

**AGENDA**  
**INDUSTRIAL DEVELOPMENT BOARD**

**May 25, 2017 Meeting**

**Conference Call – City Hall**

**11:00 A.M.**



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**INDUSTRIAL DEVELOPMENT BOARD**  
**May 25, 2017 Meeting**  
**Conference Call – City Hall**  
**11:00 A.M.**

**A. CALL TO ORDER**

1. Pledge of Allegiance
2. Invocation

**B. ROLL CALL**

**C. MINUTES – January 9, 2017**

**D. REPORTS**

**E. OLD BUSINESS**

**F. NEW BUSINESS**

1. Consider approval of sublessor consent to subleases – *Russell Treadway*

**G. OTHER BUSINESS**

**H. ADJOURNMENT**

**INDUSTRIAL DEVELOPMENT BOARD of the  
CITY OF SEVIERVILLE, TENNESSEE**

**January 9, 2017**

A called meeting of the Industrial Development Board of the City of Sevierville, Tennessee, was held at the Sevierville Civic Center, Sevierville, Tennessee, on January 9, 2017, at 1:10 PM.

**There were present and participating at the meeting:**

John McClure, Vice-Chair  
Brenda McCroskey, Secretary/Treasurer  
Howard Murrell, Director  
George Seaton, Director  
Vic Weals, Chairman

**Senior Staff Present:**

Lynn McClurg, Chief Financial Officer & City Recorder  
Ed Owens, Attorney  
Russell Treadway, City Administrator

Chairman Weals chaired the meeting with Lisa K. Taylor as secretary of the meeting. A motion was made by Vice-Chair McClure and seconded by Director McCroskey to approve the minutes of the July 13, 2015 meeting and to dispense with the reading. Motion carried.

**PUBLIC FORUM**

Chairman Weals opened the public forum section of the meeting. There being no comments, the public forum was closed.

**REPORTS**

Chairman Weals recognized Russell Treadway, who stated the Board of Mayor and Aldermen had passed two resolutions authorizing the IDB to negotiate Payment In-Lieu of Tax Agreements for two prospective developments in the City which will come before the Board when the proposals are completed.

**NEW BUSINESS**

A motion was made by Director Murrell and seconded by Director Seaton to retain Public Building Authority officers as follows:

Vic Weals	Chair
John McClure	Vice-Chair
Brenda McCroskey	Secretary/Treasurer

Motion carried.

Chairman Weals recognized Russell Treadway, who requested approval of an audit engagement letter from Brown, Jake and McDaniel in an amount not to exceed \$6,500 from the inception through June 30, 2017. A motion was made by Director McCroskey and seconded by Vice-Chair McClure to approve the engagement letter as presented. Motion carried.

Chairman Weals recognized Russell Treadway, who requested scheduled quarterly meeting starting April 10, 2017. Treadway also stated if there was no business the meetings would be cancelled.

There being no further business to discuss, the meeting adjourned at 1:22 PM.

Approved: \_\_\_\_\_  
Vic Weals, Chairman

Attest: \_\_\_\_\_  
Lisa K. Taylor, Recorder

## SUBLESSOR'S CONSENT TO SUBLEASES

This Sublessor Consent to Subleases (this "Consent") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2017 (the "Effective Date"), by **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SEVIERVILLE, TENNESSEE**, a public, non-profit corporation organized and existing under the laws of the State of Tennessee ("Sublessor") whereby Sublessor does hereby certify, represent and acknowledge:

1. That Sublessor and **TN SEVIERVILLE WINFIELD, LLC**, a South Carolina limited liability company ("Sublessee"), entered into that certain Sublease Agreement dated June 25, 2015 (the "Sublease"), for certain property more fully described in the Sublease, located in Sevierville, Tennessee (the "Property").

2. That pursuant to Section 12.1 of the Sublease, Sublessee must obtain the consent of Sublessor for certain leasing activity on the Property.

3. That, with respect to the additional building to be constructed on the Property (the "Outparcel Building") by Sublessee, Sublessor hereby consents to the Sublessee entering into the (i) Lease Agreement by and between Sublessee and Messick Doughnuts Inc., dated January 12, 2017 for approximately 2,500 rentable square feet in the Outparcel Building, (ii) Lease Agreement by and between Sublessee and Horn Business Interests, LLC dated January 11, 2017 for approximately 1,250 rentable square feet in the Outparcel Building, and (iii) lease agreement to be entered into for a future retail tenant in the approximately 2,000 rentable square feet remaining in the Outparcel Building, as such leases are amended from time to time.

3. This Certificate is made and delivered for the benefit of Sublessee and its lenders, and said parties are entitled to rely on the warranties, representations and facts set forth herein.

[SIGNATURE ON FOLLOWING PAGE]