

**THE MINUTES OF THE REGULAR MEETING OF
THE MADISON INDUSTRIAL DEVELOPMENT BOARD
HELD ON August 2, 2021**

I. Call to Order

The Board of Directors of the Madison Industrial Development Board (the “Board”) met for a regular meeting at City Hall, 100 Hughes Road, Madison, Alabama on **August 2, 2021 at 4:30 o'clock, p.m., Central Time**. Noting that a quorum was present, Chairman Taron Thorpe called the meeting to order promptly at 4:30 p.m.

II. Roll Call

The Chairman conducted the Roll Call of Board members, and recorded as follows:

PRESENT

Taron Thorpe

Bobby DeNeefe

David Barrett

Krishna Srikakolapu

Missy Martin

ABSENT

Sandy Patel

David Cochran

City Council Liaison to the IDB, Connie Spears was also present.

Staff present: Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney

Public present: None.

III. Public Comments

None.

IV. Approval of Agenda

The Board voted to approve the August 2, 2021 Agenda. Motion to approve was made by Krishna Srikakolapu, Seconded by Bobby DeNeefe, with unanimous Board approval.

V. Approval of Minutes

The Board voted to approve the Regular Scheduled Meeting Minutes from May 3, 2021. The motion was made to approve by Bobby DeNeefe, Seconded by Missy Martin, with unanimous Board approval.

VI. Financial Report

Bobby DeNeefe reported that there had been no bills.

VII. Previous Business

None.

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VIII. New Business

Chairman Thorpe introduced a request for a Resolution for 135 Westchester Road. Mary Beth Broeren provided an overview of the request indicating that a non-industrial use was proposed for a 25,000 square foot warehouse on the subject property for which the Board had approved tax abatements in 2020, with the expectation the property would be used for industrial purposes. At the time of abatement approval, the warehouses were speculative in that there were no specific users identified. She noted that in July the Madison Zoning Board of Adjustment and Appeals approved a Special Exception request to allow an indoor commercial recreation use, specifically an indoor youth soccer training facility, for a five year period. Because of the previous abatement approval, it was determined the Industrial Development Board should take action to agree to the use. The Board reviewed a letter from its legal counsel and a resolution that referenced state law, which notes that if more than 50 percent of a property is used for industrial purposes then the property is still classified as industrial and eligible for abatements. The subject property is anticipated to have a total of 70,000 square feet. General discussion ensued about the intended use of the property, opportunities and the need for industrial space, and the nature of the indoor commercial recreation use. Ms. Broeren stated she would contact the property owner about marketing for the other three warehouses planned for the site.

There being no further discussion, Chairman Thorpe asked if there was a motion from the Board. Bobby DeNeeffe motioned to approve Resolution No. 2021-002-R, Seconded by Krishna Srikakolapu, with unanimous board approval.

IX. Information Items

Chairman Thorpe reported that David Cochran has resigned from the Board due to moving out of Madison. Ms. Broeren will check with the City Clerk to see if there are any pending applications.

X. Upcoming Events

None.

XI. Closing Comments of Board Members

None.

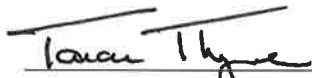
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XII. Set next scheduled regular meeting

The next scheduled quarterly meeting is set for November 1, 2021; however, staff indicated that a special meeting would likely be needed in August or September.

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There being no further business, the meeting adjourned at 4:50 p.m.



Taron Thorpe, Chairman
City of Madison
Industrial Development Board



Attest: Mary Beth Broeren
City of Madison
Director of Development Services

