

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

**March 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, March 9, 2017, at the offices of the Hendersonville Utility District, 125 Indian Lake Road, Hendersonville, Tennessee 37075. The Members present included: Bruce Carter, Tom Atchley Terry Smith, Meredith Hunter, and John Zobl. Other persons in attendance included: JoAnna Blauw, Keith Dennen, Legal Counsel; Scott Sprouse, Charles Alexander, Jimmy Johnston, Mayor Jamie Clary, David LaMarbre.

**OPENING.** Chairman Zobl called the meeting to order at 5:30 p.m. Ms. Blauw reported that she had taken the Roll, five (5) members were present, and a quorum existed for purposes of the transaction of business.

**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 February 9, 2017 Board meeting had been provided to each member. He asked JoAnna Blauw to amend the minutes reflecting that Terry Smith was present. Mr. Atchley made a motion to approve the minutes with the amendment, and Mr. Carter seconded the motion. The Board unanimously voted to approve the Minutes of the February 9, 2017 Board meeting.

**FINANCIAL REPORT.** Secretary/Treasurer Carter noted that the report shows activity for the period of January and February 2017. The report reflected the pledge to Forward Sumner and flowers for John Steinhauer as well as the usual expenses. Mr. Smith made a motion to accept the Finance Report; Mr. Atchley seconded. The report was unanimously accepted.

**OATH OF OFFICE.** Keith Dennen administered the oath of office to new board member, Meredith Hunter.

**FORWARD SUMNER.** Jimmy Johnston of Forward Sumner gave a report on current projects and activities at Forward Sumner, and noted that he will make a request for funding at the next meeting.

**OLD BUSINESS.** Mr. Atchley reported that the city had contracted an individual to move forward with the needed repairs at the detention pond at a cost of less than \$5,000.00. The City will bill the board upon completion. Mr. Dennen noted that the pond is actually owned by the City and that he contacted City Attorney, John Bradley,

who will contact Bob Freudenthal about any past arrangements between the City and this board.

Mr. Dennen went over a brief history of the relationship between Crown Castle and this board. Crown Castle has proposed to buy the cell tower for \$849,407.00 cash or finance the purchase with a \$10,000.00 down payment with payments for 20 years at \$6,387.00 per month. Mr. Smith recommended that the board consult with a professional who handles buying and selling cell towers who can look at the whole picture and advise the board. Mr. Carter and Mr. Atchley expressed some concern about the deal as it relates to concerns about advancements in technology and the tower's future relevance. Mr. Carter made a motion to hire an expert to study the proposal and lease document if there is no cost upfront to discuss the matter with the professional/expert recommended by Mr. Smith. Mr. Atchley seconded. Mr. Dennen noted that there was no need for bids for a professional service. The motion was unanimously accepted. Mr. Smith said he would have a report at the next meeting.

**NEW BUSINESS.** None

**REQUEST FROM TSBDC:** Mr. Zobl recognized Charles Alexander from the TSBDC. Mr. Alexander made a presentation about the accomplishments of the TSBDC in the last year including 650 people attending seminars, 186 entrepreneurs counseled, Capital formation of \$2,257,900.00, 129 jobs created, and 18 start-ups. He requested a donation of \$7,500.00. Mr. Atchley made a motion to grant the \$7,500.00 donation to the TSBDC; Ms. Hunter seconded, and the motion was unanimously approved.

**REQUEST FROM MAYOR JAMIE CLARY:** Mayor Clary asked to follow-up regarding the ICE project after the last meeting. Chairman Zobl deferred that discussion to the next meeting.

**ADJOURNMENT:**

The meeting was adjourned without objection at approximately 5:55 p.m.

Respectfully submitted,

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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 April 13, 2017, a quorum being present and acting throughout.

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John Zobl, Chairman

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Bruce Carter, Secretary/Treasurer