

INDUSTRIAL DEVELOPMENT BOARD

Thursday, January 24, 2019

Klein Conference Room

1920 South Germantown Road

The Germantown Industrial Development Board met on Thursday, January 24, 2019, in the Klein Conference Room. Henry Evans called the meeting to order at 3:00 p.m. A quorum was established with the following members present.

PRESENT: Henry Evans, Dick Vosburg, Michael McLaughlin, Julie Klein, Janet Geyer, and Mike Harless

ABSENT: Steven Levy

GUESTS: Jonathan Adam Lindsey - Martin, Tate, Morrow & Marston, P.C. - ThyssenKrupp Elevator
John Frank Coker, Finance Director - ThyssenKrupp Elevator Americas
Chris Roetker, Vice President Financial Planning and Analysis - MAA
Taylor Gray - Bass, Berry & Sims PLC - MAA

STAFF: Cameron Ross, Economic Community Development Director; Marie Lisco, Economic Development Manager; and Andy Jones, Industrial Development Board Attorney

MINUTES

Mr. Evans stated that the next order of business is the approval of the minutes for the August 16, 2018, meeting. If there are no additions, corrections or deletions to the minutes of the August 16, 2018, meeting of the Industrial Development Board, he would entertain a motion for approval.

Mr. Harless moved to approve the Industrial Development Board minutes for August 16, 2018, seconded by Ms. Klein. **The motion passed.**

Mr. Evans asked for a roll call.

Roll Call: Evans; – yes; Vosburg – yes; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent; Harless – yes. **The motion passed.**

Mr. Evans stated the floor is now open for nomination for the office of Chairman.

Mr. Harless nominated Mr. Evans for Chairman. Mr. Vosburg seconded the motion. Chairman Evans asked if there were other nominations. There were none.

Since there were no objections, Chairman Evans asked for a roll call.

The Commission members voted unanimously to elect Mr. Evans as Chairman.

Roll Call: Evans; – abstain; Vosburg – yes; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent; Harless – yes. **The motion passed.**

Chairman Evans stated the floor is now open for nomination for the Vice Chairman.

Ms. Klein nominated Mr. Harless for Vice Chairman. Mr. Vosburg seconded the motion.

Chairman Evans asked if there were other nominations. There were none.

Since there were no objections, Chairman Evans asked for a roll call.

Roll Call: Evans; – yes; Vosburg – yes; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent;

Harless – abstain. **The motion passed.**

The Commission members voted unanimously to elect Mr. Harless as Vice Chairman.

Chairman Evans then asked for nominations for Secretary.

Mr. McLaughlin nominated Mr. Vosburg for Secretary. Mr. Harless seconded the motion.

Chairman Evans asked if there were other nominations. There were none.

Since there were no objections, Chairman Evans asked for a roll call.

Roll Call: Evans; – yes; Vosburg –abstain; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent; Harless – yes. **The motion passed.**

Chairman Evans stated the next item on the agenda is Consideration of MAA’s Personal Property Additions.

Andy Jones referenced MAA’s Personal Property Additions list containing office furnishings and server hardware. They total 3.3 million dollars, which is the amount allowed under the PILOT.

Chris Roetker, Vice President Financial Planning and Analysis with MAA said that we are happy to answer any questions you may have regarding personal property.

Mr. Vosburg asked if this is the original total personal property that has been placed in service at that site?

Chris Roetker answered that is correct.

Chairman Evans asked Mr. Jones to confirm (3.3 million dollars) was the amount in the PILOT.

Mr. Jones answered that is correct.

Mr. McLaughlin asked if there is additional Personal Property above and beyond this as well, what’s the total?

Chris Roetker answered that’s correct. The full Personal Property is 5.5 to 6 million dollars.

Chairman Evans stated a motion was made by Mr. Harless, seconded by Ms. Klein to approve Consideration of MAA’s Personal Property Additions. The motion passed.

Chairman Evans asked for a roll call.

Roll Call: Evans; – yes; Vosburg –yes; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent; Harless – yes. **The motion passed.**

Chairman Evans stated the next item on the agenda is Consideration of ThyssenKrupp Elevator Manufacturing’s Personal Property Additions.

Andy Jones referenced the Consideration of ThyssenKrupp Elevator Manufacturing’s Personal Property Additions list containing cubicle workstations that total to 1 million dollars.

Mr. Vosburg asked if this is the renovation that you talked about last year?

John Frank Coker, Finance Director, answered yes.

Chairman Evans asked if there was anything else you would like to add.

John Frank Coker answered, "No, sir. This is just the second amendment to the existing PILOT lease."

Chairman Evans stated a motion was made by Mr. McLaughlin, seconded by Ms. Geyer to approve Consideration of ThyssenKrupp Elevator Manufacturing's Personal Property Additions. The motion passed.

Chairman Evans asked for a roll call.

Roll Call: Evans; – yes; Vosburg –yes; McLaughlin – yes; Klein – yes; Geyer – yes; Levy – absent; Harless – abstain. **The motion passed.**

Chairman Evans stated we had a meeting at ThyssenKrupp Elevator Manufacturing two weeks ago with the new CEO. The purpose of the meeting with Cameron Ross, Marie Lisco, and myself was to find out if ThyssenKrupp Elevator Manufacturing had any plans we need to know about. Will the development plans for the Atlanta office have an impact on the office here or not? It was a good meeting with a very strong commitment to Germantown. It was a very positive meeting, and I thank Marie Lisco for setting that up.

Ms. Lisco stated there are still several new representatives we have yet to meet, including the representative today. We are excited that they are moving ahead strongly. The inside of the building looks great.

Mr. Harless asked how many employees does ThyssenKrupp Elevator Manufacturing currently have in Germantown. What does the PILOT call for?

John Frank Coker answered as of the close of last year, we had 292 on site. The PILOT calls for 298. We have 26 positions we are recruiting for now.

Chairman Evans asked if they are still in the ramp up period?

Andy Jones stated we still have a couple of years left.

Chairman Evans asked Mr. Jones to bring us up to date on the status of the lease with Campbell Clinic.

Mr. Jones stated we are negotiating that now. Our goal is to have it signed by mid-February. I believe their building will be completed by October or in that range.

Chairman Evans stated that when we do a PILOT, we get a letter from the County Mayor regarding the PILOT so that we are able to sign the lease. We had a letter from the Mayor of Shelby County at the time we approved the PILOT. Do we need another letter (from the new Mayor) before we sign the lease?

Mr. Jones answered, "No. That letter gave us the power to sign the lease."

Mr. Harless asked if the next meeting is going to be after February?

Ms. Lisco answered, "Yes. Our scheduled meeting is May 16."

Mr. Vosburg asked if we have schedule of meetings on the calendar?

Ms. Lisco answered the schedule is May 16, August 15, and November 21 at 3:00 p.m.

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Chairman Evans asked if there was any other business to come before us? There was none.

ADJOURNMENT