

The Industrial Development Board of the City of Millington, Tennessee
7965 Veterans Parkway, Suite 101
Millington, Tennessee 38053
Minutes of Regular Board Meeting
June 13, 2025

The following Board Members participated:

Gregory Moody
Jack Langford
Kenneth Uselton
James Blackwell
Rod Loggins
Gavin Smith

Also participating:

Jon Crisp
Deanna Grigsby
Larry Dagen
Frankie Dakin
Don Lowry
Tricia Adrian
Bo Griffin
Chris Thomas
Carol Scott
Jim Williams
John Perales
Will Patterson
Houston Carson

1. **Determine Quorum** – Chairman Gregory Moody opened the meeting at 8:00 a.m. on June 13, 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.
2. **Consideration of Minutes from the Regular Board Meeting on May 9, 2025 and the Budget Committee Work Sessions on May 15, 2025 and May 19, 2025** – Mr. Moody introduced the topic and asked if there were any proposed changes to the minutes of the regular Board meeting on May 9, 2025. There were none. Secretary and Treasurer Kenneth Uselton expressed his approval. Kenneth Uselton made a motion to approve the minutes of the May 9, 2025 regular Board meeting as printed. Jack Langford made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried. Kenneth Uselton made a motion to approve the minutes of the May 15, 2025 and the May 19, 2025 Budget Committee Work Sessions as printed. Rod Loggins made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.
3. **Consideration of the Financial Statements for May 2025** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton gave a brief overview of the financial statements for May 2025. Mr. Moody clarified the expenditures for the month and the expenditures for the fiscal year to date. Kenneth Uselton made a motion to approve the financial statements for May 2025. Gavin Smith made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.

4. Executive Director's Update

- a. **SoMF TIF Resolution** – Mr. Moody introduced the topic and gave the floor to Executive Director Jon Crisp. Mr. Crisp explained that the Shoppes of Millington Farms (SoMF) tax increment financing (TIF) payments had been lower than anticipated. This was due to the owner of one of the parcels going to the State's Board of Equalization to ask for lower property taxes. The owner was granted a reduction in taxes of approximately 25%, Mr. Crisp explained. The Economic Development Commissioner of the State of Tennessee, aware of the issue, ruled that the loan can be extended to thirty years (it is currently a twenty year loan) to allow more time for the property taxes of the TIF to pay back the loan. However, Mr. Crisp explained, the IDB and the City of Millington and the Shelby County Commission must all authorize the extension to thirty years. The extension is not before the Board at this time, but it will be coming soon.
 - b. **BRAC's Water Report** – Mr. Crisp stated there had been news articles recently about Millington's water, with concerns over contamination from PFAS chemicals. The news articles stem from a water report done by the Navy in connection with their ongoing monitoring and remediation of the previously-owned Navy land, much of which is now owned or has been owned by the IDB. Mr. Crisp handed out fliers on this and stated there were fliers available for whoever wanted a copy at the front desk of the IDB office. City Manager Frankie Dakin spoke up, clarifying that the study concerns private drinking wells, maybe half a dozen, and has nothing to do with the City's provided drinking water.
 - c. **MDF: Update** – Mr. Crisp reminded the Board that Most Dependable Fountains (MDF) a \$25 million company, is still interested in locating to Millington. The company is getting bids on their new building design and construction. The bids came back higher than they anticipated at about \$8 million. Mr. Crisp is working with the company on sourcing locally and cheaper to make sure this project happens.
5. **Administrative Matters** – Mr. Moody suggested that Agenda Item Number 6. "Administrative Matters" be moved up the agenda before Agenda Item Number 5. "Public Comments" to ensure there was enough time to discuss the administrative matters before the Board today. James Blackwell made a motion to move Agenda Item Number 6 before Agenda Item Number 5. Jack Langford made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.
- a. **Consideration of Lease for Suite 107** – Mr. Moody gave the floor to Assistant Executive Director Deanna Grigsby. Ms. Grigsby explained that Heart to Heart Home Health Care, LLC has the desire to lease Suite 107 for three years at \$14.00 per square foot, with an increase built in for the second and third year. The lease term begins on July 1, 2025. Mr. Smith asked where the \$14.00 came from, and it was explained that it is the IDB's starting price of rent per square foot. Mr. Loggins noted the space had been empty for a long time, and staff agreed. The space is a bit of a strange shape and size, due to the rest of the building being chopped up over the years and so renting it has been difficult. IDB Staff is very excited that the space works well for Heart to Heart. Rod Loggins made a motion to accept the proposed lease for Suite 107. James Blackwell made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried. After the vote, Mr. Moody asked if there would be any changing of the locks for the new tenant. Ms. Grigsby explained that the IDB would change the locks, if the tenant requested such, and that the cost would be passed on to the tenant.
 - b. **Consideration of Budget for FY26** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton passed out copies of the proposed budget for Fiscal Year 2026 (FY26) to the Board of Directors and to Mayor Larry Dagen, City Manager Frankie Dakin, and Alderman Liaison Don Lowry. He stated that one month to prepare this budget was not sufficient. Mr. Uselton stated that a labor-intensive complete rework of the budget was needed, but this was as close as we could possibly get in the time constraints. The budget was recategorized and made to be more user-friendly. Mr. Uselton briefly explained the line items in the budget, and compared total projected expenses with total projected income. Mr. Uselton pointed out the Chamber sponsorship. Taking into consideration the reduction in rent (valued at \$4,200.00), and the desire of the IDB to be an Elite Sponsor to the

Chamber or as close as possible, Mr. Uselton recommends the IDB give \$5,000 to the Chamber. The value of the reduction in rent and the additional \$5,000 gift, which will be paid in two installments of \$2,500 in July and \$2,500 in January, puts the total sponsorship of the IDB to the Chamber at \$9,200.00. Mr. Uselton recommends the approval of this budget in his capacity as Secretary and Treasurer. Kenneth Uselton made a motion to approve the proposed budget for the Fiscal Year ending on June 30, 2026. James Blackwell made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried. Mr. Uselton made a motion to extend the life of the Budget Committee to six months from the start of the year of FY26 to do a complete rebuild of the budget, and bring an amended budget before the Board at the January 2026 regular meeting. Gavin Smith made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.

- c. **Roof Quotes** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton stated that the bids collected for the new roof were akin to apples, oranges and pears. Rather than the IDB telling these vendors what the IDB needed for the roof, the vendors have submitted bids on what the vendors believe the IDB needs. Hence the apples, oranges and pears. Mr. Uselton recommended that this item be tabled and give a representative from the Board an opportunity to create an RFP and meet with these companies to get more comparable bids. Mr. Langford suggested that an independent roofing consultant be contacted to look at the IDB's roof and tell us what needs to be done. Mr. Moody suggested that Mr. Crisp and Mr. Langford work together to find an independent roofing consultant. Mr. Uselton made a motion to give the Budget Committee the power to contact an independent roofing consultant, write an RFP and negotiate bids. Rod Loggins made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.
- d. **Landscaping Quotes** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton reviewed three prepared bids. Mr. Uselton recommends that the IDB selects the quote provided by Aim to Please Lawncare, as this is an established company that can meet the needs of the IDB better than the other two bidders, and thus is the best bid. The lowest bidder cannot meet the landscaping requirements of the IDB. The highest bidder was ruled out due to being the highest bidder. Aim to Please will also spray the lawn, thereby reducing this cost that the IDB currently has with Herbi-Systems. All bids were from local companies. Mr. Smith asked if the IDB had considered asking the City to provide lawncare services. Mr. Dakin stated that the City already cuts the IDB's bigger acreage, which he stated was a value of \$90,000 a year, and the City has asked for no reimbursement. However, the IDB has bought mowers and tractors for the City periodically for many years in exchange for having the City cut the IDB's grass on the bigger parcels. The IDB has always maintained its own office property so as not to tax the City too much. Mr. Uselton made a motion to approve the Aim to Please quote for the initial cleanup of the property and for the yearly contract. James Blackwell made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Rod Loggins and Gavin Smith voted aye. Motion carried.
- e. **TVA Partners with MLG&W - LED Light Project** – Mr. Moody introduced the topic and gave the floor to Ms. Grigsby. Ms. Grigsby explained that IDB staff was approached by a representative from MLGW who introduced this LED light project. TVA and MLGW are partnering to pay for a project which would allow a business to switch over to LED lighting. The business would pay 30% of the cost and TVA/MLGW would pay 70% of the cost. Ms. Grigsby explained this is a good opportunity to switch the remainder of the lights in the building to LEDs (about two-thirds of the building lights are already LED lights). The total cost of the project is \$4,380.00. The IDB would be responsible for \$1,340.00. Mr. Lowry asked why the IDB would spend its money on this to save utility costs for its tenants. No decision was made at this time on whether to move forward with the project or not.

f. **July 11, 2025 at 8:00 a.m.** – This is the date of the next regularly scheduled Board meeting.

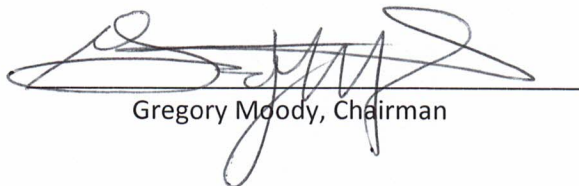
6. **Public Comment Period** – There were three public comments.

- a. **Chris Thomas** – Mr. Thomas, Executive Director of the Millington Area Chamber of Commerce, stated that he wanted to speak on the passing of the budget for FY26 before it was passed. Mr. Thomas stated he was frustrated because he wanted to speak on the budget before it was approved, specifically that part involving the Chamber sponsorship. Mr. Thomas stated he wanted the record to show that this was frustrating and disrespectful to him as the Director of the Chamber. Mr. Thomas asked the Board to reconsider the sponsorship that was just passed in the FY26 budget. He stated he is appreciative of the \$9,200 sponsorship allotted to the Chamber, but he wishes the IDB would continue to charge \$2,000 per month for rent and give \$2,000 per month in sponsorship to the end of this calendar year. Mr. Thomas stated that he feels he is an extension of the IDB office because he has met with some developers and people to bring business here, and those businesses have never heard from the IDB office. Mr. Thomas stated he means no disrespect to the IDB Board of Directors but also wishes to receive respect from the IDB Board of Directors. Mr. Uselton asked Mr. Moody for permission to respond to a statement Mr. Thomas made in which he said the minds of the Board were already made up. Mr. Uselton clarified to Mr. Thomas that most of the Board had not seen the budget prior to this meeting, therefore no decision had already been made. The Budget Committee had put together the budget for FY26 for the betterment of the IDB's organization, and it had no direct or indirect reflection to the Chamber. The IDB wishes to be as supportive of the Chamber as it possibly can be, without detriment to the IDB itself.
- b. **Houston Carson** – Mr. Carson, Chairman of the Board of the Chamber of Commerce, stated that Mr. Thomas had already spoken on the topic he would speak about. He thanked the IDB for considering the Chamber in the IDB's budget. Mr. Carson stated the Chamber has lost some members but was trying to gain more, and commended Mr. Thomas on his efforts on recruiting more members.
- c. **Don Lowry** – Mr. Lowry posed a question about Panattoni and expressed a desire to ask questions on it. Mr. Lowry stated he was not looking for answers today, but he wanted to learn more about the deal soon. It was decided that this would be put on the agenda for the next meeting.

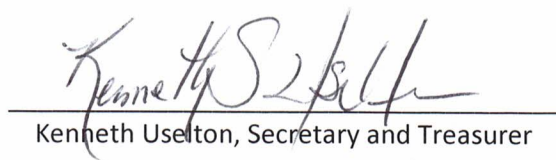
7. Other Business

- a. **Other Business** – There was one other item of business to properly come before the Board.
 - i) **Ethics Training** – Ms. Grigsby asked to speak on one other topic. Mr. Moody granted this. Ms. Grigsby informed the Board that it was time to complete the annual ethics training. Ms. Grigsby stated that Will Brantley from Harris Shelton Hanover Walsh would be able to conduct the ethics training, as he had done two years prior. Mr. Moody asked if we could partner with the City on the ethics training. Ms. Grigsby stated she had reached out, but the City did not have anything scheduled, and so IDB staff is taking the initiative to get it scheduled. Mr. Moody requested that before the IDB get an ethics training scheduled, that staff reach out to the City again.
8. **Adjourn** – With no other business to discuss, James Blackwell made a motion to adjourn the meeting. Jack Langford 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