



HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**INDUSTRIAL DEVELOPMENT BOARD**

**AGENDA**

**Meeting Date:** December 12th, 2023

**Meeting Location/Time:** Mayor's Office 328 Broadway | Hartsville, TN @ 6:30pm.

**Officers:**

Chair – Scott Graves

Vice Chair – Seth Thurman

Treasurer – Tracy Belcher

Secretary – Paul Knudsen

**Board members:** Craig Moreland, Heather Bay, Leah Petty

**Agenda:**

1. Quorum confirmed
2. Meeting called to order
3. Pledge of Allegiance
4. Approval of the Minutes from last meeting October 10th, 2023
5. Treasurer's report
6. Officer Elections for 2024
7. Retail Strategies – Contract Renewal
8. Introduction – Carey Brothers Welding and Fabrication – Dean Carey
9. Other business: Cobblestone Hotel Investor Status – Paul Knudsen
10. Update from the Mayor
11. Public Comments
12. Adjournment

## Hartsville/Trousdale County Industrial Development Board

Minutes for meeting October 10<sup>th</sup> 2023 7:30 P.M. Meeting was taped

Chairman Scott Graves called the meeting to order at 7:35 with members present Heather Bay, Tracey Belcher – Treasurer, Scott Graves – Chairman, Paul Knudsen – Secretary, Leah Petty, Seth Thurman – Vice Chairman. Craig Moorland arrived later. Quorum was called.

Others in attendance, Jack McCall – Mayor, Carson Jones – IRIS Fuel Tech, Tommy McFarland – Hartsville/Trousdale water & sewer and Amanda Sexton – Tennessee Central.

The meeting opened with the Pledge of Allegiance

Minutes from the last meeting were reviewed and a motion to approve as presented was made by Seth Thurman and second by Leah Petty, motion passed unanimously.

The treasurer's report was presented next with a motion to approve as presented by Heather Bay and second by Seth, motion passed unanimously.

Paul Knudsen and Mayor McCall gave a short report on the Retail Strategies networking conference held in Nashville on August 8<sup>th</sup>.

At this point Heather Bay recused herself to avoid a conflict of interest with Tennessee Central.

Chairman Graves gave a report on his work with IRIS Fuel Tech and Tennessee Central addressing IRIS's needs for the expanding of the business, Quotes were provided for improvements that need to happen at the current facility. Scott informed the committee of some possible grant funding available and some discussion followed with a resulting motion to give Scott Graves approval to apply on behalf of the IDB for a \$115,950.00 grant to be used on facility and infrastructure upgrades at the current IRIS Fuel Tech site by Paul Knudsen seconded by Seth Thurman. Motion passed unanimously with Heather Bay abstaining.

Paul Knudsen then gave a quick update on the Cobblestone hotel project, still needing a few investors to move forward.

Mayor McCall gave the mayor's update which included comments on the Highway 141 bypass project and the possibility of an Impact study needed.

There were no public comments and Heather Bay made a motion to adjourn which was seconded by Seth Thurman and Chairman Scott Graves declared the meeting adjourned at 8:30 P.M.

Respectfully submitted, Paul Knudsen, Secretary

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**HARTSVILLE/TROUSDALE COUNTY  
INDUSTRIAL DEVELOPMENT BOARD  
TREASURER'S REPORT AS OF 12-7-23**

Balance as of last meeting's report (9/28/23)	\$63,696.55
- Debit for fee for Annual Report Filing	<u>20.95</u>
 Current Balance as of 12-7-23	 <b>\$63,675.60</b>

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Date: 10/31/2023 Page 1 of 2  
Account Number:

INDUSTRIAL DEVELOPMENT BOARD OF  
HARTSVILLE/TROUSDALE  
HARTSVILLE TN 37074

.....CHECKING ACCOUNT.....

YOU 1ST BUSINESS CHECKING		Image Statement	0
Account Number	Ending	Statement Dates 10/01/23 thru 10/31/23	
Previous Balance	63,696.55	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	63,696
Checks/Debits	.00	Average Collected	63,696
Service Charge	.00		
Interest Paid	.00		
Ending Balance	63,696.55		

.....Daily Balance Information.....

Date -----	Balance
10/01	63,696.55



# First National Bank

Date: 11/30/2023 Page 1 of 2  
Account Number:

INDUSTRIAL DEVELOPMENT BOARD OF  
HARTSVILLE/TROUSDALE  
HARTSVILLE TN 37074

.....CHECKING ACCOUNT.....

YOU 1ST BUSINESS CHECKING		Image Statement	0
Account Number	Ending	Statement Dates 11/01/23 thru 11/30/23	
Previous Balance	63,696.55	Days in the statement period	30
Deposits/Credits	.00	Average Ledger	63,693
1 Checks/Debits	20.95	Average Collected	63,693
Service Charge	.00		
Interest Paid	.00		
Ending Balance	63,675.60		

.....ACTIVITY IN DATE ORDER.....

Date	Description	Amount
11/27	6157412286 TN SOS ANNUAL RP	20.95-
	0000079161 11/27/23	
	ID #-4656080	
	TRACE #-021000029121772	

.....Daily Balance Information.....

Date	Balance	Date	Balance
11/01	63,696.55	11/27	63,675.60





09697785



# Tennessee Corporation Annual Report Form

AR Filing #: 09697785

FILED: Nov 24, 2023 1:40PM

File online at: <https://TNBear.TN.gov/>

Due on/Before: 11/01/2023

Reporting Year: 2023

**Annual Report Filing Fee Due:**

\$20 if no changes are made in block 3 to the registered agent/office, or  
 \$40 if any changes are made in block 3 to the registered agent/office

This Annual Report has been successfully  
 paid for and filed. Please keep this report for  
 your records.

Payment-ECheck - State Payment Center  
 - eCheck

**SOS Control Number:** 76113

Nonprofit Corporation - Domestic

Date Formed: 07/14/1964

Formation Locale: TENNESSEE

**(1) Name and Mailing Address:**

THE HARTSVILLE/TROUSDALE COUNTY INDUSTRIAL DEV  
 COUNTY MAYOR  
 328 BROADWAY  
 HARTSVILLE, TN 37074-1124

**(2) Principal Office Address:**

COUNTY MAYOR  
 328 BROADWAY  
 HARTSVILLE, TN 37074-1124

**(3) Registered Agent (RA) and Registered Office (RO) Address:**

ELLIOTT M. BENSON  
 109 NORTH CASTLE HEIGHTS AVENUE  
 LEBANON, TN 37087

Agent Changed: NoAgent County: WILSON COUNTY**(4) Name and business address (with zip code) of the President, Secretary and other principal officers.**

Title	Name	Business Address	City, State, Zip
Vice Chair	Seth Thurman	102 HAYES STREET	HARTSVILLE, TN 37074
Treasurer	Tracy Belcher	1045 BOAT DOCK ROAD	HARTSVILLE, TN 37074
President	Scott Graves	3010 HAWKINS BRANCH RD	BETHPAGE, TN 37022
Secretary	Paul Knudsen	1705 HIGHWAY 141 NORTH	HARTSVILLE, TN 37074

**(5) Board of Directors names and business address (with zip code). None, or listed below.**

Name	Business Address	City, State, Zip
Paul Knudsen	1705 HIGHWAY 141 NORTH	HARTSVILLE, TN 37074
Seth Thurman	102 HAYES ST	HARTSVILLE, TN 37074
Heather Bay	560 ALLEN LANE	LEBANON, TN 37087
Craig Moreland	225 BRIDAL PATH	HARTSVILLE, TN 37074

**(6) This section applies to non-profit corporations ONLY.**

A. Our records reflect that your non-profit corporation is a public benefit or a mutual benefit corporation as indicated.

If blank or incorrect, please check appropriately: Public MutualB. If a Tennessee religious corporation, please check here if blank: Religious**(7) Signature:** Electronic**(8) Date:** 11/24/2023**(9) Type/Print Name:** Tracy Belcher**(10) Title:** Treasurer

B1473-6547 11/24/2023 1:40 PM Received by Tennessee Secretary of State Tre Hargett