

**AGENDA**  
**INDUSTRIAL DEVELOPMENT BOARD**

**December 19, 2019 Meeting**

**Sevierville City Hall**

**Administrative Conference Room**

**1:00 P.M.**



**AGENDA**  
**INDUSTRIAL DEVELOPMENT BOARD**

**December 19, 2019 Meeting**  
**Sevierville City Hall**  
**Administrative Conference Room**  
**1:00 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES – May 16, 2019**

**D. REPORTS**

**E. OLD BUSINESS**

**F. NEW BUSINESS**

1. Consider approval of **Resolution IDB-R-2019-001** – A Resolution consenting to negotiating and accepting Payment in Lieu of Tax (PILOT) for Gateview Ridge – *Russell Treadway* **1**
2. Consider approval of **Resolution IDB-R-2019-002** – A Resolution consenting to negotiating and accepting Payment in Lieu of Tax (PILOT) for Pickens Way – *Russell Treadway* **4**
3. Consider approval of **Resolution IDB-R-2019-003** – A Resolution consenting to negotiating and accepting Payment in Lieu of Tax (PILOT) for Coleson Creek – *Russell Treadway* **7**
4. Consider approval of **radio tower purchase** – *Matt Henderson* **10**

**G. OTHER BUSINESS**

**H. ADJOURNMENT**

**INDUSTRIAL DEVELOPMENT BOARD of the  
CITY OF SEVIERVILLE, TENNESSEE**

**May 16, 2019**

A called meeting of the Industrial Development Board of the City of Sevierville, Tennessee, was held at Sevierville City Hall, Sevierville, Tennessee, on May 16, 2019 at 1:30 PM.

**There were present and participating at the meeting:**

Vic Weals, Chairman  
Brenda McCroskey, Secretary/Treasurer  
Howard Murrell, Director  
Rodney Tarwater, Director  
Andrew Temple, Director

**Absent:**

George Seaton, Director

**Senior Staff Present:**

Lynn McClurg, CFO/City Recorder  
Russell Treadway, City Administrator

Prior to the meeting Russell Treadway stated that John McClure, Vice-Chairman had resigned from the Industrial Development board.

Chairman Weals chaired the meeting with Lisa K. Taylor as secretary of the meeting. A motion was made by Director Temple and seconded by Director Tarwater to approve the minutes of the September 17, 2018 meeting and to dispense with the reading. Motion carried.

**NEW BUSINESS**

Chairman Weals recognized Russell Treadway, who requested approval and authorization of sales contract for property located on Douglas Dam Road to The Crossing Church of Kodak in the amount of \$70,000. A motion was made by Director Tarwater and seconded by Director Temple to approve the request as presented. Motion carried.

There being no further business to discuss, the meeting adjourned at 1:58 PM.

Approved: \_\_\_\_\_  
Vic Weals, Chairman

Attest: \_\_\_\_\_  
Lisa K. Taylor, Recorder



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**IDB Board  
Memorandum**

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**DATE:** December 19, 2019

**AGENDA ITEM:** Consider approval of **Resolution IDB-R-2019-001** - “A Resolution Relating to Payment In Lieu of Tax Transaction Between the Industrial Development Board of The City of Sevierville, Tennessee and Gateview Ridge Apartments, L.P.”

**RESPONSIBILITY:** Russell Treadway, City Administrator

**PRESENTATION:** The Board of Mayor & Aldermen has delegated to the Industrial Development Board the authority to acquire title to the project and negotiate and enter into a lease agreement which provides for the payment of in lieu of taxes.

The project is a 96-unit multi-family apartment facility for low and moderate income citizens. The project shall be known as Gateview Ridge Apartments and is located on Avery Lane.

**REQUESTED ACTION:** Approval of resolution as presented.

**RESOLUTION IDB-R-2019-001**

**RESOLUTION RELATING TO PAYMENT IN LIEU OF TAX TRANSACTION  
BETWEEN THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF  
SEVIERVILLE, TENNESSEE AND GATEVIEW RIDGE APARTMENTS, L.P.**

WHEREAS, the Board of Directors of The Industrial Development Board of the City of Sevierville, Tennessee (the "Board") has met pursuant to proper notice; and

WHEREAS, to induce Gateview Ridge Apartments, L.P., a Tennessee limited partnership, or an affiliate thereof (the "Company"), to cause the construction and development of a 96-unit multifamily housing facility for low and moderate-income citizens known as Gateview Ridge Apartments (the "Project") located on Avery Lane, Sevierville, Tennessee (the "Property"), the Board will acquire the Property, and the Board will lease the Property to the Company on the terms and conditions set forth in the Lease referenced herein; and

WHEREAS, the Board of Mayor and Alderman of City of Sevierville, Tennessee has delegated to the Board the authority to acquire title to the Project and negotiate and enter into a lease agreement with the Company which provides for the payment in lieu of taxes; and

WHEREAS, there has been submitted to the Board a form of Lease (the "Lease") between the Board and the Company, which provides certain payments in lieu of tax as provided therein and which the Board proposes to execute to carry out the transaction described above, a copy of which instrument shall be filed with the records of the Board.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SEVIERVILLE, TENNESSEE:

1. It is hereby found and determined that the acquisition and ownership of the Project will promote industry, trade, commerce and housing in the State of Tennessee and will increase the availability of affordable housing and employment in the City of Sevierville, Tennessee.
2. The Chairman or Vice Chairman of the Board is hereby authorized and directed to execute, and the Secretary or Assistant Secretary of the Board is authorized to attest, and either is authorized and directed to deliver the Lease to the Company.
3. The Board is hereby authorized and directed to own the Project pursuant to the terms of the Lease.
4. The Lease shall be in substantially the form submitted, which is hereby approved, with such completions, omissions, insertions and changes as may be approved by the officer executing it, his or her execution to constitute conclusive evidence of his or her approval of any such omissions, insertions and changes.
5. The officers of the Board are hereby authorized and directed to execute, deliver and file such other certificates and instruments and to take all such further action as they may consider necessary or desirable in connection with the consummation of the transactions described above, including, without limitation, executing such documents as any lender of the Company may request to preserve their liens on the Project.
6. Any authorization herein to execute any document shall include authorization to record such document where appropriate.

**RESOLUTION IDB-R-2019-001**  
**(CONTINUED)**

7. All other acts of the officers of the Board which are in conformity with the purposes and intent of this resolution are hereby approved and confirmed.

I hereby certify that attached hereto is a resolution of The Industrial Development Board of the City of Sevierville, Tennessee, duly and lawfully adopted by its Board of Directors on \_\_\_\_\_, 2019, at a meeting at which a quorum was acting throughout and I furthermore certify that such resolution has not been amended or modified in any respect.

\_\_\_\_\_  
Vic Weals, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brenda McCroskey, Secretary/Treasurer

\_\_\_\_\_  
Date



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**IDB Board  
Memorandum**

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**DATE:** December 19, 2019

**AGENDA ITEM:** Consider approval of **Resolution IDB-R-2019-002** - “A Resolution Relating to Payment In Lieu of Tax Transaction Between the Industrial Development Board of The City of Sevierville, Tennessee and Pickens Way Apartments, L.P.”

**RESPONSIBILITY:** Russell Treadway, City Administrator

**PRESENTATION:** The Board of Mayor & Aldermen has delegate to the Industrial Development Board the authority to acquire title to the project and negotiate and enter into a lease agreement which provides for the payment of in lieu of taxes.

The project is a 96-unit multi-family apartment facility for low and moderate income citizens. The project shall be known as Pickens Way Apartments and is located on Veterans’ Boulevard.

**REQUESTED ACTION:** Approval of resolution as presented.

**RESOLUTION IDB-R-2019-002**

**RESOLUTION RELATING TO PAYMENT IN LIEU OF TAX TRANSACTION  
BETWEEN THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF  
SEVIERVILLE, TENNESSEE AND PICKENS WAY APARTMENTS, L.P.**

WHEREAS, the Board of Directors of The Industrial Development Board of the City of Sevierville, Tennessee (the "Board") has met pursuant to proper notice; and

WHEREAS, to induce Pickens Way Apartments, L.P a Tennessee limited partnership, or an affiliate thereof (the "Company"), to cause the construction and development of a 96-unit multifamily housing facility for low and moderate-income citizens known as Pickens Way Apartments (the "Project") located on Veterans Boulevard, Sevierville, Tennessee (the "Property"), the Board will acquire the Property, and the Board will lease the Property to the Company on the terms and conditions set forth in the Lease referenced herein; and

WHEREAS, the Board of Mayor and Alderman of City of Sevierville, Tennessee has delegated to the Board the authority to acquire title to the Project and negotiate and enter into a lease agreement with the Company which provides for the payment in lieu of taxes; and

WHEREAS, there has been submitted to the Board a form of Lease (the "Lease") between the Board and the Company, which provides certain payments in lieu of tax as provided therein and which the Board proposes to execute to carry out the transaction described above, a copy of which instrument shall be filed with the records of the Board.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SEVIERVILLE, TENNESSEE:

1. It is hereby found and determined that the acquisition and ownership of the Project will promote industry, trade, commerce and housing in the State of Tennessee and will increase the availability of affordable housing and employment in the City of Sevierville, Tennessee.
2. The Chairman or Vice Chairman of the Board is hereby authorized and directed to execute, and the Secretary or Assistant Secretary of the Board is authorized to attest, and either is authorized and directed to deliver the Lease to the Company.
3. The Board is hereby authorized and directed to own the Project pursuant to the terms of the Lease.
4. The Lease shall be in substantially the form submitted, which is hereby approved, with such completions, omissions, insertions and changes as may be approved by the officer executing it, his or her execution to constitute conclusive evidence of his or her approval of any such omissions, insertions and changes.
5. The officers of the Board are hereby authorized and directed to execute, deliver and file such other certificates and instruments and to take all such further action as they may consider necessary or desirable in connection with the consummation of the transactions described above, including, without limitation, executing such documents as any lender of the Company may request to preserve their liens on the Project.
6. Any authorization herein to execute any document shall include authorization to record such document where appropriate.



**RESOLUTION IDB-R-2019-002**  
**(CONTINUED)**

7. All other acts of the officers of the Board which are in conformity with the purposes and intent of this resolution are hereby approved and confirmed.

I hereby certify that attached hereto is a resolution of The Industrial Development Board of the City of Sevierville, Tennessee, duly and lawfully adopted by its Board of Directors on \_\_\_\_\_, 2019, at a meeting at which a quorum was acting throughout and I furthermore certify that such resolution has not been amended or modified in any respect.

\_\_\_\_\_  
Vic Weals, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brenda McCroskey, Secretary/Treasurer

\_\_\_\_\_  
Date



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**IDB Board  
Memorandum**

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**DATE:** December 19, 2019

**AGENDA ITEM:** Consider approval of **Resolution IDB-R-2019-003** - “A Resolution Relating to Payment In Lieu of Tax Transaction Between the Industrial Development Board of The City of Sevierville, Tennessee and Perry Smith Development, LLC and Smithsonian Properties.”

**RESPONSIBILITY:** Russell Treadway, City Administrator

**PRESENTATION:** The Board of Mayor & Aldermen has delegate to the Industrial Development Board the authority to acquire title to the project and negotiate and enter into a lease agreement which provides for the payment of in lieu of taxes.

The project is a 131-unit apartment facility for workforce housing. The project shall be known as Coleson Creek Flats and is located on Old Newport Highway.

**REQUESTED ACTION:** Approval of resolution as presented.

**RESOLUTION IDB-R-2019-003**

**RESOLUTION RELATING TO PAYMENT IN LIEU OF TAX TRANSACTION  
BETWEEN THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF  
SEVIERVILLE, TENNESSEE AND PERRY SMITH DEVELOPMENT, LLC AND  
SMITHSONIAN PROPERTIES, LLC**

WHEREAS, the Board of Directors of The Industrial Development Board of the City of Sevierville, Tennessee (the "Board") has met pursuant to proper notice; and

WHEREAS, to induce Perry Smith Development, LLC, and Smithsonian Properties, LLC, each a Tennessee limited liability company, or an affiliate thereof (collectively referred to herein as the "Company"), to cause the construction and development of a 131-unit apartment facility for workforce housing known as Coleson Creek Flats (the "Project") located on Old Newport Highway, Sevierville, Tennessee (the "Property"), the Board will acquire the Property, and the Board will lease the Property to the Company on the terms and conditions set forth in the Lease referenced herein; and

WHEREAS, the Board of Mayor and Alderman of City of Sevierville, Tennessee has delegated to the Board the authority to acquire title to the Project and negotiate and enter into a lease agreement with the Company which provides for the payment in lieu of taxes; and

WHEREAS, there has been submitted to the Board a form of Lease (the "Lease") between the Board and the Company, which provides certain payments in lieu of tax as provided therein and which the Board proposes to execute to carry out the transaction described above, a copy of which instrument shall be filed with the records of the Board.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SEVIERVILLE, TENNESSEE:

1. It is hereby found and determined that the acquisition and ownership of the Project will promote industry, trade, commerce and housing in the State of Tennessee and will increase the availability of affordable housing and employment in the City of Sevierville, Tennessee.
2. The Chairman or Vice Chairman of the Board is hereby authorized and directed to execute, and the Secretary or Assistant Secretary of the Board is authorized to attest, and either is authorized and directed to deliver the Lease to the Company.
3. The Board is hereby authorized and directed to own the Project pursuant to the terms of the Lease.
4. The Lease shall be in substantially the form submitted, which is hereby approved, with such completions, omissions, insertions and changes as may be approved by the officer executing it, his or her execution to constitute conclusive evidence of his or her approval of any such omissions, insertions and changes.
5. The officers of the Board are hereby authorized and directed to execute, deliver and file such other certificates and instruments and to take all such further action as they may consider necessary or desirable in connection with the consummation of the transactions described above, including, without limitation, executing such documents as any lender of the Company may request to preserve their liens on the Project.
6. Any authorization herein to execute any document shall include authorization to record such document where appropriate.

**RESOLUTION IDB-R-2019-003**  
**(CONTINUED)**

7. All other acts of the officers of the Board which are in conformity with the purposes and intent of this resolution are hereby approved and confirmed.

I hereby certify that attached hereto is a resolution of The Industrial Development Board of the City of Sevierville, Tennessee, duly and lawfully adopted by its Board of Directors on \_\_\_\_\_, 2019, at a meeting at which a quorum was acting throughout and I furthermore certify that such resolution has not been amended or modified in any respect.

\_\_\_\_\_  
Vic Weals, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brenda McCroskey, Secretary/Treasurer

\_\_\_\_\_  
Date



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**IDB Board  
Memorandum**

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**DATE:** December 19, 2019

**AGENDA ITEM:** Consider Approval for Purchase of a Radio Communications Tower from LandAir Total Communications in the amount of Twenty Thousand Dollars (\$20,000.00).

**RESPONSIBILITY:** Matt Henderson, Fire Chief

**PRESENTATION:** To improve coverage of current and future communication needs of city infrastructure and departments, it is recommended to build a communications site within the City of Sevierville.

**REQUESTED ACTION:** Request approval.



Total Communications  
 Post Office Box 37  
 Kodak, TN 37764-0037



# Quotation

Date	Quote #
9/30/2019	2387

CUSTOMER NAME
CITY OF SEVIERVILLE PO BOX 5500 SEVIERVILLE, TN 37862

ACCOUNT INFORMATION
SEVIERVILLE WATER SYSTEMS 120 GARY WADE BLVD SEVIERVILLE, TN 37864

TERMS	REP	FOB	PROJECT NAME
NET 15	MJ	SEVIERVILLE	TOWER

QTY	ITEM NO.	DESCRIPTION	EACH	SUBTOTAL
		THIS QUOTATION IS FOR NEW OLD STOCK TOWER (180' SSV), ENGINEERING FILE # 51004TR001, DRAWING # A030464,		
1	TOWER PACKA...	TOWER STEEL PACKAGE, NOT ASSEMBLED, LOCATION IN CORBIN KY.	15,000.00	15,000.00
1	MISC	ENGINEERING, FOOTER DESIGN, TENNESSEE STAMPED	2,600.00	2,600.00
1	MISC	FREIGHT - TRANSPORTATION COSTS TO SEVIERVILLE TN *** CITY OF SEVIERVILLE MUST PROVIDE A STORAGE AREA AND EQUIPMENT TO OFFLOAD THE TOWER FROM THE TRUCK, NO ASSISTANCE PROVIDED BY TRANSPORTATION COMPANY ***	2,400.00	2,400.00
		TOWER IS CURRENTLY IN DRY STORAGE IN CORBIN KY, INSPECTION CAN BE ARRANGED UPON REQUEST.		

<b>You're signature is acceptance of the pricing, terms and conditions stated within this Quotation.</b> <b>ALL QUOTATIONS VALID FOR 30 DAYS UNLESS OTHERWISE SPECIFIED</b>	Subtotal	\$20,000.00
	Sales Tax (0.0%)	\$0.00
	<b>Total</b>	<b>\$20,000.00</b>
Signature _____	Date _____	

This is a Quotation Only. 11  
 Do not pay from this Document