

INDUSTRIAL DEVELOPMENT BOARD

November 12, 2009

6:30 pm

Present: Margaret Latham, Elbert Jones, John Steinhauer, John Zobl, John Sheley, Bruce Carter, Terry Smith, Mike Fussell

Others Attending: JoAnna Blauw, Keith Dennen, Linda Mickna, William Slater

Absent: Tom Atchley

Roll was called, and there was a quorum.

Steinhauer called the meeting to order.

Dennen read the oath of office to incoming board member, Mike Fussell. Fussell accepted the duties and responsibilities and was duly sworn in.

PUBLIC HEARING

None

MINUTES

Steinhauer called for approval of the June 11, 2009 minutes. Smith so moved; Carter seconded. Fussell abstained. The minutes were approved.

FINANCE REPORT

Carter passed out the finance report covering the past five months. The report reflects the large donation to the Chamber of Commerce and Forward Sumner. He noted that it was time for payment of the second installment to Forward Sumner. The report also reflected a reimbursement to the ECD fund and to Mayor Scott Foster and Don Long for ICSC. He also reported that the board currently receives approximately \$4000.00 per month for cell tower rental with a recent raise. Smith moved to accept the report; Carter seconded. The report was approved.

Carter then brought up the request by the Chamber of Commerce for an additional \$5,000.00 for the business accelerator. He said that the Finance Committee had looked at the proposal and is recommending that the request be approved by the full board and donated for salaries.

Sheley moved; Zobl seconded.

Sheley asked exactly what the business incubator was. Slater talked about the classes and small business participants, and said that the incubator was in place to support new businesses. See attached for example of curriculum. Zobl asked if there was any link between the Gallatin and Hendersonville incubators, and Slater said not that he was aware of. The request was unanimously approved.

FORWARD SUMNER

None

OLD BUSINESS

None

NEW BUSINESS

Dennen spoke about the current lease with Crown castle and pointed out that Elbert Jones was responsible for the original deal in 1994. Since then, the lease has been amended twice -- once to approve Crown Castle management and second to document 40% revenue sharing. In 2004 the board signed another lease and the next renewal is in October 2019. Linda Mickna of Crown Castle presented a new proposal for a 10 year lease which is considered short in this business. Leasers start looking for other towers which can take a long time, and many won't even look at a tower with less than a 10 year lease. Build outs are done years in advance. Mickna then asked for an additional 5 year renewal with automatic renewal and October 2044 expiration. Mickna also asked for three days notice if the board wants to sell land or easement.

Fussell asked for Dennen's advice. Dennen said that legally there is nothing wrong with the renewal. We are within the right of the board.

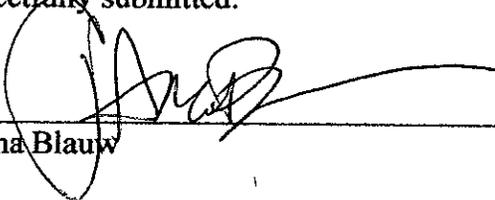
Smith said that we wanted to informally investigate the business terms and make sure that the terms are within the going rate. Dennen agreed that it would be prudent to do so.

Fussell moved to defer the Crown Castle proposal until Smith had a chance to investigate and report back to the board. Mickna and Crown Castle had no problem with this. Smith seconded and the motion was approved.

Blauw announced that annual Christmas dinner would be on December 10 at Nana Rosa's.

With no further business the meeting was adjourned.

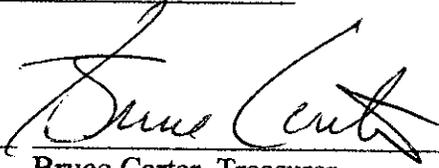
Respectfully submitted:



JoAnna Blauw



John Steinhauer, Chairman



Bruce Carter, Treasurer