

**AGENDA  
INDUSTRIAL DEVELOPMENT BOARD  
FEBRUARY 8, 2024  
4:00 PM**

- I. Roll Call
- II. Public Hearing  
None
- III. Minutes  
Approval of October 19, 2023 minutes
- IV. Finance Report
- V. Forward Sumner Report
- VI. City Report
- VII. Old Business  
None
- VIII. New Business  
None
- IX. Adjournment

**Persons who wish to provide comment to the Board regarding matters germane to the meeting agenda must be present in person at the meeting and must sign up to speak prior to the commencement of the meeting. A signup list will be available at the public entrance to the meeting room.**

**MINUTES OF THE REGULAR MEETING  
OF THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF HENDERSONVILLE, TENNESSEE  
OCTOBER 19, 2023**

A regular meeting of the Board of Directors of the Industrial Development Board of the City of Hendersonville Tennessee was held on Thursday, October 19, 2023 at the offices of the Hendersonville Utility District, 125 Indian Lake Road, Hendersonville, Tennessee 37075. The Members present included: John Zobl, Bruce Carter, Ken Franke, Brian Silkwood, Marty Fellers, Meredith Hunter, Ed Spurlock, and John Sheley. Other persons in attendance: JoAnna Blauw, Keith Dennen, Legal Counsel; Mayor Jamie Clary, Chris Taylor, J Ritterbeck, Lance Wray, Steven Rozek, Mark Burgdorf, and Jesse Eckenroth.

**OPENING.** Chairman Zobl called the meeting to order at 4:00 pm. Ms. Blauw reported that she had taken the roll; eight (8) members were present, and a quorum existed for purposes of the transaction of business.

**PUBLIC COMMENTS.**

None

**PUBLIC HEARING.**

None

**APPROVAL OF MINUTES.** Chairman Zobl noted that a draft copy of the minutes of the May 18, 2023 Board meeting had been provided to each member. Mr. Sheley moved to approve the minutes, and Mr. Spurlock seconded the motion. The Board voted to approve the Minutes of the May 18, 2023 meeting. The motion was approved.

**FINANCE REPORT.** Secretary/Treasurer Carter passed out financial statements for the months of May – September 2023. It was a standard report with a note that tower rental had increased. Mr. Silkwood moved to accept the Finance Report; Ms. Hunter seconded. The motion was unanimously approved.

**FORWARD SUMNER REPORT.** Chris Taylor introduced himself as the new President of Forward Sumner.

**CITY REPORT:** J. Ritterbeck with the City of Hendersonville gave a report on Project Oscar which would allow the City of Hendersonville to have a place for waste to be dumped, recycled, and repurposed. Discussion followed regarding traffic issues, land use issues, trucking issues, financial issues both cost and income related. Chairman Zobl summarized that the city has a trash issue and Project Oscar is one solution. It is only about 20% into its planning phase, and Mr. Ritterbeck would come back to the board regularly with updates and feedback.

**OLD BUSINESS.** None

**NEW BUSINESS.** Mr. Jesse Eckenroth of the City of Hendersonville had a request for funding regarding Project Oscar. The City wants to hire an outside attorney with expertise in land use, restrictions, zoning, etc., so that when Project Oscar is closer to realization, the City will be ready to act and move quickly. Counsel Dennen said that the IDB has an economic development fund that can be utilized for ECD projects. The Board would not engage an

attorney, but could budget up to \$25,000.00 from the ECD fund. Mr. Dennen explained that the City would engage the attorney, and the Board would post the retainer on behalf of the City. The attorney-client relationship would be limited to the City and the law firm. Therefore, the City would monitor what the law firm/attorney does and the fees charged for those services. Mr. Dennen explained that this arrangement would preserve the attorney/client privilege between the City and the law firm/retainer. If the retainer is not fully used, the balance will be refunded to the Board. Finally, the Board would not have obligation for legal fees or expenses once the \$25,000.00 is expended. Mr. Franke moved to approve the appropriation of the sum of up to \$25,000.00 from the Board's ECD fund and the delivery of those funds to an attorney/law firm engaged by the City as a retainer for payment of legal fees and related expenses with respect to Project Oscar. Mr. Carter second. The motion was unanimously approved.

Next, Counsel Dennen asked for a raise in his hourly fee to \$200.00. Mr. Dennen noted that his current hourly rate of \$150.00 had remained unchanged since 1994. Ms. Hunter so moved; Mr. Spurlock second. The motion was unanimously approved.

**ADJOURNMENT.** With no further business, Mr. Zobl moved to adjourn; Mr. Franke seconded. The meeting was adjourned without objection at 6:12 pm.  
Respectfully submitted,

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JoAnna Blauw, Secretary of the Meeting

**CERTIFICATION:**

The undersigned being the Chairman and Secretary/Treasurer, respectively, hereby certify that the foregoing Minutes were approved by The Board of Directors of the Hendersonville Industrial Development Board of the City of Hendersonville, Tennessee, at its regular meeting held on Thursday, February 8, 2023, a quorum being present and acting throughout.

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John Zobl, Chairman

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Bruce Carter, Secretary/Treasurer