

## **INDUSTRIAL DEVELOPMENT BOARD**

**August 8, 2013**

**6:30 pm**

Present: Mike Fussell, Larry Irwin, John Zobl, Bruce Carter, Ed Spurlock

Others Attending: JoAnna Blauw, Keith Dennen, Eddie Roberson, Tim Takas, David Poppen, Don Long, Fred Qualls

Absent: Terry Smith, Elbert Jones, John Sheley, Tom Atchley

Roll was called, and there was a quorum.

Zobl called the meeting to order.

### **PUBLIC HEARING**

None

### **MINUTES**

Zobl called for approval of the June 13, 2013 minutes. Fussell so moved; Irwin seconded. The minutes were unanimously approved.

### **REQUEST FOR ASSISTANCE**

Tim Takas for FOALS (Friends of Art and Literature) made a second request for \$30,000.00 to help fund a feasibility study for a performing arts center in Hendersonville. Takas said that there were three phases of this project. First phase was a visioning process. Second would be to develop a business plan, and third would be the feasibility funding. If at any point in the process, FOALS felt that there was not enough support to move forward, the IDB would be refunded any money donated to the feasibility study. Zobl asked about what percentage of the time does a feasibility study come back with a negative answer. Poppen answered about one-third of the time. Poppen added that the real question is what exactly can FOALS build, i.e., a community center, a community theatre, etc. Zobl noted that everyone loves the arts, but he wrestled with the whether this is a project for the IDB. Is this really an economic development project? Carter said that he was not wrestling with concept as much as the amount requested. Spurlock said that he would like to see more broad-based support, and not just a 50/50 involvement with the IDB and another donor. Don Long added that in order for economic development work, the community development has to be in place. From that perspective, this is not a project that directly impacts economic development, but rather community development and that is an important part of the whole equation.

Zobl called for a motion to determine whether the board wishes to approve any amount. Fussell recused himself from any vote due to his involvement with FOALS. Carter so moved; Spurlock seconded. There was discussion about the amount being \$10,000.00 Carter, Spurlock and Irwin voted yes; Zobl voted no, and Fussell abstained. Zobl called

for a motion to make a \$10,000.00 investment. Spurlock so moved; Carter seconded. Spurlock, Irwin and Carter voted yes; Zobl voted no and Fussell abstained. The motion was approved.

#### OLD BUSINESS

Eddie Roberson summarized the negotiations with Crown Castle regarding the cell tower lease. AT&T wants to continue with the existing contract that includes a flat rate from AT&T and revenue sharing for sub-leases. Roberson negotiated a \$50,000.00 signing bonus for new contract as well as upkeep of the grass and property on which the tower stands. AT&T will provide the board with an annual report. The contract still has the same option to renew every five years and a renegotiation in 2049. AT&T wants the board to approve the letter of intent, and then their board will approve that same letter of intent. Fussell moved to accept the letter of intent; Carter seconded. Carter asked if there was a real possibility of losing any tenants. Roberson answered that it was possible due to the nature of the industry and consolidation. He does not believe we will gain any more tenants. Zobl asked if it was possible to add to the contract that we never lose a tenant. Dennen said that you could ask for anything, but probably wouldn't get it. He also asked if there was a point in time when they have to notify the board that they would not renew. Roberson said they had to give a 6-12 month notice. Zobl called for a vote. The motion passed unanimously.

Dennen brought up a new issue with the TIF lawsuit. He said that the county had taken this issue into executive committee, and he asked if the board should take a position on that. Zobl said that the board has done its part and should let it sit. The ball is in the county's court for now.

#### NEW BUSINESS

Fussell moved to nominate John Zobl as chairman of the board for 2013-2014 and Tom Atchley as vice-chairman. Carter seconded. Carter also agreed to stay on as treasurer. Fussell then moved to cease nominations and elect the said slate by acclamation. Spurlock seconded. The motion was approved.

#### FINANCE REPORT

It was a standard report. This report included the payment to the TSBDC. Fussell moved to accept the report; Irwin seconded. The finance report was unanimously approved.

#### FORWARD SUMNER

Jimmy Johnston reported that the next item on Forward Sumner's agenda was to build a consensus vision for what the next big project in the county should be.

With no further business the meeting was adjourned.

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John Zobl, Chairman

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Bruce Carter, Treasurer