

The Industrial Development Board of the City of Millington, Tennessee
7965 Veterans Parkway, Suite 101
Millington, Tennessee 38053
Minutes of Regular Board Meeting
October 18, 2024

The following Board Members participated:

Cary E. Vaughn
John Perales
Jack Langford
Jim Warberg
Rod Loggins

Also participating:

Jon Crisp
Deanna Grigsby
Frankie Dakin
Don Lowry
Larry Dagen
Ron Wells
Tricia Adrian

1. **Determine Quorum** – Chairman Cary Vaughn opened the meeting at 8:00 a.m. on October 18, 2024. The Board had a moment of silence. Then, the Board and all guests recited the Pledge of Allegiance. After determining a quorum, the MIDB meeting was called to order.
2. **Public Comment Period** – There were no public comments.
3. **Consideration of Minutes from the September 13, 2024 Regular Board Meeting** – Chairman Vaughn introduced the topic and asked if there were any proposed changes to the minutes. There were none. Jack Langford made a motion to approve the minutes of the September 13, 2024 regular Board meeting. John Perales made a second to the motion. Cary Vaughn, John Perales, Jack Langford, Jim Warberg and Rod Loggins voted aye. Motion carried.
4. **Consideration of the Financial Statements for September 2024** – Chairman Cary Vaughn introduced the topic. Secretary and Treasurer Jack Langford gave a summary of the financial statements for September 2024. Chairman Vaughn asked if there were any questions on the financials. There were no questions, but Mr. Crisp stated that the amount left in the IDB’s checking account and Edward Jones account was only enough to operate for the current and next two fiscal years. John Perales made a motion to approve the financial statements for September 2024. Rod Loggins made a second to the motion. Cary Vaughn, John Perales, Jack Langford, Jim Warberg and Rod Loggins voted aye. Motion carried.
5. **Executive Director Update** – Chairman Vaughn introduced the topic and gave the floor to Executive Director Jon Crisp.
 - a. **June 30, 2024 Audit: Target to state by November 15** – Mr. Crisp informed the Board that the IDB’s annual audit will be completed early for the first time in a number of years.
 - b. **Millington Site 2 Dilemma** – Project Amelia has been considering the IDB’s 174 acre parcel, i.e. the airport frontage site. Staff of the IDB and the Millington Airport Authority are waiting to hear Amelia’s decision. Recently, however, a large pharmaceutical manufacturing company has expressed some interest in the site. If both projects grow to serious interest, the IDB will have to make a decision.

- c. **Site 2, a second Option?** – This item was discussed above, in item 5b.
 - d. **Veterans Parkway: Continued Development. PGS / Marriott Anchors** – On the north side of Veterans behind Arby's, a future shopping center is expected to be built. The anchor for this shopping center is a split tower building, half being a Fairfield and the other half being Town Place Suites. Mr. Perales asked if there was a cemetery at that site. Mr. Crisp stated the cemetery is on a different property nearby. Mr. Loggins asked who the developer was for the Marriott Anchors. Mr. Crisp responded that it was the Dalsanias, who are also the owners of the Hampton Inn and Plantation Oaks in Millington.
 - e. **Home2 by Hilton - Mr. Elliott Cohen - Owner. X2?** – On the south side of Veterans, across from Arby's and off the new road being built on the Millington Farms TIF, a Home2 Hilton will be built. Mr. Cohen, the developer, has cancelled a project in Lakeland and chosen to build in Millington instead. He intends to build the Home2 Hilton and then is likely to consider building a second hotel in Millington thereafter.
 - f. **Astoria Square TIF: Update** – Astoria Square is being redesigned, with the hotel being removed from the plan and more retail going in. Dexter Muller is working with Keith Grant on this. The Development Agreement was extended by the Board at its August 9, 2024 regular Board meeting for six months to give the developers time to do this.
 - g. **Millington Farms TIF: Update** – The Millington Farms TIF has been moving along very smoothly. Draw #5 was the most recent draw submitted. Mr. Lowry asked for clarification on what work was being done right now. Mr. Crisp responded that the only part of Millington Farms being done right now is the apartments. The rest of the project is still in the discussion stage. Mr. Crisp stated that the Methodist hospital conversations were still ongoing between the developer and Methodist.
6. **Other Business**
- a. **Edward Jones: CD Coming Due November 4, 2024** – Chairman Vaughn introduced the topic and gave the floor to Ms. Grigsby to discuss. Ms. Grigsby explained that the Board has a CD in the amount of \$200,000 coming due on November 4, 2024. Due to the recent large expenditures of the water and sewer reimbursement to the City and the \$1,000,000 transfer to the City for the sale of Beechwood, the money market account is considerably low, sitting at about \$143,000. The IDB's checking account is similarly much lower than it was at about \$180,000 as of the date of this meeting. Ms. Grigsby recommended that the Board move \$100,000 of the CD into the money market, so that it can generate a higher amount of interest than the checking account while being readily available for use if it is needed. The remaining \$100,000 is recommended to be reinvested in a CD that will produce the highest amount of interest and that would come due around September 2025, to keep in the laddered structure. Rod Loggins made a motion to accept Ms. Grigsby's recommendation for the course of action described for the CD coming due November 4, 2024. John Perales made a second to the motion. Cary Vaughn, John Perales, Jack Langford, Jim Warberg and Rod Loggins voted aye. Motion carried.
 - b. **November 8, 2024:** This is the date of the next regular meeting of the Board.
 - c. **Other Business** – There was no other business to properly come before the Board. However, at the end of the Executive Director's report, there was much discussion on different topics. These discussions will be recorded below:
 - i) **Peterson Land** – Mr. Peterson is looking for opportunities for his 95 acres, which frame the western end of Veterans Parkway east of Highway 51.
 - ii) **Sought-After Grocery Store** – Mr. Crisp informed the Board and guests that a highly sought-after grocery store is looking to locate in the area. Sites have been chosen at Collierville and Germantown so far. The old paintball course in Arlington is being considered for a site. Mr. Muller recommended to the executives of the store to

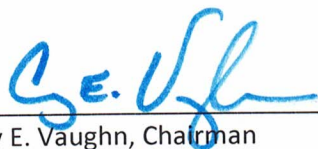
look at locations in Millington, because Millington is hot with development and would be a great place for them to locate.

- iii) **City Updates – City Manager** Frankie Dakin stated that the land on the north side of the base owned by City, Airport and IDB, should be looked at in regard to survey, proper ownership, and marketing the properties for maximum value. Mr. Dakin also spoke on real versus not real projects, whereas in the City’s eyes a “real” project would be one that had been submitted to the Planning and Zoning Commission and an “unreal” project would be one that is still in the conversation stage.

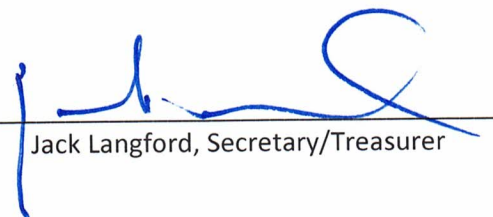
- iv) **MLG&W Risk Assessment** – Jim Warberg spoke on Millington’s electrical situation. He stated that Millington has about 15 megawatts of capacity left on Substation 15, which is good for about 7 years of growth at Millington’s current growth rate. The next station online will be near Donnell Road and will have a 12 kV yard at that station that will extend to the Millington area. Donnell Road substation was originally intended to be a 23kV area, but Mr. Warberg was able to emphasize the vulnerability of Millington to MLG&W, causing the power company to decide to split the yard between 23 kV and 12kV, the latter part being added specifically to help Millington. The risk is that if Millington has a total outage at its one and only station, then there are only about 7 megawatts of transferable energy from nearby stations. The current peak load for Millington is 72 megawatts. The potential event of total outage would be a catastrophic event for Millington because of this, emphasizing the need for backup. Mr. Warberg states that MLG&W is aware of Millington’s vulnerability and is hardening Substation 15 until it can get the future substation in place. We are in a better position now than we were a few years ago.

7. **Adjourn** – With no other business to discuss, the Board was all in favor of adjourning the meeting.

I have read and approved the above minutes of this regular Board meeting:



Cary E. Vaughn, Chairman



Jack Langford, Secretary/Treasurer