

LOUDON COUNTY COMMISSION WORKSHOP

Monday June 15, 2015
County Office Building
6:00 pm

- 1. Comments by Members of the General Public**

- 2. Economic Development Agency Director, Pat Phillips**
 - A. A Resolution of the Loudon County Commission, the Governing Body of the County of Loudon, Tennessee Authorizing the Industrial Development Board of the City of Loudon, Tennessee to enter into a Payment in Lieu of Tax (PILOT) with Tate & Lyle.

- 3. Loudon County Mayor, Buddy Bradshaw**
 - A. Discussion of Ambulance Contract Extension.
 - B. Discussion of Cameras for the Sheriff's Department.
 - C. Loudon County Library Board Appointments Update.

- 4. Loudon County Commissioner, Harold Duff**
 - A. Legislative Report.

- 5. Loudon County Budget Director, Tracy Blair**
 - A. Budget Committee Recommendations.

- 6. Any other items**

- 7. Adjournment**

Resolution No. _____

A Resolution of the Loudon County Commission, The Governing Body of the County of Loudon, Tennessee authorizing the Industrial Development Board of the City of Loudon, TN to enter into a Payment in Lieu of Tax (PILOT) with Tate & Lyle

WHEREAS, Tate & Lyle is an existing manufacturer of distinctive high quality ingredients for the food/beverage sector and other industries, presently located at 198 Blair Bend Drive, Loudon, TN, and

WHEREAS, Tate & Lyle, and the 5 co-locating industries in Blair Bend Industrial Park directly serving the Loudon facility, have a combined economic impact on Loudon County employing approximately 550 and contributing an estimated \$245,000,000 in capital investment generating \$2,900,000 in local tax revenues and annual payroll of approximately \$26,600,000; and

WHEREAS, Tate & Lyle is considering investing approximately \$66,000,000 to construct and operate a 50 megawatt combined heat and power system (CHP) that has the advantage of improving the competitive position of the Loudon facility and improving air emissions for Loudon County and the East Tennessee Region with the reduction of >2,000 tons/yr. of SO₂, >300 tons/yr. of NO_x, >300,000 tons/yr. of CO₂, reduction of the plants' carbon footprint and elimination of over 10,000 tons/yr. of landfilled coal ash, and

WHEREAS, the combined heat and power system will require construction of a 12" natural gas line that will free up approximately 16,000 dekatherms of gas for future industrial users compared to less than 200 dekatherms currently available and inadequate to meet the demands of new industries, and

WHEREAS, the Loudon County Economic Development Agency Board of Directors will consider certain inducements and assistance be provided to Tate & Lyle involving a payment in lieu of tax (PILOT) as an economic development initiative to encourage future capital investment and job creation at the Loudon facility.

NOW, THEREFORE, BE IT RESOLVED, that the Loudon County Commission authorizes the Industrial Development Board of the City of Loudon to negotiate a ten-year payment in lieu of tax (PILOT) establishing an annual lease payment of \$2,000,000 for both existing real and personal assets and all assets placed into service during the duration of the PILOT within the existing footprint at 198 Blair Bend Drive, Loudon, TN and being further referenced by County Tax Map 041, Parcel 037.00.

BE IT FURTHER RESOLVED, that this Resolution shall specifically exclude assets of DuPont Tate & Lyle Bio Products Company LLC, Continental Carbonic, Inc. and Praxair, the facilities of which are located on property of Tate & Lyle.

BE IT FURTHER RESOLVED that the in lieu of tax payments shall be distributed to Loudon County and the City of Loudon based upon their percentage of the present total ad valorem taxes (City of Loudon 38.76%, Loudon County 61.24%) which would otherwise be payable to each entity if owed by the company. Said PILOT shall commence on the tax year beginning on January 1, 2017 and continuing through and including the tax year ending December 31, 2026.

BE IT FURTHER RESOLVED that Tate & Lyle shall terminate all appeals relative to property valuations within thirty (30) days of adoption of this Resolution. Failure to terminate appeals will necessitate automatic repeal of this Resolution. In the event a PILOT lease is cancelled within the 10-year period, the revenue that would normally be received from taxes from assets placed into service during the agreement will be paid to the local governments as noted above. Costs associated with the lease document between the Company and IDB, including application fees and public notices shall be the responsibility of Tate & Lyle (estimated <\$5,000).

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.
Passed this the 29th Day of June, 2015.

Buddy Bradshaw, Mayor

Steve Harrelson, Chair

Darlene Russell, Court Clerk

LOUDON COUNTY COMMISSION

Resolution 062915-

**RESOLUTION APPROVING OR ACKNOWLEDGING BOARD OR
COMMITTEE APPOINTMENT BY COUNTY MAYOR**

WHEREAS, by statute, and/or intergovernmental agreement and/or County Procedural Regulations, the County Mayor has authority to make certain committee and board appointments; and

WHEREAS, appointments are necessary and/or desirable at this time with a 3 year rotation term; and

WHEREAS, the County Mayor appoints the following as members of the

LOUDON COUNTY LIBRARY BOARD

<u>Appointee</u>		<u>Term Expiration</u>
W. Barry Baker	Loudon	June 30, 2018
Carolyn Bledsoe	Philadelphia	June 30, 2018

NOW, THEREFORE, BE IT RESOLVED that the Loudon County Commission, meeting in regular session assembled this 29th day of June, 2015 hereby approves or acknowledges (as appropriate), the said appointments.

COUNTY CHAIRMAN

ATTEST:

COUNTY CLERK

COUNTY MAYOR

The remaining members and their continuing expiration terms for said board or committee are as follows:

Nancy Martin	Greenback	June 30, 2016
Christine Stevens	Tellico Village	June 30, 2016
Jeffrey H. Williams	Lenoir City	June 30, 2016
Ruth Henderson McQueen	Loudon	June 30, 2017
Billie Whitney	Tellico Village	June 30, 2017
Tammy Reynolds	Lenoir City	June 30, 2018