

**MINUTES OF THE REGULAR MEETING OF
THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF
HENDERSONVILLE, TENNESSEE**

February 9, 2017

5:30 p.m.

A regular meeting of the Board of Directors of The Industrial Development Board of the City of Hendersonville, Tennessee was held on Thursday, February 9, 2017, at the offices of the Hendersonville Utility District, 125 Indian Lake Road, Hendersonville, Tennessee 37075. The Members present included: Bruce Carter, Ed Spurlock, Mike Fussell, Tom Atchley, Shane Starks, John Sheley, and John Zobl. Other persons in attendance included: JoAnna Blauw, Keith Dennen, Legal Counsel; Scott Sprouse, Jimmy Johnston, Mayor Jamie Clary, Duane Allen, David LaMarbre.

OPENING. Chairman Zobl called the meeting to order at 5:30 p.m. Ms. Blauw reported that she had taken the Roll, seven (7) members were present, and a quorum existed for purposes of the transaction of business. Chairman Zobl asked to amend the meeting agenda to reflect the following order: Public Hearing, Approval of Minutes, Presentation by Mayor Jamie Clary, Appointment of IDB rep to the Forward Sumner Board, Forward Sumner Report, Retention pond update, and Finance Report. Mr. Fussell made a motion to approve the amendment; Mr. Smith seconded. The motion was unanimously approved.

PUBLIC HEARING. Chairman Zobl noted that there were no public hearings on the Meeting Agenda.

APPROVAL OF MINUTES. Chairman Zobl noted that a draft copy of the minutes of the April 14, 2016 Board meeting had been provided to each member. Mr. Atchley made a motion to approve the minutes, and Mr. Fussell seconded the motion. The Board unanimously voted to approve the Minutes of the April 14, 2016 Board meeting without modification.

APPOINTMENT TO FORWARD SUMNER BOARD. Chairman Zobl noted that Mr. Sheley is leaving the Board, and he is the IDB's representative to Forward Sumner. Chairman Zobl recommended that the Board appoint a new representative to Forward Sumner. He suggested that the Board rotate its representatives annually. Mr. Fussell volunteered to serve as the Board's representative to Forward Sumner. Mr. Carter moved to appoint Mr. Fussell as the IDB's representative to Forward Sumner with the stipulation that the IDB could change the representative every year, if deemed appropriate. Mr. Sheley seconded that motion. The motion was unanimously approved.

PRESENTATION BY MAYOR JAMIE CLARY. Mayor Clary had not yet arrived, so Chairman Zobl moved onto the Forward Sumner report.

FORWARD SUMNER: Jimmy Johnston of Forward Sumner gave a report on current projects and activities at Forward Sumner including due diligence on a future industrial

park in the county, education partnerships for workforce development with Volunteer State Community College, and the continued growth and success of TCAT in Portland.

RETENTION POND UPDATE. Duane Allen from Public Works reported that the drains in the detention pond that serves the Freehill Business Park are clogged again which could lead to a flooding problem. The general consensus of the City's Department of Public Works is that this is the result of beaver activity. Mr. Atchley asked if the Board could arrange for Public Works to regularly check the pond and report any issues so they could be addressed in a timely manner. Chairman Zobl suggested that the Board look at the solution from the last time drains were clogged, and if Mr. Allen had any recommendations for dealing with the problem at this time. Mr. Allen replied that once the beaver dam is removed, and the Department of Public Works can review the detention pond and make recommendations for long-term solutions. Mr. Sprouse, the BOMA liaison, suggested that the city might take management of the project if the funds were available from the Board for reimbursement to the City. Mr. Dennen noted that the Board could just reimburse the city for remedying the situation if the cost was under \$5,000.00. Mr. Carter moved for the Board to appropriate \$5,000.00 for the city to remove the beaver dam, subject to Public Work's approval. Mr. Sheley seconded, and the motion was unanimously approved. Chairman Zobl asked Mr. Atchley to be the contact between the Board and Department of Public Works.

FINANCIAL REPORT. Secretary/Treasurer Carter noted that the report shows activity for the period of April – December 2016. The report reflected the usual donations to TSBDC, the Chamber of Commerce and Forward Sumner as well as contract expenses, legal fees and bond application fee for Waterview Apartments. He also noted that the auditors completed the audit without comment. The total expenses for 2016 were \$67,166.00 and total income was \$67,219.00. He believes that next year the legal fees will be significantly lower due to the resolution of the TIF lawsuit. Mr. Fussell made a motion to accept the Finance Report; Mr. Smith seconded. The report was unanimously accepted.

A discussion ensued about the groups that the Board supports and if they are the right projects as long as the projects stay within the guidelines of what the Board can do.

NEW BUSINESS. Mayor Jamie Clary spoke to the Board about how the city and the Board could work together on future projects to enhance and further grow the economic/business climate in Hendersonville. He spoke specifically about bringing an ice facility to town similar to the Ford Ice Center in Antioch, in partnership with the Nashville Predators Hockey Club. He estimated the cost at \$8-10 million. He indicated that he desired to have a feasibility study performed to determine the costs and benefits of a recreational facility that included two sheets of ice. He asked the Board to consider funding all or a portion of the costs of a feasibility study which he estimated at \$30,000. Chairman Zobl suggested that more than one party should be involved in funding the study. Mr. Fussell made a motion to give \$15,000.00 toward feasibility study regarding an ice facility in Hendersonville. Mr. Sheley seconded. Mr. Carter and Mr. Atchley both expressed concern about voting on the funding of the feasibility study citing in particular

the lack of information about the Project and concerns regarding the Project fell within the Board's mission. Mr. Fussell then withdrew his motion. Mr. Zobl encouraged the Mayor to come back at a later date once he possessed additional information.

OLD BUSINESS: None

ADJOURNMENT:

The meeting was adjourned without objection at approximately 7:16 p.m.

Respectfully submitted,

JoAnna Blauw, Secretary of the Meeting

CERTIFICATION:

The undersigned being the Chairman and the Secretary/Treasurer, respectively, hereby certify that the foregoing Minutes were approved by the Board of Directors of The Industrial Development Board of the City of Hendersonville, Tennessee, at its regular meeting held on February 9, 2017, a quorum being present and acting throughout.

John Zobl, Chairman

Bruce Carter, Secretary/Treasurer