



THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MILLINGTON, TENNESSEE

Minutes of the Regular Board Meeting

OCTOBER 10, 2025 AT 8:00 A.M.

Held at the IDB Office

7965 Veterans Parkway, Suite 101, Millington, TN 38053

The following Board Members participated:

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

Also participating:

Jon Crisp
Deanna Grigsby
Larry Dagen
Don Lowry
Will Brantley
Clark Province
And others in attendance

1. **Call to Order** – Chairman Gavin Smith opened the meeting at 8:00 a.m. on October 10, 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. Secretary and Treasurer Kenneth Uselton made a motion to accept the agenda as it is written. James Blackwell made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
2. **Auditor's Report on FY2025 Audit** – Rod Loggins made a motion to move this agenda item to the bottom of the agenda to allow the auditor representative time to attend the meeting. Vice Chairman Jack Langford made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried. Later in the meeting, Clark Province from Watkins Uiberall presented the audit report which had zero findings for Fiscal Year 2025. Rod Loggins made a motion to approve the audit report. Gavin Smith made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
3. **Consideration of Minutes for Regular Meeting on 9/12/25 and for Special Meetings on 9/19/25 and 10/2/25** – Jack Langford made a motion to approve all three sets of minutes. Rod Loggins made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
4. **Consideration of Financial Statements for September 2025** – Ken Uselton made a motion to accept the financial statements for October 2025. James Blackwell made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
5. **Public Comment Period** – There were no public comments.

6. **Tolbert Farms Lease** – Tolbert Farms is not farming the IDB land they are renting and has not paid the rent since last year. The Board asks that Harris Shelton move towards cancelling the lease.
7. **Millington Inn** – There was discussion of the Millington Inn property, which is for sale. It is a blighted property. The IDB will talk with the City about the property and discuss whether the two entities can share the cost on an appraisal to work towards a decision to purchase.

8. **Executive Director's Update**

- a. **Jetway; Phase II Environmental Site Assessment with Tioga** – Executive Director Jon Crisp presented a contract with Tioga Environmental to take the place of Ensafe, the latter of which had a conflict with remediating Jetway. Ken Uselton made a motion to approve the contract with Tioga. Rod Loggins made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
- b. **TCAT; Tamara Redburn - 4F** – Mr. Crisp explained that IDB staff is working with the Tennessee Board of Regents. He also stated Tamara Redburn is the architect and project manager for the entire project. An ALTA survey has been ordered. We are waiting on a title commitment, and once received, the survey will be final.
- c. **Target; Update - Closing** – Target is moving towards closing.
- d. **Academy Sports; Update - Closing, Loan** – Academy Sports is moving towards closing and has secured financing with Patriot Bank. A special called meeting is expected in the future to approve the loan documents and development agreement.
- e. **Most Dependable Fountains - No Change** – There has been no substantial change with Most Dependable Fountains. They are still working on getting their cost down before closing on the property.
- f. **OREI; Now Leasing** – One Real Estate Investment, the builder and owner of the apartments behind Lowes, is now leasing their apartments.
- g. **Astoria; On November 2025 Planning Commission Agenda** – Mr. Crisp invited Paul Frazier to speak on the project. Mr. Frazier explained that the project was being reworked and will go before the Planning Commission soon. He handed out site plans.
- h. **TECD; Livability Magazine - Proof in Production** – The proof is in production for the print of IDB's property. High resolution photos were submitted including a photo of the IDB's building, CEVA Logistics and AerSale. The IDB will receive between 100 and 200 copies of the print.

9. **Other Business**

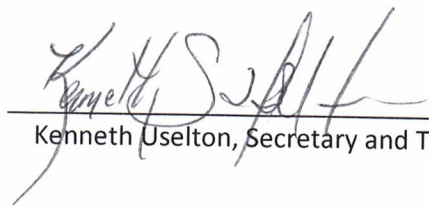
- a. **Roof** – Ken Uselton made a motion to approve the bid submitted by Bennett Roofing for the coating of the IDB's roof. James Blackwell made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.
- b. **Proposed Special Meeting on 10/23/25 at 3:30 p.m. for the TIF Loan for Target and Academy Sports**
- c. **IDB's Special Called Meeting on 11/6/25 at 3:30 p.m. at City Hall for MOU Discussion**
- d. **IDB's Next Regular Meeting on 11/14/25 at 8:00 a.m. location to be determined**
- e. **Other Business for the Good of the Order**

10. **Adjourn** – With no other business to discuss, Rod Loggins made a motion to adjourn the meeting. Gavin Smith made a second to the motion. Gavin Smith, Jack Langford, Kenneth Uselton, James Blackwell, Jim Warberg, and Rod Loggins voted aye. Motion carried.

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



Jack Langford, Vice Chairman



Kenneth Uselton, Secretary and Treasurer