

LOUDON COUNTY COMMISSION

Monday, October 19, 2015

County Office Building

5:00 PM

SPECIAL CALLED MEETING

- 1. Opening of Meeting, Pledge of Allegiance, and Invocation**
- 2. Roll Call**
- 3. Adoption of the Agenda – October 19, 2015**
- 4. General Public Comments**
- 5. Reports of County Officials, Departments and Committees:**
 - A. Economic Development Agency Director, Pat Phillips**
 - 1.** 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 to Enter into a 10-Year Payment in Lieu of Tax (PILOT) for Project Moon.
 - 2.** 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 to Enter into a 5-Year Payment in Lieu of Tax (PILOT) for VanHooseCo, LLC.
- 6. 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 to enter into a 10-Year Payment in Lieu of Tax (PILOT)
for Project Moon**

WHEREAS, Project Moon (hereinafter referred to as "Company") is an automotive manufacturer currently considering locating a production operation in the City of Loudon/Loudon County at 9600 Corporate Park Drive, referenced by Tax Map 40, Parcel 02.00 within Matlock Bend Industrial Park; and

WHEREAS, Company will invest an estimated \$45,000,000 in real and personal property, employing 500 over a 5-year period with an average hourly wage of \$19.73; and

WHEREAS, the Loudon County Economic Development Agency Board of Directors recommends that certain inducements and assistance be provided to Company involving a Payment in Lieu of Tax (PILOT) to secure the Company's presence in Loudon County/City of Loudon.

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) commencing January 1, 2016, with an annual lease payment of \$122,832 for both real and personal property that will be located at 9600 Corporate Park Drive, Loudon, TN and being further referenced by County Tax Map 040 Parcel 02.00.

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 total ad valorem taxes which would otherwise be payable to each entity if owned by the company. Said PILOT shall commence on the tax year beginning on January 1, 2016 and continuing through and including the tax year ending December 31, 2025.

Be It Further Resolved, that the purpose of this Resolution is to incentivize the creation of employment and the company shall be deemed to be in compliance with the performance requirement if the employment percentage is equal to or greater than eighty percent (80%) for the year ending December 31, 2020. Failure to be in compliance with the employment requirement shall result in an increase in the lease payment, for the remaining term of the PILOT, of \$245/job/year for each position not created below the 80% requirement.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

Passed this the ____ day of _____, 2015.

Buddy Bradshaw, Mayor

Steve Harrelson, Chair

Darlene Russell, Court Clerk

Document prepared by Loudon County EDA

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 to enter into a 5-Year Payment in Lieu of Tax (PILOT)
for VanHooseCo, LLC**

WHEREAS, VanHooseCo, LLC (hereinafter referred to as "Company") is a manufacturer of concrete systems presently expanding adjacent to their existing facility at 244 Blair Bend Drive within the City of Loudon/Loudon County, TN, referenced by Tax Map 41, Parcel 35.00 within Blair Bend Industrial Park; and

WHEREAS, Company will invest an estimated \$12,000,000 in real and personal property, employing 65 over a 5-year period with an average hourly wage of \$14.75; and

WHEREAS, the Loudon County Economic Development Agency Board of Directors recommends that certain inducements and assistance be provided to Company involving a payment in lieu of tax (PILOT) to secure the Company's presence in Loudon County/City of Loudon; and

WHEREAS, the project will have a positive economic impact on the community and region generating an estimated \$2,400,000 in payroll and \$630,000 in retail sales annually at full employment.

NOW, THEREFORE, BE IT RESOLVED, that the Loudon County Commission authorizes the Industrial Development Board of the City of Loudon to negotiate a five-year payment in lieu of tax (PILOT) commencing January 1, 2016, with an annual lease payment of \$40,083 for both real and personal property that will be located at 244 Blair Bend Drive, Loudon, TN and being further referenced by County Tax Map 041 Parcel 35.00. Said lease payments are in addition to property taxes collected on the existing facility.

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 total ad valorem taxes which would otherwise be payable to each entity if owned by the company. Said PILOT shall commence on the tax year beginning on January 1, 2016 and continuing through and including the tax year ending December 31, 2020.

Be It Further Resolved, that the purpose of this Resolution is to incentivize the creation of employment and the company shall be deemed to be in compliance with the performance requirement if the employment is equal to or greater than 50 for the year ending December 31, 2018. Failure to be in compliance with the employment requirement shall result in an increase in the lease payment, for the remaining term of the PILOT, of \$1,600/job/year for each position not created below the 50 requirement.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

Passed this the 19th Day of October, 2015

Buddy Bradshaw, Mayor

Steve Harrelson, Chair

Darlene Russell, Court Clerk

Document prepared by Loudon County EDA