

**Board Members:**

Greg McWhorter  
Paul Fortunato  
Terry Henley  
Julie Wheeler  
Tiffany Gardner  
Anthony Wise  
Rick Gentry  
Alvin Nance  
Shannon Coleman Egle  
Michael Wood  
Mike George



**The Industrial Development Board of the County of Knox**

Regular Meeting  
Tuesday, May 11, 2021, 4:00 p.m.  
17 Market Square, #201  
Knoxville, Tennessee 37902

**AGENDA**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting
  - A) Regular Meeting – April 13, 2021
- ACTION** III. Consideration of Resolution regarding Signature Card Authorizations
- IV. Old Business
- V. New Business
- VI. Adjourn

**MINUTES OF THE REGULAR MEETING OF  
THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX**

April 13, 2021, 4:00 p.m.

The regular meeting of the Board of Directors of The Industrial Development Board of the County of Knox (the “Industrial Development Board” or “Board”) was held on Tuesday, April 13, 2021 at 4:00 p.m., pursuant to notice duly provided to the Directors and the public. The meeting was held via electronic method (Zoom Meeting), the Board’s Chair having determined on behalf of the Board that such was necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak.

The following Directors were present at the meeting, constituting a quorum, Greg McWhorter (Chair), Paul Fortunato (Vice Chair), Tiffany Gardner (Secretary), Mike George, Julie Wheeler, Rick Gentry, Michael Wood, Shannon Coleman Egle, Terry Henley, Anthony Wise, and Alvin Nance.

Also, in attendance were Todd Napier (The Development Corporation), Brenda Wilson Spence (The Development Corporation), R. Christopher Trump (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Susan L. Levine (Paralegal - Egerton, McAfee, Armistead & Davis, P.C.), Brannon McNeillie, CPA and John Young, CPA with Abacus Hive, William LaBar, Vice President of CGI Federal’s Digital Service and Onshore Delivery Center Programs, Doug Lawyer, Vice President of Economic Development with The Knoxville Chamber, Brian Lane, Vice President of CGI Federal’s Consulting Services Division, Kimberly Leverett, with CGI Federal’s US Centers Operations, Jim Harrison, Principal of CHM Farragut, LLC, Budd Cullum, President of CHM Farragut, LLC, Miles E. Cullom, Jr., Principal of CHM, LLC, and Alex Burch, Project Manager for Neyland Apartment Associates, LLC.

I. Greg McWhorter, the Board’s Chair, called the Industrial Development Board meeting to order. The Agenda of the Industrial Development Board meeting is attached hereto as Exhibit A.

The Industrial Development Board then discussed the following matters and took the following actions as noted:

II. Review/ Approve Minutes from Previous Meeting. The Chair of the meeting asked if there were any changes to the minutes of the regular meeting held on March 9, 2021. There were none. Upon a motion by Paul Fortunato and a second by Tiffany Gardner, the minutes of the March 9, 2021, meeting were unanimously approved.

III. Review and Approval of Finance Report as of March 31, 2021. The Chair recognized Brannon McNeillie who addressed the Board and presented the financial report as of March 31, 2021 (“Financial Report”), reviewing with the Board the Balance Sheet with Prior Year Comparison, Budget Variance Report, and Income Statement with Prior Year Comparison. Discussion was had.

Upon a motion by Anthony Wise and a second by Julie Wheeler, the Financial Report as of March 31, 2021 was unanimously accepted. A copy the financial statements so presented during the report are attached hereto collectively as Exhibit B.

IV. Review and Consideration of Budget for Fiscal Year 2021-2022. The Chair recognized Todd Napier who addressed the Board and presented the proposed budget for fiscal year 2021-2022 (“Budget”), reviewing with the Board the prior fiscal year budget, actual income and expensed from last fiscal year, and the proposed Budget for the current fiscal year. Mr. Napier stated that the only major increase was for legal expenses attributed to updating the Board’s PILOT Policies and Procedures. Mr. Napier asked for approval of an additional \$10,000 for the legal expenses to finalize the PILOT Policies and Procedures and conduct the necessary public workshops and Knox County Commission meetings. Discussion was had.[same edits as HEB]

Upon a motion by Tiffany Gardner and a second by Shannon Coleman Egle, the budget for Fiscal Year 2021-2022 was unanimously accepted and the additional \$10,000 in legal expenses was approved. A copy the proposed Budget for fiscal year 2021-2022 is attached hereto as Exhibit C.

V. Review and Consideration of Resolution Regarding a Training Grant in the Amount of \$150,000 on behalf of CGI Federal, Inc. Mike George recused himself from the discussion and vote on this matter. The Chair recognized Todd Napier who addressed the Board and presented an overview of the funding grant to CGI Federal, Inc. (“CGI”) for its new Delivery Center in Knoxville, Tennessee in an amount up to \$150,000.00 to reimburse CGI for a portion of costs associated with the delivery of in-house computer skills training to qualified employees located at the Delivery Center. Mr. Napier supports the grant application since it will have the effect of retaining UT and other local college graduates, increasing employment and otherwise promoting new industry, commerce and trade in Knox County. Mr. Napier stated that this was a joint recruitment effort by the State of Tennessee, Knox County and the City of Knoxville. He then introduced Doug Lawler with the Knoxville Chamber who provided the Board with additional background on the recruitment efforts and then introduced William LaBar, Brian Lane and Kim Leverett with CGI for additional information on the project. Mr. LaBar then gave a brief power point presentation regarding CGI, its philosophy, and other Delivery Centers throughout North America. Discussion was had.

Mr. Napier then reviewed the resolution and agreement with the Board and stated that the actual funds for the grant would come from Knox County to be administered by the Board, with the obligations of the Board to make the grant being dependent upon the Board receiving such finds. Further discussion was had.

Upon a motion by Paul Fortunato and a second by Terry Henley, the Resolution approving the Training Grant was unanimously approved, except for Mr. George who recused himself from the vote. A copy of the Resolution is attached hereto as Exhibit D.

VI. Old Business.

A) Discussion Regarding Farragut Town Center at Biddle Farms project. The Chair recognized Todd Napier who provided the Board with a brief update as to the status of the project CHM Farragut, LLC's (the "Applicant") intentions to apply for a Tax Increment Financing (TIF). Mr. Napier stated that the TIF that the Applicant intends to request does not align with the current policies and procedures of the Board related to TIFs and that the Applicant intends to present to the Knox County Commission prior to submitting an application to the Board for the TIF. Mr. Napier then recognized the Applicant's representative, Budd Cullum, who provided the Board with the project's master plan (including 60,000 sq.ft. commercial town center, parks, and 4-story multi-family complex consisting of 286 residential units), approval status with the Town of Farragut, public workshops conducted previously, and the Applicant's meetings with Knox County representatives. Discussion was had. Mr. Cullum stated that he hopes to have the Knox County Commission approve the parameters of the TIF for project in the coming weeks and will then, assuming such is approved, submit an application consistent with such parameters to the Board's Application Review Committee for its consideration.

VII. New Business. The Chair recognized Todd Napier who provided the Board with a brief update as to the current structure of The Development Corporation and the desire of the Mayor of Knox County and Mayor of Knoxville to consolidate the management activities of all IDBs and HEBs within Knox County. Mr. Napier stated that he has not been given the overview of how the Mayors will accomplish the restructuring, but wanted the Board to be aware of the pending changes. Discussion was had. Mr. Napier confirmed that he and The Development Corporation will continue to serve the Board to its best ability with the limited staff they currently have. [same edits as HEB]

VIII. Next Meeting. The next regular meeting of The Industrial Board of the County of Knox is scheduled for May 11, 2021, at 4:00 p.m. at the offices of The Development Corporation of Knox County located at 17 Market Square, #201, Knoxville, Tennessee.

IX. Adjournment. No further business having come before the Board and upon motion duly made and seconded, the Board voted unanimously to adjourn the meeting at 5:42 p.m.

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Date

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Tiffany E. Gardner, Secretary

## **EXHIBITS**

- Exhibit A      Agenda – April 13, 2021
- Exhibit B      Finance Report as of March 31, 2021
- Exhibit C      Budget for Fiscal Year 2021-2022
- Exhibit D      Resolution of the Board of Directors of the  
Industrial Development Board of the County of  
Knox Approving the Training Grant for CGI  
Federal, Inc.

DRAFT

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX**  
**AUTHORIZATION FOR SIGNATURES ON CHECKS**

May 11, 2021

**WHEREAS**, the Board of Directors of The Industrial Development Board of the County of Knox (the "IDB") desires to designate and confirm the authorized signatories on all bank accounts maintained by the IDB and the required signatures on all transfers of funds of the IDB;

**NOW, THEREFORE**, the following resolutions are hereby adopted:

**RESOLVED**, that the following officers are hereby authorized, approved and designated as signatories on all bank accounts maintained by the IDB:

**Title**

Chair – Greg McWhorter

Vice-Chair – Paul Fortunato

Secretary/Treasurer – Tiffany E. Gardner

Assistant Secretary/Treasurer – Julie Wheeler

President & CEO (The Development Corporation of Knox County) – Todd Napier

**RESOLVED**, that only one of the foregoing signatures shall be required on all checks or transfers of funds of less than \$10,000.00;

**RESOLVED**, that two of the foregoing signatures provided one of the signatures is the Chairman, Vice-Chairman or Secretary/Treasurer shall be required on all checks or transfers of funds of \$10,000.00 or more;

**RESOLVED**, that the form banking resolutions required by any and all banks at which the IDB maintains bank accounts are hereby ratified, adopted and approved, such ratification, adoption and approval to be deemed effective as of May 11, 2021, and any designated signatory is authorized to complete and execute such form banking resolutions consistent with the authority granted herein and deliver such banking resolutions to such banks.

I hereby certify that this resolution of the IDB was duly and lawfully adopted by its Board of Directors on May 11, 2021, at a meeting at which a quorum was acting throughout, and I furthermore certify that such resolution has not been amended or modified in any respect.

The Health, Educational and Housing Facility Board of  
the County of Knox

Dated: May 11, 2021

By: \_\_\_\_\_  
Tiffany E. Gardner, Secretary