

**Loudon County Economic Development Agency/
Joint Economic and Community Development
Board of Directors Meeting Minutes
Williamson House
June 28th, 2018**

The following members were present: Mayor Buddy Bradshaw, Charlie Bettis, Mayor Jim Greenway, Eddie Simpson, Ty Ross, Amber Scott, Ron Jordan, Harold Duff, Bruce Giles, and ex-officio Clayton Pangle

Also present were: LCEDA staff members Jack Qualls and Blair Patterson

Chairman Buddy Bradshaw called the meeting to order at 2:45 p.m.

Approval of the minutes from the April 16th, 2018 Board of Directors Meeting

The minutes were emailed to the Members prior to the meeting for their review. **Ron Jordan made a motion to approve the April 16th, 2018 minutes, seconded by Amber Scott. All approved.**

Financial Report

Charlie Bettis presented the Profit and Loss Statement and Balance Sheet reviewing current assets, fixed assets, and liabilities. **Amber Scott made a motion to approve the financial report, seconded by Bruce Giles. Motion passed.**

Certificate of Deposit

Upon the Executive Committee's recommendation to consider all factors and best options in the negotiation of the CD's transfer, **Ron Jordan made a motion to approve the Executive Committee's recommendation, seconded by Amber Scott. All approved.**

Budget Amendment

The Executive Committee made a recommendation to increase the EDA staff salaries by 3%. **Amber Scott made a motion to approve the Executive Committee's recommendation of a 3% salary increase, seconded by Ron Jordan. Motion carried.**

Prospects and Projects Activity Update

Jack Qualls gave the following prospect updates:

- 12 requests for information since our April Meeting, submitting on 8 of those requests.
- Project Moto – 35 acre tract on Centre 75, automotive supplier
- Project Warehouse – Automotive supplier to existing industry, 2 visits
- Project Z – ongoing on Centre 75, 89 acre tract
- Project Zebra – large project, over 1.5 million square foot facility

The Following Transportation updates were given:

- County State Aid Projects – Bids have been received, 12 road projects, 24 miles of resurfacing
- Highlands Avenue – Bid out, consultant selected, will go to governing body for approval
- Buttermilk Road – construction begins October 9th

- Queener Road – 34 tracts to notify owners, TDOT approval before offers made
- ITS Projects for both cities - moving forward, bidding out in Spring
- Tellico Parkway Lighting Project – been active since 2014, still in the works
- Blair Bend Resurfacing – Right-of-way phase
- Dixie Lee Junction – awaiting final coat
- Streetscape Lenoir City – bidding out August 1st
- I-75 Lighting Project – High Mast lighting on exit 81, grant in place with TPO Matching Dollars
- Harrison Road – Ribbon Cutting this Saturday at 9:00 a.m.

Workforce Development Update

Blair Patterson gave the following updates:

- Our local industry networking “Shop Talk” was on May 18th at Morgan Olson, our next will be in August
- YPLC is continuing to grow within the four pillars of community involvement, civic engagement, social networking, and professional development. These pillars will give the group a basis on our overall goal of retaining and recruiting young talent for the future of our workforce development.
- We are hosting a Job Fair on August 3rd at Roane State Community College
- Knoxville Entrepreneurs Center is hosting an ETSY workshop in Loudon County on August 4th and 11th
- We are in the process of planning an Educators in the Workplace event with the local school systems.

Centre 75

The sale of the property will include contractual provisions in which there will be an option to buy back the land after 2 years if the company has not moved forward within that time. The board has already approved the sale of the property, and the next step will be the draft of the contract.

The company anticipates hiring 262 employees with the average wage on the low end being \$22.37 high end being \$29.12. The property will be bought for \$2 million, building a 600,00 square foot building, totaling a CAPEX of \$70 million. The tax incentive in the form of a PILOT being offered is a 5 year, 50% tax abatement. Jack will take this to both the City and County for informative transparency.

The Executive Committee made a recommendation to buy Johnny James out of his Agriculture Lease Contract in which 3 years still remain equaling \$16,185. This will brought to both the City and County entities for action. **Bruce Giles made a motion to approve the Executive Committee’s recommendation, seconded by Ron Jordan. Motion Carried.**

Additional Business

Board of Directors Minutes
June 28, 2018

With no further business **Ron Jordan made a motion to adjourn seconded by Amber Scott, motion carried.**

Blair Patterson, Recording Secretary