Board Members:
Charley Bible
Shannon Coleman Egle
Tiffany Gardner
Dr. William Fox
Terry Henley
J. Ford Little
Lou Moran, III
Alvin Nance
Lisa Rottmann
Janet Testerman
Dr. L. Anthony Wise, Jr.

The Industrial Development Board of the County of Knox

Regular Meeting
Tuesday, July 14, 2026, 4:00 p.m.
17 Market Square #201
Knoxville, Tennessee 37902

AGENDA

	I.	Call to Order
ACTION	II.	Approval of Minutes from Meeting on June 9, 2026
ACTION	III.	FY27 Budget
ACTION	IV.	Finance Report
	V.	Public Comment Period
ACTION	VI.	Review and Consideration of a Resolution Authorizing the solicitation of bids, the acceptance of bids, and the execution of contracts for certain site development improvements at the Eastbridge Business Park in Connection with the TN Site Development Grant and the TVA InvestPrep Grant
ACTION	VII.	Old Business a) Report on project updates and approval of authorized signatures b) Status of Nominations for Board of Directors
	VIII.	New Business
	IX.	Adjourn

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

June 9, 2026, 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, June 9, 2026, at 4:01 p.m., pursuant to notice duly provided to the Directors and the public. The meeting was held at the offices of the Knoxville Chamber located at 17 Market Square #201, Knoxville, Tennessee 37902.

The following Directors were present at the meeting: Tiffany Gardner (Chair), Lou Moran, III (Vice Chair), Dr. L. Anthony Wise, Jr. (Secretary), Lisa Rottmann (Assistant Secretary), Janet Testerman, Alvin Nance, Shannon Coleman Egle, and Ford Little.

Also, in attendance were Mac McWhorter (Knoxville Chamber), Karen Kakanis (Knoxville Chamber), Sherri Skrip (Knoxville Chamber) Sam Louderback (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Donita Walter (Paralegal – Egerton, McAfee, Armistead & Davis, P.C.), Tommy Vann (President, West End Phase II), Sam Mishu (M&N Development, Co.), John Stallings (Stallings Development), Greg Gilbert (Legends Development Partners), Jeff Young (Legends Development Partners), Mark Bunch (Bunch Development Services), Valerie DeBoe (Bunch Development Services), Bryan Creswell (Midtown Commons), Chris Trump (Carrasco Trump) and Ellie Sousa (Carrasco Trump).

I. Call to Order. Tiffany Gardner, 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. Approval of Minutes for the May 12, 2026 meeting of the Industrial Development Board.

The Chair of the meeting presented the Minutes of the regular meeting held on May 12, 2026.

Upon a motion by Ms. Testerman and a second by Mr. Nance, the Minutes of the May 12, 2026 meeting of the Board were unanimously approved. A copy of the Minutes is attached hereto as Exhibit B.

III. Public Comment Period.

The Chair stated that it was necessary to hold a public comment period required by Section 8-44-112 of the Tennessee Code Annotated. The Chair asked if there was anyone present from the public who wished to provide comments to the Board of Directors. The Chair noted that there was no one from the public present who wished to provide comments to the Board of Directors and then declared the public comment period closed.

IV. Review and Consideration of a Resolution to approve a Real Estate Purchase Agreement between West End Phase II Partnership and the Industrial Development Board of the County of Knox for Site 1 (Parcel ID 104 01506) located in Hardin Business Park at 0 Bertelkamp Lane, Knoxville, TN 37931, and a Conflict Waiver Agreement with Dennis Ragsdale.

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The Chair recognized Mr. McWhorter, who provided an overview of the project and details of the conflict waiver with Mr. Ragsdale. Mr. McWhorter explained that West End Phase II Partnership previously closed on Site 12, which is across the street from this Site 1. Mr. McWhorter explained the issues surrounding Site 1 that will make it hard to develop and stated this is reflected in the purchase price. Mr. McWhorter confirmed that consistent with the zoning requirements, this site is intended to be used for retail space. Discussion was had.

Upon a motion by Mr. Little and a second by Mr. Moran, the Board unanimously voted to approve the Resolution to approve the Real Estate Purchase Agreement with West End Phase II Partnership, and the Conflict Waiver Agreement with Dennis Ragsdale. A copy of the Resolution as approved is attached hereto as Exhibit C.

V. Review and Consideration of a Resolution to approve updated Landscape Maintenance Contract Documents between The Industrial Development Board of the County of Knox and MPB Facilities.

The Chair recognized Mr. McWhorter, who discussed the history of the relationship with MPB Facilities Maintenance, confirming they are still providing quality work. Mac explained the increase in costs as reasonable. Mr. Little moved to approve pending Attorney review of contracts. Discussion was had.

Upon a motion by Mr. Nance and a second by Mr. Little, the Board unanimously voted to approve the Resolution to approve the Landscape Maintenance Contracts between The Industrial Development Board of the County of Knox and MPB Facilities pending review and updates to the contracts as determined by the Board's legal counsel. A copy of the Resolution as approved is attached hereto as Exhibit D.

VI. Old Business.

a.) Report on project updates and approval of authorized signatures.

Mr. McWhorter provided a report and overview of the documents executed by the Chair since the previous Board meeting. Upon a motion by Mr. Wise, and a second by Mr. Nance, the Board ratified the execution of the documents by the Chair as provided in the report on authorized signatures, which was included in the agenda packet.

b.) Update and Discussion related to the Project Dallas Parking Incentive.

Mr. McWhorter explained that there were no updates on the Project Dallas Parking Incentive, and that the agreements are still being finalized.

VII. New Business. None.

VIII. 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 4:13 p.m.

_____ _____

Dated Secretary/Assistant Secretary

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EXHIBITS

Exhibit A	Agenda – June 9, 2026
Exhibit B	Minutes from May 12, 2026
Exhibit C	Resolution to approve a Real Estate Purchase Agreement between West End Phase II Partnership and The Industrial Development Board of the County of Knox for Site 1 located in Hardin Business Park at 0 Bertelkamp Lane, Knoxville, TN 37931, and a Conflict Waiver Agreement with Dennis Ragsdale.
Exhibit D	Resolution to approve updated Landscape Maintenance Contract Documents between The Industrial Development Board of the County of Knox and MPB Facilities.

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The Industrial Development Board of the County of Knox
FY27 Budget
July 2026 - June 2027

	FY27 Budget	FY26 Actual	FY26 Budget	Budget Variance	% of Budget
Income					
410-000 Interest Revenue	256,000	191,310	171,000	20,310	112%
415-000 Chamber Funding	217,085	211,704	245,870	(34,166)	86%
416-000 Business Park CAM Fee Revenue	171,524	114,694	112,117	2,577	102%
420-000 Base Rent Revenue	15,100	18,600	18,600	0	100%
421-000 Rent Revenue	13,232	23,815	25,628	(1,813)	93%
444-000 Closing Revenue	1,000	4,000.00	-	-	
448-000 Fairview Rent Revenue	48,877	57,074	55,000	2,074	104%
Total Income	**$ 722,818**	**$ 621,196**	**$ 628,215**	**$ (11,019)**	**99%**
Gross Profit	**$ 722,818**	**$ 621,196**	**$ 628,215**	**$ (7,019)**	**99%**
Expenses					
502-001 Operating Expenses	2,200	1,963	1,550	413	127%
503-001 Advertising Expense	1,400	809	1,400	(591)	58%
507-001 Insurance Expense	44,500	54,190	46,578	7,612	116%
511-001 Accounting Expense	15,750	17,954	15,700	2,254	114%
512-001 Legal Expense	20,000	12,000	20,000	(8,000)	60%
Business Park Operating Expenses					
522-101 Centerpoint Maintenance & Utility	21,360	38,886	21,875	17,011	178%
522-102 Eastbridge Maintenance & Utility Expense	70,885	50,818	61,778	(10,960)	82%
522-103 FORIP Maintenance & Utility Expense	7,815	7,283	7,783	-	94%
522-104 WestBridge Maintenance & Utility Expense	32,320	27,368	27,868	(500)	98%
522-106 PCC Maintenance & Utility Expense	52,256	37,295	37,287	8	100%
522-107 Hardin Maintenance & Utility Expense	24,830	26,935	25,292	1,643	106%
522-109 Karns Valley Maintenance & Utility Expense	73,194	75,060	78,449	(3,389)	96%
Total Business Park Operating Expenses	**$ 282,660**	**$ 263,645**	**$ 260,332**	**$ 3,813**	**101%**
Fairview Technology Center Operating Expenses					
523-100 Building & Grounds Maintenance	84,826	53,499	84,826	(31,327)	63%
523-101 Fairview Utilities	2,250	2,012	1,200	812	168%
Total Fairview Technology Center Operating Expenses	**$ 87,076**	**$ 55,510**	**$ 86,026**	**$ (30,516)**	**65%**
Total Expenses	**$ 453,586**	**$ 406,072**	**$ 431,586**	**$ (25,514)**	**94%**
Net Operating Income	**$ 269,232**	**$ 215,124**	**$ 196,629**	**$ 18,495**	**109%**

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The Industrial Development Board of the County of Knox
Balance Sheet
As of June 30, 2026

	As of Jun 30, 2026	As of Jun 30, 2025	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
101-000 First Horizon Checking	94,716.48	124,238.82	(29,522.34)	-23.76%
101-200 Fairview Reserve	115,220.31	115,220.31	-	0.00%
Total 101-000 First Horizon Checking	**$ 209,936.79**	**$ 239,459.13**	**$ (29,522.34)**	**-12.33%**
102-000 Savings Account	2,207,310.18	-	2,207,310.18	
112-000 Grassy Creek - TIF Fund	0.15	5.00	(4.85)	-97.00%
117-000 ICS Account	7,824,304.59	5,136,440.00	2,687,864.59	52.33%
Total Bank Accounts	**$ 10,241,551.71**	**$ 5,375,904.13**	**$ 4,865,647.58**	**90.51%**
Accounts Receivable				
125-000 Accounts Receivable (A/R)	227,098.77	53,635.83	173,462.94	323.41%
Total Accounts Receivable	**$ 227,098.77**	**$ 53,635.83**	**$ 173,462.94**	**323.41%**
Other Current Assets				
126-000 Prepaid Expenses	1,810.61	1,572.50	238.11	15.14%
127-000 Prepaid Insurance	10,582.67	18,109.32	(7,526.65)	-41.56%
130-000 Wheeler Street Improvements	-	3,976,500.00	(3,976,500.00)	-100.00%
136-000 BP Utility Deposits	1,500.00	1,200.00	300.00	25.00%
140-000 Grant Receivable	3,789,181.25	-	3,789,181.25	
140-100 InvestPrep Grant Receivable	956,100.00	-	956,100.00	
Total Other Current Assets	**$ 4,759,174.53**	**$ 3,997,381.82**	**$ 761,792.71**	**19.06%**
Total Current Assets	**$ 15,227,825.01**	**$ 9,426,921.78**	**$ 5,800,903.23**	**61.54%**
Fixed Assets				
Land				
151-000 Land - Eastbridge Business Park	2,263,781.28	2,684,541.28	(420,760.00)	-15.67%
151-100 Land - EB Site Development	225,627.01	-	225,627.01	
152-000 Land - Centerpoint Business Park	-	397,061.50	(397,061.50)	-100.00%
155-000 Land - Hardin Business Park	221,243.29	1,051,045.29	(829,802.00)	-78.95%
157-000 Land - Pellissippi Corporate Center	4,472,421.57	4,472,421.57	-	0.00%
160-000 Land - Karns Valley Business Park	5,602,762.05	5,602,762.05	-	0.00%
161-000 Land - Midway Business Park	23,352,011.63	23,352,011.63	-	0.00%
Total Land	**$ 36,137,846.83**	**$ 37,559,843.32**	**$ (1,421,996.49)**	**-3.79%**
Total Fixed Assets	**$ 36,137,846.83**	**$ 37,559,843.32**	**$ (1,421,996.49)**	**-3.79%**
TOTAL ASSETS	**$ 51,365,671.84**	**$ 46,986,765.10**	**$ 4,378,906.74**	**9.32%**

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LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200-000 Accounts Payable	69,561.63	18,828.82	50,732.81	269.44%
Total Accounts Payable	**$ 69,561.63**	**$ 18,828.82**	**$ 50,732.81**	**269.44%**
Other Current Liabilities				
218-000 Accrued Expenses	14,669.34	-	14,669.34	
220-000 Fairview Refundable Deposits	2,126.24	3,571.03	(1,444.79)	-40.46%
245-000 Deferred Revenue	43.58	-	43.58	
245-100 Site Development Grant	3,789,181.25	-	3,789,181.25	
245-200 InvestPrep Grant	956,100.00	-	956,100.00	
247-000 Grassy Creek TIF - Liability	0.15	5.00	(4.85)	-97.00%
249-000 Due to Other Entity	-	3,976,500.00	(3,976,500.00)	-100.00%
255-000 Innovation Funds	191,217.20	191,217.20	-	0.00%
Total Other Current Liabilities	**$ 4,953,337.76**	**$ 4,171,293.23**	**$ 782,044.53**	**18.75%**
Total Current Liabilities	**$ 5,022,899.39**	**$ 4,190,122.05**	**$ 832,777.34**	**19.87%**
Total Liabilities	**$ 5,022,899.39**	**$ 4,190,122.05**	**$ 832,777.34**	**19.87%**
Equity				
300-000 Opening Balance Equity	18,400.68	18,400.68	-	0.00%
320-000 Retained Earnings	42,778,242.37	40,624,273.36	2,153,969.01	5.30%
Net Income	3,546,129.40	2,153,969.01	1,392,160.39	64.63%
Total Equity	**$ 46,342,772.45**	**$ 42,796,643.05**	**$ 3,546,129.40**	**8.29%**
TOTAL LIABILITIES AND EQUITY	**$ 51,365,671.84**	**$ 46,986,765.10**	**$ 4,378,906.74**	**9.32%**

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The Industrial Development Board of the County of Knox
Budget Variance Report
For the 12 Periods Ended June 30, 2026

	July 2025 - June 2026			July 2025 - June 2026	
	Actual	Budget	Variance	Budget	0% Remaining
Income					
400-000 Interest Revenue	191,310	171,000	20,310	171,000	-12%
415-000 Chamber Funding	211,704	245,870	(34,166)	245,870	14%
416-000 Business Park CAM Fee Revenue	114,694	112,117	2,577	112,117	-2%
420-000 Base Rent Revenue	18,600	18,600	-	18,600	0%
421-000 Rent Revenue	23,815	25,628	(1,813)	25,628	7%
444-000 Closing Revenue	4,000	-	4,000	-	
448-000 Fairview Rent Revenue	57,074	55,000	2,074	55,000	-4%
Total Income	**$ 621,196**	**$ 628,215**	**$ (7,019)**	**$ 628,215**	**1%**
Expenses					
502-001 Operating Expenses	1,963	1,550	413	1,550	-27%
503-001 Advertising Expense	809	1,400	(591)	1,400	42%
507-001 Insurance Expense	54,190	46,578	7,612	46,578	-16%
511-001 Accounting Expense	17,954	15,700	2,254	15,700	-14%
512-001 Legal Expense	12,000	20,000	(8,000)	20,000	40%
Business Park Operating Expenses					
522-101 Centerpoint Maintenance & Utility	38,886	21,875	17,011	21,875	-78%
522-102 Eastbridge Maintenance & Utility Expense	50,818	61,778	(10,960)	61,778	18%
522-103 FORIP Maintenance & Utility Expense	7,283	7,783	(500)	7,783	6%
522-104 WestBridge Maintenance & Utility Expense	27,368	27,868	(500)	27,868	2%
522-106 PCC Maintenance & Utility Expense	37,295	37,287	8	37,287	0%
522-107 Hardin Maintenance & Utility Expense	26,935	25,292	1,643	25,292	-6%
522-109 Karns Maintenance & Utility Expense	75,060	78,449	(3,389)	78,449	4%
Total Business Park Operating Expenses	**263,645**	**260,332**	**3,313**	**$ 260,332.00**	**-1%**
Fairview Technology Center Operating Expenses					
523-100 Building & Grounds Maintenance	53,499	84,826	(31,327)	84,826	37%
523-101 Fairview Utilities	2,012	1,200	812	1,200	-68%
Total FTC Operating Expenses	**$ 55,510**	**$ 86,026**	**$ (30,516)**	**$ 86,026.00**	**35%**
Total Expenses	**$ 406,072**	**$ 431,586**	**$ (25,514)**	**$ 431,586.00**	**6%**
Net Operating Income	**$ 215,124**	**$ 196,629**	**$ 18,495**	**$ 196,629.00**	**-9%**

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The Industrial Development Board of the County of Knox
Income Statement with Prior Year Comparison
For the 12 Periods Ended June 30, 2026

	Jul - Jun, 2026	Jul - Jun, 2025	Change	% Change
Income				
410-000 Interest Revenue	191,309.77	131,703.30	59,606.47	45.26%
415-000 Chamber Funding	211,703.77	207,787.51	3,916.26	1.88%
416-000 Business Park CAM Fee Revenue	114,693.71	116,365.70	(1,671.99)	-1.44%
420-000 Base Rent Revenue	18,600.00	20,600.00	(2,000.00)	-9.71%
421-000 Rent Revenue	23,814.62	25,627.88	(1,813.26)	-7.08%
444-000 Closing Revenue	4,000.00	-	4,000.00	
448-000 Fairview Rent Revenue	57,074.19	69,555.46	(12,481.27)	-17.94%
Total Income	**$ 621,196.06**	**$ 571,639.85**	**$ 49,556.21**	**8.67%**
Gross Profit	**$ 621,196.06**	**$ 571,639.85**	**$ 49,556.21**	**8.67%**
Expenses				
502-001 Operating Expenses	1,963.36	2,160.83	(197.47)	-9.14%
503-001 Advertising Expense	809.10	855.50	(46.40)	-5.42%
507-001 Insurance Expense	54,189.65	31,750.00	22,439.65	70.68%
511-001 Accounting Expense	17,954.06	14,700.00	3,254.06	22.14%
512-001 Legal Expense	12,000.00	15,888.00	(3,888.00)	-24.47%
Business Park Operating Expenses				
522-101 Centerpoint Maintenance & Utility	38,886.19	19,020.09	19,866.10	104.45%
522-102 Eastbridge Maintenance & Utility Expense	50,817.90	46,917.84	3,900.06	8.31%
522-103 FORIP Maintenance & Utility Expense	7,282.80	7,282.80	-	0.00%
522-104 WestBridge Maintenance & Utility Expense	27,368.16	24,421.13	2,947.03	12.07%
522-106 PCC Maintenance & Utility Expense	37,294.76	28,714.29	8,580.47	29.88%
522-107 Hardin Maintenance & Utility Expense	26,935.08	20,847.35	6,087.73	29.20%
522-108 Midway Maintenance & Utility Expense	-	58,538.24	(58,538.24)	-100.00%
522-109 Karns Valley Maintenance & Utility Expense	75,060.15	69,185.02	5,875.13	8.49%
Total Business Park Operating Expenses	**$ 263,645.04**	**$ 274,926.76**	**$ (11,281.72)**	**-4.10%**
Fairview Technology Center Operating Expenses				
523-100 Building & Grounds Maintenance	53,498.65	63,248.13	(9,749.48)	-15.41%
523-101 Fairview Utilities	2,011.81	779.45	1,232.36	158.11%
523-103 Fairview WTBI Competition	-	10,000.00	(10,000.00)	-100.00%
Total Fairview Technology Center Operating Expenses	**$ 55,510.46**	**$ 74,027.58**	**$ (18,517.12)**	**-25.01%**
Total Expenses	**$ 406,071.67**	**$ 414,308.67**	**$ (8,237.00)**	**-1.99%**
Net Operating Income	**$ 215,124.39**	**$ 157,331.18**	**$ 57,793.21**	**36.73%**

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Other Income				
430-000 PILOT Revenue	664,537.68	679,106.25	(14,568.57)	-2.15%
431-000 Other Income	100.00	238,161.60	(238,061.60)	-99.96%
432-000 Midway Lease Revenue	2,003,880.00	2,003,880.00	-	0.00%
433-000 Land Sales Revenue	2,850,850.00	51,600.00	2,799,250.00	5424.90%
434-000 EB Site Development Grant	216,775.00	-	216,775.00	
450-000 Grant Revenue	6,500,000.00	1,500,000.00	5,000,000.00	333.33%
Total Other Income	**$ 12,236,142.68**	**$ 4,472,747.85**	**$ 7,763,394.83**	**173.57%**
Other Expenses				
550-000 Grant Expense	6,505,000.00	1,500,000.00	5,005,000.00	333.67%
551-000 Land Management Expense	66,876.26	53,323.00	13,553.26	25.42%
552-000 Cost of Land Sold	1,668,723.73	243,680.77	1,425,042.96	584.80%
587-001 PILOT Payment Expense	664,537.68	679,106.25	(14,568.57)	-2.15%
Total Other Expenses	**$ 8,905,137.67**	**$ 2,476,110.02**	**$ 6,429,027.65**	**259.64%**
Net Other Income	**$ 3,331,005.01**	**$ 1,996,637.83**	**$ 1,334,367.18**	**66.83%**
Net Income	**$ 3,546,129.40**	**$ 2,153,969.01**	**$ 1,392,160.39**	**64.63%**

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RESOLUTION OF
THE BOARD OF DIRECTORS OF
THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX

AUTHORIZING THE SOLICITATION OF BIDS, THE ACCEPTANCE OF BIDS, AND THE EXECUTION OF CONTRACTS FOR CERTAIN SITE DEVELOPMENT IMPROVEMENTS AT THE EASTBRIDGE BUSINESS PARK IN CONNECTION WITH THE TN SITE DEVELOPMENT GRANT AND THE TVA INVESTPREP GRANT

PURCHASE AGREEMENT

WHEREAS, The Industrial Development Board of the County of Knox (the "IDB") is a nonprofit public corporation organized by Knox County as an industrial development board pursuant to Tenn. Code Ann. §7-53-301 et seq. (the "Act") and as such is a public instrumentality of Knox County performing a public function;

WHEREAS, the IDB is authorized under the Act to acquire, own, lease, and dispose of certain real and personal properties, in order to (i) maintain and increase employment, (ii) promote and develop trade, new industry, and commerce, and (iii) induce manufacturing, industrial, governmental and commercial ventures to remain or locate in the State of Tennessee; and

WHEREAS, the IDB owns certain real property known as the Eastbridge Business Park located in Knox County, Tennessee (the "Business Park"); and

WHEREAS, the IDB has received, or expects to receive, funding assistance through the Tennessee Site Development Grant Program administered by the Tennessee Department of Economic and Community Development ("TNECD") and through the Tennessee Valley Authority InvestPrep Program ("TVA") for the purpose of undertaking certain site development and infrastructure improvements at the Business Park (collectively, the "Project"); and

WHEREAS, the Project may include, without limitation, grading, earthwork, utility improvements, roadway improvements, drainage improvements, engineering and design services, environmental services, site preparation activities, and such other improvements and work as may be necessary or desirable to satisfy the requirements of the grant programs and enhance the marketability and development readiness of the Business Park; and

WHEREAS, the Board desires to authorize the solicitation of bids and proposals for the Project and to authorize designated officers and representatives of the Board to review, evaluate, negotiate, accept, and enter into contracts relating to the Project in accordance with applicable law, grant requirements, and available funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Industrial Development Board of the County of Knox ("Board") as follows:

1. The Board hereby approves the undertaking of the Project and the use of grant proceeds and any required matching funds for the planning, design, engineering, procurement, construction, and completion of improvements at the Business Park in accordance with the requirements of TNECD, TVA, and any other applicable funding source.
2. The Chair or Vice Chair and the Secretary or Vice Secretary of the IDB, or such employees of the Knoxville Chamber providing administrative services to the IDB and as approved by the officers of

the IDB (collectively, the "Authorized Representatives"), are hereby authorized and directed to prepare, publish, distribute, and solicit invitations to bid, requests for proposals, requests for qualifications, and other procurement documents necessary or desirable for the Project.

3. The Authorized Representatives are hereby authorized to receive, open, review, evaluate, negotiate, and recommend bids and proposals for the Project and, subject to the limitations of this Resolution and the availability of funding, to accept the lowest and best bid or otherwise award contracts to the proposer or contractor determined to be in the best interests of the Board and consistent with applicable procurement requirements.

4. Upon selection of contractors, vendors, consultants, engineers, and other service providers for the Project, the Chair or Vice Chair of the Board are hereby authorized and directed to execute contracts, change orders, task orders, purchase orders, grant documents, certifications, and any other instruments necessary or convenient to carry out the Project, provided that: (a) such contracts and documents are substantially consistent with the purposes described herein; (b) sufficient grant funds, matching funds, or other legally available funds are available; and (c) such contracts and documents are approved as to form by legal counsel to the Board when deemed appropriate.

5. The Authorized Representatives are authorized to execute all applications, assurances, certifications, reimbursement requests, reporting documents, and other instruments necessary to comply with the requirements of the Tennessee Site Development Grant Program, TVA InvestPrep Program, and any related funding agreements.

6. The officers, employees, agents, consultants, and attorneys of the Board are authorized and directed to take such further actions and execute such additional documents as may be necessary or desirable to carry out the intent and purposes of this Resolution.

4. Any authorization herein to execute any document shall include authorization to record such document where appropriate.

5. All other acts of the officers of the IDB which are in conformity with the purposes and intent of this resolution are hereby ratified and approved.

6. This resolution shall remain in effect until expressly revoked or amended by a subsequent resolution of the IDB.

ADOPTED: July 14, 2026

[The remainder of this page intentionally left blank.]

Presented at this meeting of the Board as of the date indicated above, and passed and approved on the same date.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX

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Chair/Vice Chair

CERTIFICATE

As Secretary/Assistant Secretary of The Industrial Development Board of the County of Knox, I hereby certify that the above Resolution was presented at the meeting of the Board of Directors of said corporation on July 14, 2026; that a quorum was present; that the vote on the adoption of the Resolution was taken openly and the Board of Directors duly approved the resolution; that said meeting was held at a specified time and place; that notice was duly given, and that the meeting was called and held in strict accordance with the provisions of the charter and bylaws of said corporation and in accordance with applicable law.

IN WITNESS WHEREOF, I have executed this Certificate as of July 14, 2026.

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Secretary/Assistant Secretary

MBI

July 8, 2026

Mac McWhorter, Director of Site Operations
The Industrial Development Board of the County of Knox
17 Market Square, #201
Knoxville, TN 37902

Re: Rough Grading Package Eastbridge
Business Park Lots 4, 5, and 6
MBI Project No.: 251027

Dear Mr. McWhorter:

We received bids for the above referenced project on Tuesday, June 30, 2026 at 2PM. Seven bids were received from licensed contractors, please see attached bid tabulation.

The lowest responsive bid was by Charles Blalock & Sons, Inc. with a base bid of $3,979,356.11 and contract time of 180 calendar days.

We have discussed the project scope with Charles Blalock & Sons, Inc. and they are confident with their bid.

It is our recommendation that a contract be executed with Charles Blalock & Sons, Inc. for the amount of $3,979,356.11 and contract time of 180 calendar days.

Sincerely,
MBI Companies Inc.

CB Triko

Christopher B. Triko, PE
Senior Principal – Civil Engineer

Chattanooga
University Tower
651 E. Fourth Street, Suite 500
Chattanooga, TN 37403
(o) 423.756.5046

Knoxville
299 N. Weisgarber Road
Knoxville, TN 37919
(o) 865. 584.0999

www.mbicompanies.com

MBI

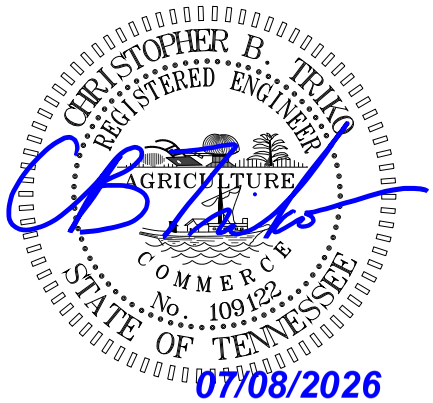
Project Name: Rough Grading Package Eastbridge Business Park Lots 4, 5, and 6
MBI Project No.: 251027
Bid Date: 6/30/2026 @ 2:00p

	Charles Blalock & Sons, Inc. P.O. Box 4750 Sevierville, TN 37864-4750	Wright Brothers Contracting, Inc. 1500 Lauderdale Memorial Highway Charleston, TN 37310	Tennessee Construction LLC 2001 Peavine Rd, Ste 107 Crossville, TN 38571	Whaley Construction, LLC P.O. Box 70 Kodak, TN 37764	Complete Construction Management 2120 S. Economy Rd Morristown, TN 37813	Baker's Construction Services, Inc. P.O. Box 417 Piney Flats, TN 37686	East Tennessee Turf and Landscape 989 Simpson Road Whitesburg, TN 37891
Base Bid Item	**Base Bid Price**	**Base Bid Price**	**Base Bid Price**	**Base Bid Price**	**Base Bid Price**	**Base Bid Price**	**Base Bid Price**
Clearing, grubbbing, erosion control measures, grading, seeding/mulching, crushed stone installation, and safety control	$3,979,356.11	$4,378,340.00	$5,215,500.00	$5,272,351.00	$5,780,218.75	$6,014,698.63	$6,885,150.00
	Base Bid Contract Time	**Base Bid Contract Time**	**Base Bid Contract Time**	**Base Bid Contract Time**	**Base Bid Contract Time**	**Base Bid Contract Time**	**Base Bid Contract Time**
	180 Calendar Days	219 Calendar Days	365 Calendar Days	310 Calendar Days	210 Calendar Days	150 Calendar Days	270 Calendar Days

Alternate Proposal	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**	**Alt. No. 1 Additive Sum**
Alternate No. 1: In lieu of 4" crusher run along the roadway install 24' wide 10" base stone per TDOT road base specifications	$52,000.00	$97,110.00	$147,900.00	$110,600.00	$150,000.00	$91,791.00	$92,400.00

Allowances: Geotechnical remediation measures as required ($300,000)	**QTY.**	**Allowance Unit Price**	**Allowance Unit Price**	**Allowance Unit Price**	**Allowance Unit Price**	**Allowance Unit Price**	**Allowance Unit Price**	**Allowance Unit Price**
Mobilization	1 LS	$35,000.00	N/A	$10,500.00	$13,750.00	$250,000.00	$28,312.50	$42,000.00
Drilling	1500	$230.00	N/A	$44.00	$132.00	$65.00	$126.00	$50.00
Grout	175 CY	$350.00	N/A	$545.00	$495.00	$575.00	$472.50	$425.00

I do hereby certify that the above is a true and correct copy of the bids received.



MBI

Project: Rough Grading Package Eastbridge Business Park Lots 4, 5, & 6

Date: 06/30/2026

MBI Project No: 251027

Bid Opening Sign-In

	Name	Company Name	Email Address	Phone Number
1	Rick Nurville	Wright Brothers	rnurville@wbcci.com	423-584-9361
2	Seth Broyles	Bakers Construction	seth@bakersconstructionservices.com	423-538-4400
3	Zachary Whaley	Whaley Construction, LLC	zwhaley@whaleyconstructionllc.com	865-659-0307
4	JoAnn Hoover	Tennessee Construction	johoover5@gmail.com	931-267-7532
5	Josh Russell	Complete Construction Mgmt	Russell@completeconstructionmgmt.com	423-312-1179
6	Tyler Overbay	East Tennessee Turf & Landscape	stoverbag@live.com	423 273 2211
7	Allen Thompson	Charles Blalock & Sons	allent@blalockconstruction.com	865-453 2808
8	Mason Brackins	Charles Blalock + Sons	MBrackins@blalockconstruction.com	865-335-5190
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