

**Loudon County Economic Development Agency/  
Joint Economic and Community Development  
Board of Directors Meeting Minutes  
Lenoir City Utilities Board  
September 12<sup>th</sup>, 2019**

**The following members were present:** Mayor Buddy Bradshaw, Charlie Bettis, Mayor Jeff Harris, Mayor Tony Aikens, Eddie Simpson, John Evans, Harold Duff, and Bob Elliott

**Also present were:** Loudon County Chamber President Rodney Grugin, News Herald reporter Natalie McQuilkin, and LCEDA staff members Jack Qualls and Blair Patterson

Chairman Buddy Bradshaw called the meeting to order at 2:03 p.m.

**Approval of the minutes from the June 13<sup>th</sup>, 2019 Board of Directors Meeting**

The minutes were emailed to the Members prior to the meeting for their review. **Eddie Simpson made a motion to approve the June 13<sup>th</sup>, 2019 minutes, seconded by John Evans. All approved.**

**Financial Report**

Charlie Bettis presented the Profit and Loss Statement and Balance Sheet reviewing current assets, fixed assets, and liabilities. Jack Qualls brought a recent unexpected expense to the Board's attention. The attorneys and Bass, Berry and Sims had not received payment from their work on the 2015 PILOT with Morgan Olson. This occurred before the current LCEDA staff were hired, so they are unsure of the history as to why this was not paid. In order to take on this expense, there will need to be an adjustment made to the current budget reflecting this cost. **John Evans made a motion to roll the PILOT payment over into the current operating account, seconded by Jeff Harris. Motion passed.**

**John Evans made a motion to approve the financial report, seconded by Jeff Harris. Motion passed.**

Chairman Buddy Bradshaw had to dismiss himself from the meeting. Vice-Chairman John Evans proceeded.

**Open Position on Board of Directors**

The Executive Committee made a recommendation to fill Charlie Bettis' empty seat on the Board of Directors with Greenbelt Property owner, John Harrison. Vice-Chairman John Evans asked for approval. **All approved. Motion carried.**

**Car Lease**

This agenda item was discussed at the Executive Committee level with no further discussion or action necessary.

**LCEDA rent to LCUB**

This agenda item was discussed at the Executive Committee level with no further discussion or action necessary.

**Grant Funds/Administrative Fees**

Discussion regarding this issue took place in the Executive Committee Meeting and was motioned to carry this forth to the Board of Directors. The Board discussed their current resistance on charging administration fees

for TDOT projects and PILOTs. The mention of drafting a Memorandum of Understanding between the LCEDA and municipalities/organizations was looked to as a possible solution. The Board felt that this is an issue that can be looked to in the future due to operations running well the way they currently are. No action was taken on this topic.

#### **Project K: Centre 75 – Lot 9**

Jack Qualls stated the property on Centre 75 – Lot 9 had been sold. The money has been wired and transferred to the County. The company is anticipating an official announcement and groundbreaking in November.

#### **Project/Prospects Update**

Jack Qualls gave the following updates:

- There have been reoccurring site visits from cold calls received in the past.
- Recent growing industry activity has been occurring with existing industry expansions.

#### **Workforce Development Update**

Blair Patterson gave the following updates:

- LCEDA assisted Viskase with an on-site Job Fair resulting in 98 attendees and 46 completed interviews. This is a service the EDA is now offering to existing industries with workforce needs by conducting the marketing and assisting with logistical procedures for the event.
- MFG Week is approaching the first week of October. This year the LCEDA is hosting an Industry Showcase on October 3<sup>rd</sup> at the Venue in Lenoir City. Local schools and the community will be in attendance.
- This year's Three Star focus is workforce – LCEDA will be working on a program they will call "Pipeline Connect" connecting local students to local industry.

#### **Additional Business**

With no further business ***Tony Aikens made a motion to adjourn seconded by Jeff Harris, motion carried.***

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Blair Patterson, Recording Secretary