

The Industrial Development Board of the City of Millington, Tennessee
7965 Veterans Parkway, Suite 101
Millington, Tennessee 38053
Minutes of Regular Board Meeting
August 8, 2025

The following Board Members participated:

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

Also participating:


Jon Crisp
Deanna Grigsby
Larry Dagen
Frankie Dakin
Don Lowry
Tricia Adrian
Candace Ward
Bo Griffin
Jared Darby
Teresa Phelps
Gwendolyn Sutton

1. **Determine Quorum** – Chairman Gregory Moody opened the meeting at 8:00 a.m. on August 8, 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. Mr. Moody asked if there were changes or additions to the meeting's agenda. There were none. Secretary and Treasurer Kenneth Uselton made a motion to accept the agenda as is. Jim Warberg made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, and Jim Warberg voted aye. Gavin Smith was not present for the vote. Motion carried.
2. **Consideration of Minutes from the Regular Board Meeting on July 11, 2025** – Mr. Moody introduced the topic and asked if there were any proposed changes to the minutes of the regular Board meeting on July 11, 2025. There were none. Mr. Uselton expressed his approval. Kenneth Uselton made a motion to approve the minutes of the July 11, 2025 regular Board meeting as printed. Vice Chairman Jack Langford made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, and Jim Warberg voted aye. Gavin Smith was not present for the vote. Motion carried.
3. **Consideration of the Financial Statements for July 2025** – Mr. Moody introduced the topic and gave the floor to Mr. Uselton. Mr. Uselton gave a brief overview of the financial statements for July 2025. James Blackwell made a motion to approve the financial statements for July 2025. Jack Langford made a second to the motion. Gregory Moody, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg and Gavin Smith voted aye. Motion carried.
4. **Executive Director's Update**
 - a. **FY 2025 Audit - September 23, 2025** – Mr. Crisp stated the audit was scheduled for September 23, 2025.
 - b. **Resolution 28-2025 Plan Development** – Mr. Crisp stated a plan and timeline was being developed to address Resolution 28-2025. A list of expected requests from the auditors was provided in the meeting materials. Mr. Moody commented that it was a very long list and would take a while. Mr. Uselton requested that IDB staff

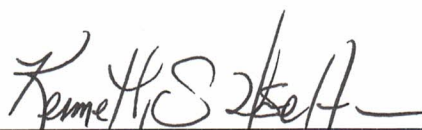
arrange a meeting time when the auditors are present. Alderman Liaison Don Lowry, recognized by the Chairman, commented that Assistant Executive Director Deanna Grigsby has worked through the audit for several years now and assured the Board that Ms. Grigsby would see them through this audit.

- c. **PFMT Holdings LOI Consideration** – PFMT Holdings has submitted a Letter of Intent for ten acres south of the weather tower. This buyer had previously submitted a Letter of Intent for this same property for a price of \$8,000 an acre. This was turned down last year. Now, the potential buyer has submitted a new Letter of Intent at a price of \$10,000 and acre. The Board deemed this price to be too low. The Letter of Intent was not approved.
 - d. **Tennessee College of Applied Technology Initiative** – Mr. Crisp introduced the topic and gave the honor of introducing Dr. Gwendolyn Sutton to Mayor Larry Dagen. Mayor Dagen introduced Dr. Sutton. Dr. Sutton spoke for a few minutes about the Tennessee College of Applied Technology coming to Millington. Everyone is very excited about this prospect and what it could do for Millington and its citizens.
 - e. **Jetway Update** – Mr. Crisp stated a request for reimbursement was submitted under the grant. There was no other change on this project.
 - f. **Most Dependable Fountains Update** – Mr. Crisp stated there was no change on this project. MDF is still attempting to get their cost down.
 - g. **Millington Farms Update** – Mr. Crisp stated two new retailers were coming to the Millington Farms TIF project. They are significant retailers but their names are not yet being released to the public.
5. **Public Comments** – There were no public comments.
6. **Administrative Matters**
- a. **September 12, 2025 at 8:00 a.m. at City Hall** – This is the date of the next regularly scheduled Board meeting.
7. **Other Business**
- a. **Website Analytics Report** – The website analytics report was included in the meeting materials.
 - b. **Other Business** – There was one other items of business to properly come before the Board. Jim Warberg discussed the need for a conversation with MLG&W to ensure Millington has enough power and redundancy. It was decided that a joint effort between IDB, City and Schools would draft a letter to request MLG&W to address Millington's needs.
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:



Jack Langford, Vice Chairman



Kenneth Usselton, Secretary and Treasurer