

**The Industrial Development Board of the City of Millington, Tennessee**  
**7965 Veterans Parkway, Suite 101**  
**Millington, Tennessee 38053**  
**Minutes of Regular Board Meeting**  
**April 11, 2025**

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**The following Board Members participated:**

Gregory Moody  
Kenneth Uselton  
James Blackwell  
Rod Loggins

**Also participating:**

Jon Crisp  
Deanna Grigsby  
Larry Dagen  
Frankie Dakin  
Don Lowry  
Tricia Adrian  
Mike Gill  
Bo Griffin  
Hayden Donner  
Connor McGrory  
Charles Reed  
Thomas McGhee  
Chris Thomas

1. **Determine Quorum** – Chairman Gregory Moody opened the meeting at 8:00 a.m. on April 11, 2025. The Board had a moment of silence. Then, the Board and all guests recited the Pledge of Allegiance. After determining a quorum, the IDB meeting was called to order. Executive Director Jon Crisp informed the Board that Vice Chairman Jack Langford had been in the hospital and asked for everyone to keep him in their prayers.
2. **Consideration of Minutes from the March 14, 2025 Regular Board Meeting** – Mr. Moody introduced the topic and asked if there were any proposed changes to the minutes. There were none. Secretary and Treasurer Kenneth Uselton stated he had looked them over and expressed his approval. Ken Uselton made a motion to approve the minutes of the March 14, 2025 regular Board meeting. Rod Loggins made a second to the motion. Gregory Moody, Kenneth Uselton, James Blackwell, and Rod Loggins voted aye. Motion carried.
3. **Consideration of the Financial Statements for March 2025** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton suggested to the Board that instead of the many pages of statements, we present the pertinent information on a single review sheet. The complete financial sheets will still be prepared and reviewed but will be held in the office rather than included in the monthly packet of each Director. Mr. Uselton offered a summary of the financial statements for March 2025 to the Board. He added that the Certificate of Deposit that had recently come due in the Edward Jones account had been rolled over. Ken Uselton made a motion to approve the financial statements for March 2025. Rod Loggins made a second to the motion. Gregory Moody, Kenneth Uselton, James Blackwell, and Rod Loggins voted aye. Motion carried.
4. **Consideration of Resolution to Acknowledge Receipt of City's Resolution 28-2025** – Mr. Moody introduced the topic and invited Mr. Crisp to speak on it. Mr. Crisp stated that the resolution before the Board recommends that himself and City Manager Frankie Dakin come together to discuss pros and cons of the potential move. Attorney



Tricia Adrian agreed with Mr. Crisp's summary of the resolution and stated that a committee could be formed to cover this topic should the Board choose to do so. Director Rod Loggins asked if there was a timeframe for this. Mr. Crisp stated this would be started within ninety days which is congruent with the City's Resolution 28-2025. Mr. Moody recognized a comment from Mr. Dakin. Mr. Dakin stated he approved of the resolution if it was just a recognition of the City's Resolution 28-2025. Mr. Uselton made a motion to accept the IDB's resolution acknowledging receipt of the City's Resolution 28-2025. James Blackwell made a second to the motion. Gregory Moody, Kenneth Uselton, James Blackwell, and Rod Loggins voted aye. Motion carried.

## 5. Executive Director's Update

- a. **Millington Area Chamber of Commerce Lease Agreement** – Mr. Crisp explained the proposed lease agreement between the IDB and the Millington Area Chamber of Commerce for Suite 102 was before the Board for approval. Mr. Moody explained that the typical rate for the leased suites in the building is \$14.00 per square foot. To support the Chamber as much as possible, the typical rate was reduced by 15% to amount to \$12.00 per square foot, which makes the monthly rent \$2,000. The IDB continued the in-kind agreement it held with the Chamber in 2024 through the first four months of 2025 to support the Chamber while their reorganization in leadership took place and settled. This lease covers the remainder of 2025, and discussions can take place in the final quarter of 2025 to discuss the lease for 2026. A typical maintenance clause was also added to the lease upon attorney review. Ken Uselton made a motion to offer this lease agreement to the Chamber and upon its acceptance of the lease we then move forward with discussions of further sponsorship. James Blackwell made a second to the motion. Much discussion followed the motion being made and seconded. Prior to roll call on the vote, Mr. Moody offered time for Chris Thomas, Executive Director of the Millington Area Chamber of Commerce, to speak. Mr. Thomas asked the Board to reconsider passing this lease for \$2,000 a month and instead make this a \$0.00 lease for the rest of 2025 and reevaluate the price of the lease in 2026. He thanked the Board for allowing him to speak. Mr. Crisp called attention to a later item on this meeting's agenda, the Millington Chamber sponsorship. Mr. Moody clarified that the Board's only source of steady and reliable income is through rent, and thus the Board must have lease agreements in place, but it does desire to close the gap between a \$14.00 square foot lease and the previous in-kind agreement as much as possible. Mr. Loggins asked for clarification on the language of affiliates within the lease agreement, and there was discussion on this. After discussion, the vote was taken. Gregory Moody, Kenneth Uselton, and James Blackwell voted aye. Rod Loggins abstained. Motion carried. Ms. Adrian reminded the Board of Directors and all guests in the room that a person must be acknowledged by the Chairman to speak.
- b. **Most Dependable Fountains: Letter of Intent** – Mr. Crisp introduced the topic. Most Dependable Fountains (MDF) is a strong company which has been in operation for forty years. They will most likely surpass \$25 million in revenue this year and MDF is the top company in the country for the products they make. They are currently located in Arlington but have outgrown that location. MDF has expressed a strong interest in Millington, specifically in ten acres off Ryburn Drive in the IDB's industrial area. Mr. Crisp stated that this company is a great fit for Millington. Mr. Moody recognized Connor McGrory to speak, who expressed excitement about locating in Millington. A Letter of Intent was submitted to IDB Staff and put before the Board for consideration for ten acres off Ryburn Drive at a purchase price of \$24,000 per acre. Ken Uselton made a motion to accept the Letter of Intent to purchase and make the necessary steps going forward to welcome MDF into our community. James Blackwell made a second to the motion. During discussion, Mr. Loggins asked if the \$781,000 appraised value for the property (shown on the screen) was for the ten acres? Staff explained that the \$781,000 appraised value was for the whole parcel, approximately 27 acres. There was no further discussion, so the vote was taken. Gregory Moody, Kenneth Uselton, James Blackwell, and Rod Loggins voted aye. Motion carried.
- c. **Jetway: Progress with TDEC** – Mr. Crisp stated that the first phase of the BRAG grant had been completed. Ms. Adrian reminded the Board that the IDB was the only applicant in Shelby County to receive the grant.



- d. **Encor** -- Mr. Crisp stated that the City Planner in the Planning Department was handling the codes violations that have occurred with Encor. Mr. Moody clarified that the issue with Encor was concern for the rocks that had the potential to fall into Highway 51 and creating hazards there.
  - e. **Nulls Towing Update** – Mr. Crisp stated the land sale to Nulls Towing was underway. The buyer submitted a site plan to the City Planner the day before this meeting.
  - f. **Delta Concrete Option Assignment to Memphis Fencing** – Mr. Crisp stated Memphis Fence is negotiating with Delta Concrete to purchase the option for the property.
6. **Public Comment Period** – There were two public comments.
- a. **Bo Griffin** – Bo Griffin, Superintendent of Millington Municipal Schools, greeted the Board of Directors and reminded everyone that he was always accessible should anyone need anything from him or the schools. He also welcomed MDF to the family and stated graduation is May 8<sup>th</sup>.
  - b. **Frankie Dakin** – Frankie Dakin, City Manager of the City of Millington, expressed his desire to rise in support of the Chamber. He stated it is imperative that we all work together, and he commended the IDB on its efforts to do so. He also commented on the codes violations with Encor, stating that the City is aware of the problem and working on it. He thanked the IDB for drawing attention to it.
7. **Other Business**
- a. **Millington Area Chamber of Commerce Sponsorship** – Mr. Moody introduced the topic and gave the floor to Mr. Crisp. Mr. Crisp stated that the Chamber’s elite level of sponsorship is \$10,000. Mr. Crisp suggested that the IDB entertain going beyond the elite level by another \$6,000. This \$16,000 sponsorship effectively neutralizes the cost of the lease for the remainder of 2025. Mr. Loggins questioned how this was different than an in-kind agreement. Mr. Moody explained that doing the rent and the sponsorship separately allows the IDB to adjust its sponsorship level on a yearly basis to give as the finances of the IDB allows and to not tie it to the rent of Suite 102. Mr. Uselton cautioned the Board of Directors against promising funds in a separate fiscal year without the budget of said fiscal year being discussed and approved. There was much discussion. Mr. Loggins asked if we could move this discussion to a committee to give more time to decide. Mr. Moody stated that there was not enough time to meet before the recently approved lease’s effective date of May 1<sup>st</sup>. Therefore, while we could meet in a committee or call a special meeting for further discussion, it would not be before the Chamber is required to pay rent. There was more discussion. Ms. Adrian suggested the Board approve to pay \$4,000 today to pay towards the elite membership, and then the topic be revisited when the Budget Committee meets to discuss next year’s budget. Ken Uselton made a motion to gift the Chamber with a \$4,000 sponsorship. James Blackwell made a second to the motion. Gregory Moody, Kenneth Uselton, and James Blackwell voted aye. Rod Loggins abstained. Motion carried.
  - b. **Chairman’s Appointments to Budget Committee** – Mr. Moody introduced the topic. Mr. Moody explained that due to the size of the Board, a committee is typically made up of 3 individuals. Mr. Moody asked Mr. Uselton to Chair the Budget Committee as he is the Secretary and Treasurer. Mr. Moody stated he would also sit on the committee. Mr. Loggins volunteered to sit on the committee as well. The Budget Committee for 2025 is therefore comprised of Mr. Uselton, Mr. Moody, and Mr. Loggins.
  - c. **Proposed Dates for Budget Committee Workshops** – Mr. Uselton suggested he would like to have a chance to meet with Ms. Grigsby to gather data for the current year, and then will set work session dates and have those cleared with the other individuals on the Budget Committee. All were in agreement with this course of action.
  - d. **May 9, 2025:** This is the date of the next regular meeting of the Board.

e. **Other Business** – There was no other business (outside of the remaining items on the agenda) to properly come before the Board.

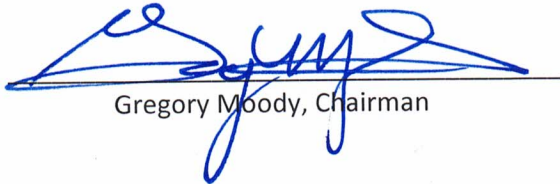
8. **Administrative Matters**

a. **Annual Ethics Training Coming Up** – This date is not yet set, but the training will occur soon. Ms. Grigsby would like to check with the City. If their annual ethics training is happening soon, it would be best for the Directors of the IDB to join it. However, if it isn't scheduled within the next month or two, then Ms. Grigsby will schedule ethics training specifically for the IDB.

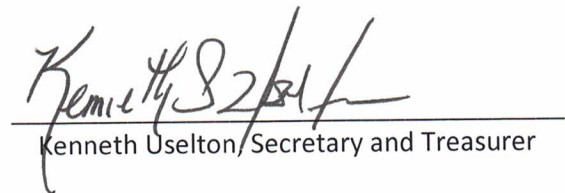
b. **Conflict of Interest and Sunshine Law Disclosure Form** – A new conflict of interest statement, which now includes language on the Sunshine Law, was offered to the Board of Directors.

9. **Adjourn** – With no other business to discuss, Kenneth Uselton made a motion to adjourn the meeting. James Blackwell made a second to the motion. The Board was all in favor of adjourning the meeting.

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



Gregory Moody, Chairman



Kenneth Uselton, Secretary and Treasurer