitment to our city."

Camfil leaders say the new site will be operational in 2022. Sales offices, filter cartridge production, warehousing, and shipping will all move to the new facility.



Project Updates

Get The Moving Trucks Ready

Colson Group USA's new factory in the Craighead Technology Park is ready for move-in. Peter Backus, Manufacturing Strategy Manager for Colson, says the company has its temporary certificate of occupancy and is working on the final punch list with the builder.

Backus says they have started moving production equipment into the new facility. He adds that Colson's 600-ton stamping press is in place. Installation of new zinc plating lines and the wastewater treatment facility are in progress too.

Colson crews will spend January installing new and existing equipment. Some office and shop employees will begin working from the new facility in late January, Backus says.

The plan is for the initial production of major processes to begin by early February. The schedule calls for the first production phase to get underway by the end of the first quarter.

Spirit Seeing Steel

Steel is going up at the 20-acre site of Spirit Fitness' new facility. Scott McDaniel with Ramson's Inc. says they are keeping a mid-spring target date to complete phase one of the project. After they get the rest of the steel erected, he says they will move to sheeting the roof and drywall framing of the 150,000 SF building.

Weather permitting, McDaniel plans to see people and equipment moving in the new facility in mid-May.

The current phase is one of three planned phases at the site. The following two will expand the footprint of the space to a total of 450,000 SF.

When complete, Spirit's \$10 million investment will house the Technical Support Department and Warranty Parts Department, creating approximately 40-50 new jobs.



***Save The Date:
JU Annual Meeting
Friday, February 18th, 11:30
Cooper Alumni Center***

Project Updates

Fulfilling A Need

Haag Brown (HB) is expanding its reach into the business of warehousing and logistics with the announcement of a plan to build E-Commerce Park.

Plans call for the 187-acre site along I-555, just east of the Jonesboro Shooting Sports Complex, to be the home of what HB calls “Northeast Arkansas’ first ultramodern logistics, warehousing, and digital fulfillment park.”

Plans for the complex include seven buildings with over 3 million SF of logistics, warehousing, and manufacturing space.

HB’s plans for E-Commerce Park follow other recent HB projects that include amenities on-site like walking trails and water features.

Josh Brown says they plan to start construction in the spring of 2022.

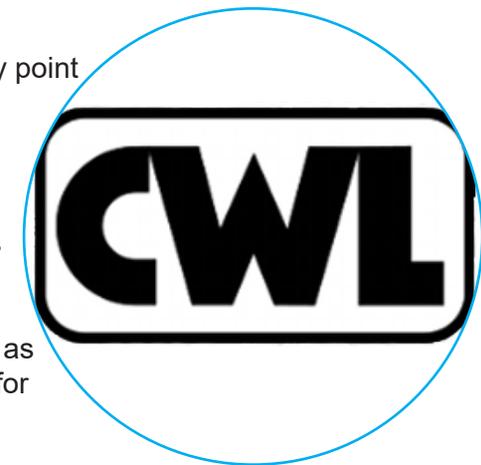
Bring On the Sunshine!

Just about the time Jonesboro starts seeing more springtime sun, CWL’s new solar farm will be generating electricity.

Slade Mitchell, Energy Marketing Administrator with CWL, says the project is nearing its halfway point at the 100-acre site in the Craighead Technology Park, just south of Nestle. Mitchell says the schedule calls for completion of the construction and the mechanical phases by early in the second quarter of 2022.

The project is a partnership between TurningPoint Energy (TPE) and CWL. It also marks CWL’s first solar project. The solar farm will generate an estimated 24,292 Mwh during the first year of operation. That equates to enough power to supply roughly 1,600 homes with electricity each year. In terms of backing up its label as clean energy, the addition of this solar farm is the same as adding 22,430 acres of U.S. forest storing carbon for one year or taking 3,711 cars off the road for the year.

Flipping the switch at the new park will occur almost immediately after finishing the work. According to Mitchell, CWL anticipates solar-generated electricity will begin flowing from the site in the second quarter.

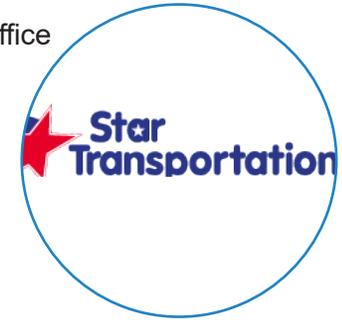


Commercial Development

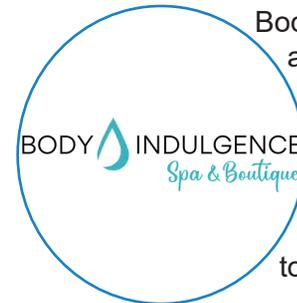
Riceland Foods announced an expansion in December. According to Riceland, the \$13.2M project will create 80 new jobs between the Joneboro and Stuttgart facilities. Officials with Riceland say the majority of the expansion will happen in Stuttgart.



Star Transportation is adding to its office space. Star filed a permit to build an addition to create space for Star's accounting offices on the backside of its existing building on Highland Drive. Star says the space was needed following the March 2020 tornado that damaged the offices.



The former Jimco Lighting building in Bono has been sold. Halsey Thrasher Harpole announced the sale of the 180,000 SF building in November to Jonesboro Cycle and ATV. Published reports say the sale price was \$3.35M

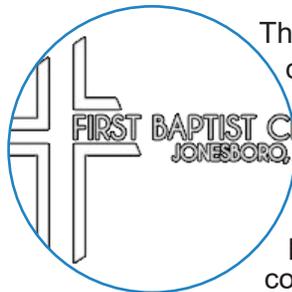


Body Indulgence Spa has plans to move into a new building. Currently located on Nettleton, the spa is constructing a 7,500 SF building on Creek Drive behind Buffalo Wild Wings. The new spa should be open sometime this spring. Plans call for the construction of three additional units totaling 4,500 SF.

It's the end of an era for Fowler Foods. The company has sold stakes in 90 KFC restaurants and sold a Taco Bell restaurant in Jonesboro. The terms of the transaction were not disclosed. The Fowlers have been in the restaurant business for almost 60 years.



Farmers and Merchants Bank is about to open a new Jonesboro branch. The new location at the corner of SW Drive and Parker Road will be Farmer and Merchants' 26th branch in Arkansas. ITM and ATMs are currently open. The bank plans to add staff at the location early in the second quarter.



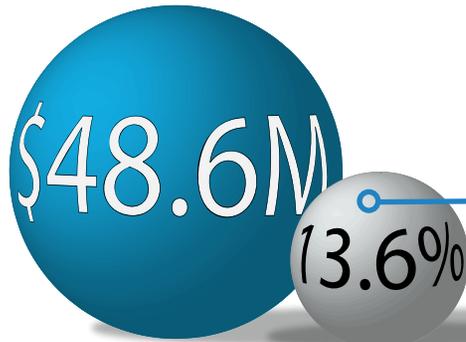
The Life Center at 1st Baptist Church in downtown Jonesboro is going through a renovation. The third floor of the four-story building will house the Adult Ministry. That floor was vacant until now. The \$650K project is focused on ductwork and plumbing right now. No target date for completion was available.



Unico Bank is adding a new Jonesboro location. The new full-service branch is located at the corner of SW Drive and Culberhouse. The location opened in early January. This is Unico's second Jonesboro branch. The Missouri-based bank has 16 branches throughout the Bootheel and Northeast Arkansas.

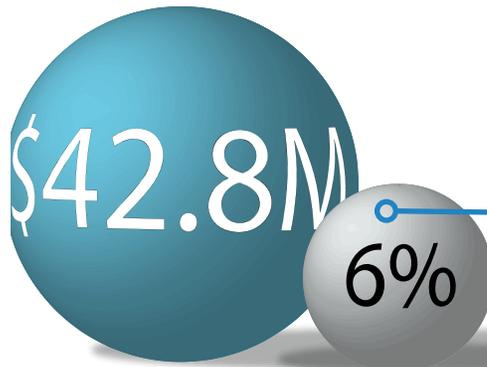
Sales Tax Revenue

Year-To-Date: City & County Combined (2.0%)



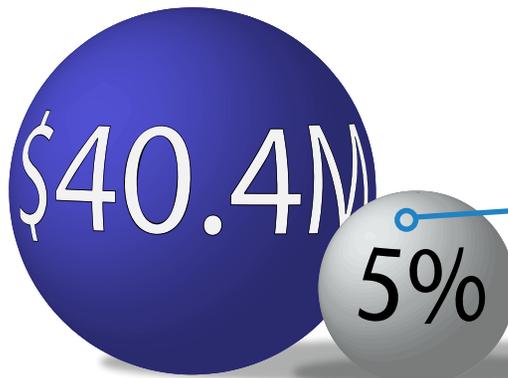
2021 / *jan thru dec*

○ Increase in collections over 2020. 20.3% since 2019.



2020 / *jan thru dec*

○ Increase in collections over 2019.



2019 / *jan thru dec*

○ Increase in collections over 2018.

Commercial Construction

Year-To-Date 2019-2021



2021 / *jan
thru
dec*

Includes 53 permits for new commercial construction



2020 / *jan
thru
dec*

Includes 36 permits for new commercial construction



2019 / *jan
thru
dec*

48 Permits for new construction.
Most since 2014 (50)

Permit totals include: new construction, apartments, additions, alterations, & signs

Residential Construction

Year-To-Date 2019-2021

2021 / *jan
thru
dec*

Includes a 454 permits for
new single family homes

654
Permits

\$85.2M

2020 / *jan
thru
dec*

Includes a record 476 permits
for new single family homes

741
Permits

\$75.5M

2019 / *jan
thru
dec*

Value of permits for new home
construction (345 permits)

528
Permits

\$55.2M

Permit totals include: new homes, additions, alterations, duplex, storage, & swimming pools

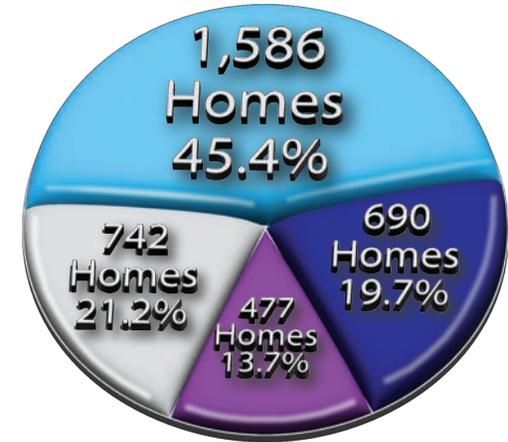
Home Sales

Year-To-Date 2020-2021

3,495
Homes
Sold

2021/ *jan
thru
dec*

Record home sales in 2021.
14% higher than 2020.



3,074
Homes
Sold

2020/ *jan
thru
dec*

19% increase in total sales
over 2019, setting new record

