

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE

October 25, 2018

The Board of Directors of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the "Board") met on Thursday, September 27, 2018 at 10:00 a.m. at the Sonny West Conference Room, Howard Office Building, 700 2nd Avenue South, Nashville, Tennessee 37219.

Board members present were: Ginger Hausser, Nigel Hodge, Aubrey Gregory, Quin Segall, Andrea Perry and Ken Weaver.

Also present were Bob Tuke, Trauger & Tuke; Matt Wiltshire, Metro ECD; Cathy West, Metro Finance; Margaret Darby, Metro Legal; Audra Ladd, Metro ECD; Jackie Sims, Stand Up Nashville; Anne Barnett, Stand Up Nashville; Scott Rayson, Waller

Meeting Minutes:

Madam Chair asked if there were any corrections or discussion for the August 23, 2018 meeting minutes. There being none, Mr. Weaver made a motion to approve the meeting minutes and it was seconded by Mr. Hodge. The Board voted and approved.

Items for Approval:

Amended and Restated Accountability Agreement for State of TN FastTrack Economic Development Grant Agreement with HCA

Mr. Wiltshire stated that this is an amendment to one component of an existing State FastTrack Grant. The previous two components were approved by the Board at the last meeting, August 23, 2018. This is an amendment to the accountability agreement for the State FastTrack Grant with WCP, an affiliate of HCA. Mr. Rayson is representing WCP and will provide more information.

Mr. Rayson stated that the amendment was amended and restated. The original FastTrack agreement WCP must get a certain number of new jobs in order to get funds from the State and the new jobs were measured strictly on individuals who were residents in the new building located in the Gulch. The company asked the State to expand the facilities whose new jobs would be counted to include individuals who work remotely but whose jobs are directly for the operations that are conducted in the building located on Charlotte.

Mr. Tuke stated that he has reviewed the amendment and said everything is in order and appropriate.

Madam Chair asked if there were any questions or discussion for the Amended and Restated Accountability Agreement for State of TN FastTrack Economic Development Grant Agreement with HCA. Mr. Hodge asked if further demographics (based on race, county of residence, etc.) could be provided. Mr. Rayson stated that he didn't have the demographics for county of residence. Approximately 25 percent are minority, in which 16 percent are African American and 65 percent are female.

Madam Chair asked if there were any other questions or discussion for the Amended and Restated Accountability Agreement for State of TN FastTrack Economic Development Grant Agreement with HCA. There being none, Mr. Gregory made a motion to approve the Amended and Restated Accountability Agreement for State of TN FastTrack Economic Development Grant Agreement with HCA and it was seconded by Mr. Weaver. The Board voted and approved.

Discussion Items:

Review of Do Better Bill Legislation

Mr. Wiltshire gave a brief review of the Do Better Bill Legislation. It is piece of legislation that Metro Council approved in January 2018. The legislation, sponsored by Councilman Anthony Davis, adds a number of disclosure requirements to incentive legislation prior to consideration by Metro Council. It applies to both the PILOTs and the job grants. There is also a measurement period during the term of the incentive or during the term of the PILOT. Section C adds an explicit provision that if the company doesn't meet the benchmarks that were set that the Metro Council (by 21 votes) may suspend or terminate the incentive agreement. This legislation requires the company to submit information to include a variety of items.

Madam Chair asked that the Board be informed when legislation of this type is in the works.

Update on Small Business Incentives

Audra Ladd gave an update and overview on the Small Business Incentives. This budget cycle Metro Council approved \$200,000 for the Small Business Incentive. So far in fiscal year 2019, Good Wood has been approved for a small business incentive for exterior improvements of approximately \$50,000, which is the maximum amount for the small business incentive. Key Motel has submitted an application for a small business incentive and is expected to be approved for approximately \$50,000. The Metro's Teachers Credit Union is currently considering submitting an application for approval of a small business incentive. If the Metro's Teachers Credit Union is approved for the incentive, they are to receive \$25,000 - \$50,000.

Other Business:

Madame Chair asked Margaret Darby to address the tax disclosure issue that was brought before the Board in August by Ms. Vivian Wilhote, Assessor of Property. Ms. Darby stated that in May of this year, the Assessor's Office, Finance Department, Trustee and Legal to discuss the flow of PILOT documentation. The Assessor's Office needs to be doing lease hold assessments on properties that have PILOTs and the Assessor's Office was not receiving some of the information needed for the assessments. The companies are required by state law to submit to the State Board of Equalization and the Assessor's Office specific information related to their PILOT arrangement on an annual basis. When the Assessor's Office is unable to acquire the information from companies, the Legal Department will assist the Assessor's Office in obtaining the required information or with legal action through the Chancery Court.

Ms. Darby stated that the Board has done everything it needs to do in order to help the process.

Approval of Financial Matters:

Ms. West reported there were two July parking tickets from for a total of \$30.00 for the July meeting at Bridgestone. Mr. Hodge made a motion to pay the parking bill and it was seconded by Mr. Weaver. The Board voted and approved the expenditure.

Scheduled Next Board Meeting

The next Board meeting was scheduled for October 25, 2018.

Adjourn

The meeting was adjourned at 11:25 a.m.

APPROVED, this 25th day of October 2018.

Ginger Hausser, Chair

Aubrey Gregory, Secretary