

**Loudon County Economic Development Agency/  
Joint Economic and Community Development  
Executive Committee Meeting  
Williamson House  
September 18<sup>th</sup>, 2018**

**The following members were present:** Mayor Buddy Bradshaw, Charlie Bettis, Eddie Simpson, Ty Ross, and Amber Scott

**Also present were:** BOD Members Mayor Jimmy Greenway, Bruce Giles, John Evans (proxy for Ron Jordan), and ex-officio Clayton Pangle, and LCEDA staff members Jack Qualls and Blair Patterson

Chairman Buddy Bradshaw called the meeting to order at 2:39 p.m.

**Approval of the minutes from the June 28<sup>th</sup>, 2018 Executive Committee Meeting**

The minutes were emailed to the Members prior to the meeting for their review. **Charlie Bettis made a motion to approve the June 28<sup>th</sup>, 2018 minutes, seconded by Amber Scott. All approved.**

**Budget Amendment – TVA ED Funds**

Jack Qualls explained that every year TVA hosts a TMS Showcase to allow economic development agencies in the valley the opportunity to market their communities to TVA staff. This year we partnered with Innovation Valley and did a regional presentation on workforce. TVA then awarded LCEDA \$5,000 for workforce development. Blair Patterson explained that in order for the funds to be used within this year's budget, we will have to add these funds into the existing budget line for workforce development. This will increase the YP/Workforce Development budget from \$5,000 to \$10,000. These dollars will be spent for workforce initiatives such as job fairs, manufacturing week, educators in the workplace, and existing industry programs. **Charlie Bettis made a motion to recommend amending the budget to add \$5,000 received from TVA onto the workforce development line item, seconded by Ty Ross. Motion carried.**

**Centre 75 – Ag Lease**

Jack Qualls stated that the Centre 75 project is currently moving forward and we are in hopes of getting the contract signed next week. This project will acquire the Centre 75 land which has an existing Ag Lease agreement with Johnny James and the City/County. This lease was originally signed in 2012 and was renewed to be active until December 31<sup>st</sup>, 2020. Jack asked that the LCEDA Board buy Mr. James out of his contract using EDA funds upon termination of the lease. Prior to the sale of the property, Johnny James would be paid out of his lease for this year and the next two equaling \$16,185. If the lease termination is approved, Mr. James would be paid on the date of the closure of the property to Project Z. Chairman Buddy Bradshaw stated that he believes the signing of this Ag Lease Termination is premature due to the project slowing down. The Board discussed the termination and transaction. Charlie Bettis agrees that Mr. James needs to be compensated, but questions if the number should be reduced from a three year payout to a two year payout if his crops are able to be harvested. **Charlie Bettis made a motion to table the matter temporarily, seconded by Amber Scott. Motion carried.**

## **Additional Business**

Jack Qualls gave the following Transportation Projects Update:

- County Road State Aid Resurfacing Project – Out to Bid
- Highland Avenue – working on NEPA document
- Buttermilk Road Resurfacing Project – Complete
- Queener Road – ROW phase, making offers
- I-75 Lighting Project – state led project moving forward at Exit 81
- Lenoir City Streetscape Phase II – Ready to Bid
- Harrison Road – Complete
- Simpson Road – Working, ROW issues
- Hwy 321 & Hwy 11 – Meeting with the State a week ago in regards to concerns with traffic flow, estimated project completion is June 2019
- ITS – Bid out in Spring
- Tellico Lighting – TDOT approved construction plans
- Blair Bend Resurfacing – Construction documents being reviewed by TDOT
- Dixie Lee Junction – Welcome to Loudon County sign is up and complete

Jack Qualls gave the following updates on current work:

- Multimodal grant – City of Loudon, Grove Street to be more pedestrian friendly
- City of Loudon received a TAP grant for \$1.25 Million for the Riverwalk Greenway
- ADA Transition Plan for the City of Loudon – all sidewalks are mapped and color coded to be sent to TDOT
- Lenoir City – awarded Splash Pad Grant for \$1 Million, will be accessible
- Submitted CMAQ ITS Phase II – all intersections upgraded with wireless vehicle communication technology and radar detection
- IDB Workshop for informational purposes occurred this month – City of Lenoir City and City of Loudon
- PILOT Contracts will be submitted to Comptroller in October

Jack Qualls gave the following Projects and Prospects Update:

- Jack named the most recent Projects that had RFIs submitted by the LCEDA
- Project Z – Moving forward, need contract signed
- Project Zebra – Jack will be going to the Project's Headquarters to give a presentation of the Highlands site, we are competing against Monroe and McMinn County - Food Distributer, 100M CAPEX, 500 Jobs

## **Centre 75 – Ag Lease**

Further discussion of the Centre 75 Ag Lease termination was requested at the Executive Committee level.

Ty Ross stated that he would like to take the burden off of the LCEDA Board, taking the issue to the City of Loudon to handle. **Ty Ross made a motion to recommend that the lease be terminated upon the property sale to Project Z without compensation from the LCEDA Board.**

After further discussion, **Ty Ross withdrew his motion of recommendation.**

With no further business, **Amber Scott make a motion to adjourn seconded by Charlie Bettis, all approved.**

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Blair Patterson, Recording Secretary