

Hartsville/Trousdale County

Industrial Development Board

Minutes

February 25, 2021 | 6:00 p.m.

The meeting of the Hartsville/Trousdale County Industrial Development Board was called to order by Chairman Bryan King at the Hartsville/Trousdale County Courthouse in the upper courtroom. Members present were: Bryan King, Scott Graves, Robert Thurman, Leah Petty and Heather Bay (by Zoom). Also in attendance were Mayor Stephen Chambers and County Commission Chairman Dwight Jewell.

A quorum was confirmed, and Chairman King made everyone aware that virtual votes cannot be counted as part of the official vote for the Industrial Development Board due to improper advertisement of the meeting. Measures have been taken to remedy this for future meetings.

The Pledge of Allegiance was recited.

The minutes were submitted with Graves making the motion to approve and seconded by Petty. The motion passed with none opposed.

Thurman submitted the treasurer's report. King made the observation that the treasurer's report was off by one penny. No action taken.

Item 6 - The sewer line connection invoice for Anderson Meat Processing in the amount of \$1200.00 was submitted to the Board for approval. Graves made the motion to approve. Second by Thurman. Bay requested that the treasurer express his level of comfort with the bill as submitted. Thurman confirmed he was comfortable with the bill as presented. The motion passed with none opposed.

Item 7 - Anderson sewer line grant request for access to funds from TN Central was presented to the Board. Graves made a motion to request that Mayor Steven Chambers assist with the grant request on behalf of the Industrial Development Board. Seconded by Petty. The motion passed with none opposed.

Item 8 - Discussion in regard to a PILOT Program was led by King and Chambers. Mayor Chambers was asked to elaborate on the specifics of the grant funds and how they can be utilized by the Industrial Development Board. Items 9 and 10 were added into the discussion.

Items 9 - Younger and Associates and Item 10- Funds Request for PILOT Program services were presented as a group by the Chairman. The request to engage Younger & Associates was met with discussion in regard to how much the initial fee for services would cost. King states that the fee is \$1500.00 for the “base model”. It was also discussed that this fee could possibly be reimbursable. Graves asked if there would be other charges incurred after the initial service was completed. King stated the hourly rate is on a sliding scale based on the need and size of the project. Chambers informed the board of other counties that have PILOT programs in place and what the benefit could be upon engaging with Younger or another entity that aids governments with PILOT programs. Jewell stated that Younger and Associates was able to provide the Board with information that would tell the community what was accurate and equitable for the community. The items were tabled for further discussion.

Item 11 - King requested authorization to engage Bob Rochelle as our representative for the PILOT program. It was discussed if there would be a fee for this service and Thurman asked if this fee would be refundable. King amended his request from authorization to engage services to consultation only with Rochelle in regard to the PILOT program. Graves asked if there was a reason to engage a lawyer without knowing if we would be using Younger & Associates. The Board recommended that King be at liberty to consult with Rochelle.

Item 12 - A motion was made to request funds by formal letter from the Hartsville/Trousdale County Commission in the amount of \$10,000.00 to be allocated to the Industrial Development Board for Retail Strategies fees by Graves. Seconded by Thurman. The motion passed with no opposition.

Item 13 - Discussion of IDB Financial Assistance Program Guidelines for Industry v. Retail. The item was tabled for further discussion until next meeting.

Item 14 - Retail Strategies update informed those in attendance of the items discussed at the ZOOM meeting with Retail Strategies. Chambers informed the Board of various retail projects he is familiar with in other communities that were from Industrial Development Assistance Program funds. Jewell added that the threshold for businesses to meet in order to obtain such funds would rule out a great number of retail developments.

Item 15 - The Board was introduced to Rob Ward. He will be opening an ACE Hardware store in the old Fred's location on Broadway.

Item 16 - There were no public comments from the audience.

A motion to adjourn was made by Graves. The meeting was concluded.

Respectfully submitted by Leah Petty- Secretary