

Dear Citizens:

In May 2011, I became the forty third Mayor of Corsicana. With this commitment, I realized there would be challenges and rewards. Some year-end announcements are indicative of the challenges the City must face. One big employer, **Home Depot**, announced the warehouse located here would be moving. The total impact was 150 jobs lost. Since 1963, **Lance Foods Manufacturing**, originally opened in Corsicana as Tom's Foods Manufacturing, had been a productive member of our industrial community. However, as part of integration efforts by Snyder's-Lance Inc., the Corsicana facility is being closed to reduce operating costs while consolidating production costs into other manufacturing locations. This closure causes approximately 102 employees to be laid off. **Sew Team Corsicana**, located on West Highway 31 with approximately 38 employees, is closing due to the loss of the contract for cheerleader uniforms with Varsity Spirit Fashions. The work will go to an offshore company located in the Dominican Republic. **Columbia Manufacturing** is closing both Corsicana manufacturing facilities. This means the lay-off of approximately 10 employees at both facilities. The company officials cited decline in market share, increased competition, and decreasing demand as reasons for the closure. The positive notes to these closings are that Corsicana Bedding has hired 17 of the displaced workers from Sew Team Corsicana. Other local companies are interested in the skills of the other employees. This produced a net loss of 283 jobs in the community.

The rewards during the last year have been plentiful. In January 2011, the expansions of **Pactiv Corporation and Russell Stover Candies**, completed during 2010, were added to the property tax rolls. The Pactiv Corporation expansion created 20 new full time jobs. Russell Stover Candies completed its addition of two new product lines and created a total of 55 new full time jobs. Together the expansions created 75 new jobs and added capital investments totaling \$5,424,238. **Guardian Industries** is planning an addition to the manufacturing facility which will add at least 10 jobs. The company is awaiting final permits and will begin production soon.

In the spring of 2011, **Corsicana Bedding, Inc.**, an important strategic partner with Corsicana since 1971, relocated its corporate offices to 3001 South US Highway 287. The building was formerly owned by National Envelope. Approximately 50 new jobs were created as a result of the expansion project. To support the growth of the manufacturing facilities, CBI acquired the former Adams Brand Hats property, located at 1101 North Business 45. This will create approximately 75 new jobs.

During the summer of 2011, **Southern Marketing Affiliates, Inc.** relocated its distribution center across town to 4000 East State Highway 31, formerly owned by JELD-WEN. The new location provides more space and additional flexibility for SMA to grow the agriculture parts distribution business. In addition, **CorsiTech** purchased the property formerly owned by Primex Plastics. The company plans to utilize the new property for expansion of the Corsicana operation. Corsicana and Navarro County have a long history associated with the oil and natural gas industry. Therefore, **United Pipe & Steel Corporation** selected Corsicana as the site for expansion of the wholesale pipe supply business. The company has moved into the former Chattanooga Glass manufacturing facility located at the intersection of US Highway 287 and Interstate Highway 45 and occupies approximately 100,000 square feet.

The **Applebee's Neighborhood Grill and Bar** held a grand opening on November 14, 2011. The restaurant is located in the Corsicana Crossing retail center and on the newly constructed Mountain Drive which connects the Interstate Highway 45 northbound frontage road with Corsicana Crossing. **The Other Place Restaurant** reopened its doors after being closed for several months and features the culinary talents of Oscar Bonilla. **El Pollo Regio Restaurant** made its debut in Corsicana occupying the former Long John Silver's property on 7th Avenue. These openings created 165 jobs.

There were several new commercial and retail store openings such as **Ag Solutions**,

Hometown Pharmacy, D&S Produce Plus, Beth's Bling-It Creations, and Cowgirl Click. These noteworthy additions added 17 jobs.

The development of the medical and health care industry has certainly resulted in positive growth for the City of Corsicana as well. A cornerstone of this expansion was marked in July 2011 with the grand opening of the **TRISUN Care Center**, located along Texas Highway 22 directly across from the Navarro Regional Hospital. Moreover, TRISUN expanded its presence in Corsicana by acquiring both the Heritage Oaks Retirement Village and the Heritage Oaks-West Nursing Center. Also, **Lott Physical Therapy and Fitness Center** has expanded into Corsicana constructing a new 8,000 square foot therapeutic facility on 2nd Avenue. Several other medical and health care related businesses opened or planned to open facilities in Corsicana including a new **Cancer Center** on the site of the old Navarro Hospital. Other health related business startups include **Guardian Healthwise, Picasso Dental-Corsicana, Global Care Home Health Agency, IntegraCare- Corsicana, and Navarro Dental Center.** These additions added 95 jobs to the local economy.

The community has expanded the ability to host meetings and to accommodate out of town guests. The **Independent Order of Odd Fellows and Rebekah** has been an asset to Corsicana and Navarro County since the children's home was established in 1885 on 200 acres of land located at 3400 West 2nd Avenue. On October 26, 2011, a new chapter for the Odd Fellows of Texas began with the opening of the new 20,000 square foot, 750 seat, event center. IOOF and Rebekah Officers and members from around the state were on-hand to celebrate the opening. Immediately adjacent to the IOOF Events Center, the Grand Lodge Administrative Offices have been remodeled to include state-of-the-art meeting rooms with storage areas for lodge memorabilia. Just across 2nd Avenue, on the **Navarro College** campus, the **Cook Education Center** was expanded by approximately 9,000 square feet. This new expansion doubles the size of the atrium increasing the center's capacity to over 500 seats including a conference meeting room that will accommodate 100 people. The center will be the new location for the well-known Robert Reading Indian Artifact Collection. Also, Navarro College has constructed two new buildings, the Oil and Gas Building and a new police station. The College continues to grow and more plans are underway for expansion. Also in the area, the Corsicana Youth Baseball Association, Girls Softball Association and the City of Corsicana are beginning the development of a 30 acre athletic complex. This facility will host league and tournament play.

Other special event centers that opened in 2011 include **The Remington**, owned by Glenn and Dawn Stewart, located in the Corsicana Downtown Historic District at 122 West 3rd Avenue, and **TAYLOROSA**, owned by Max and Debbie Taylor, located in the former First Christian Church building at 3704 West State Highway 22. These types of developments are so important to the City and bring in out of town dollars that will increase five to seven times the original amount spent. So please support these venues and the organizations that support our community.

The good news is that 204 more jobs have been created than lost. In retrospect, the rewards have definitely outweighed the challenges and I will have more good news in the next letter. I continue to be proud to be your Mayor.

Sincerely,

Chuck McClanahan
Mayor