

**MINUTES OF THE REGULAR MEETING OF  
THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF HENDERSONVILLE,  
TENNESSEE  
June 12, 2025  
4:00 p.m.**

A regular meeting of the Board of Directors of The Industrial Development Board of the City of Hendersonville, Tennessee was held on Thursday, June 12, 2025, at the offices of the Hendersonville Utility District, 125 Indian Lake Road, Hendersonville, Tennessee 37075. The Members present included: John Zobl (Chair), John Sheley (Vice Chair), Bruce Carter (Secretary/Treasurer), Ken Franke, Meredith Hunter, Brian Silkwood, and Terry Smith. Members absent included: Marty Fellers and Ed Spurlock. Other persons in attendance included: Rachel Collins (Aldermanic Liaison), Keith Dennen (Legal Counsel); Chris Taylor (Forward Sumner) and J. Ritterbeck (City of Hendersonville).

**OPENING.** Chairman Zobl called the meeting to order at 4:00 p.m. Mr. Dennen reported that he had taken the Roll; seven (7) members were present, and a quorum existed for purposes of the transaction of business. Mr. Zobl asked if any members of the public wished to address the Board. No persons requested that opportunity.

**PUBLIC HEARING.** Chairman Zobl noted that there were no public hearings on the Meeting Agenda.

**APPROVAL OF MINUTES.** Chairman Zobl noted that a draft copy of the minutes of the April 10, 2025, Board meeting had been provided to each member for review. Mr. Franke made a motion to approve the minutes presented to the Board, and Mr. Smith seconded the motion. The Board unanimously voted to approve the Minutes of the April 10, 2025 Board meeting.

**FINANCIAL REPORT.** Secretary/Treasurer Carter presented the Financial Report for the months of April and May 2025. He noted that the reduction of rent for the cellular telephone tower previously reported to the Board had become effective. He reported that one certificate of deposit (\$52,766.03) had matured. The principal and the interest earned (\$1,616.29) and would be rolled over for one year at a new rate of 3.75%. Upon motion of Mr. Smith, seconded by Mr. Sheley, the Financial Report for the months of April and May 2025 was unanimously approved.

**ELECTION OF OFFICERS.** Mr. Zobl requested nominations for the offices of Chairman, Vice-Chairman and Secretary/Treasurer. Upon motion by Mr. Smith, seconded by Ms. Hunter, the following individuals were unanimously elected to the following positions:

John Zobl	--	Chairperson
John Sheley	--	Vice-Chairperson

**REPORTS:**

**City of Hendersonville.** Mr. Ritterbeck reported that Lincoln Properties had commenced construction of its project consisting of five (5) buildings on the property located on Molly Walton Drive. He stated that the first building should be completed by December of 2025, and all of the buildings should be completed by December of 2026. Lincoln Properties plans to build another building next to the Camel Car Wash on Rockland Road. The demolition of the Big Play bowling alley has been completed. Trinity Broadcasting Network has commenced demolition of the buildings on its site to facilitate construction of an assisted living facility. The Conway Twitty home restoration has been completed.

Mr. Ritterbeck reported that the owners of the property located on the west side of Drakes Creek Road north of Vietnam Veterans are working on a plan for the property which would feature a Hotel and Conference Center. The project would include a new road which would provide a connector between Drakes Creek Road and Shackle Island Road. The existing Stop Thirty road would then be downgraded to a residential road. The project is still conceptual, and the owners intend to present the plan to the Board of Mayor and Aldermen for approval in concept. A discussion ensued regarding the appropriateness of the project for tax increment financing or other assistance which the Board could provide.

**Forward Sumner.** Mr. Taylor presented the report of Forward Sumner of its activities. He noted that the Sumner County School System intends to change its curriculum focus to include curriculum that would enhance workforce development skills. He also noted that a large data center is currently considering locating outside the city limits of Gallatin. The initial response to this project has been positive with an expected increase in property tax revenue of \$3.0 million. Mr. Taylor noted that in order to possess sufficient electrical capacity, this development would construct its own electrical supply infrastructure.

**OLD/NEW BUSINESS.** Mr. Zobl noted that the meeting agenda contained no other business.

**ADJOURNMENT.** The meeting was adjourned without objection at approximately 4:56 p.m.

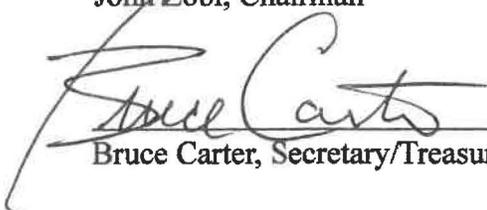
  
Keith C. Dennen, Secretary of the Meeting

**CERTIFICATION:**

The undersigned being the Chairman and the Secretary/Treasurer, respectively, hereby certify that the foregoing Minutes were approved by the Board of Directors of The Industrial

Development Board of the City of Hendersonville, Tennessee, at its regular meeting held on October 9, 2025, a quorum being present and acting throughout.

\_\_\_\_\_  
John Zobl, Chairman

  
\_\_\_\_\_  
Bruce Carter, Secretary/Treasurer

*Chairman of the Meeting*