

**THE MINUTES OF THE REGULAR MEETING OF
THE MADISON INDUSTRIAL DEVELOPMENT BOARD
HELD ON APRIL 3, 2017**

I. Call to Order & Agenda Approval

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 **April 3, 2017, at 4:00 o'clock, p.m., Central Time**. Noting that a quorum was present, Chairman Taron Thorpe called the meeting to order at 4:00 p.m. There were no amendments to the Agenda.

II. Roll Call

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

PRESENT

Taron Thorpe

David Cochran

Bobby DeNeeffe

David Barrett

Laurel Bailey

ABSENT

Sandy Patel

Richard Knox

Also present: Teddy Powell, City Council Liaison, Mary Beth Broeren, Director, Planning & Economic Development; Diane Sterling, Senior Planner.

III. Public Comments

There were no public comments.

IV. Approval of Minutes

There was a request to correct the minutes of the February 13, 2017, regular meeting to indicate that Richard Knox was absent. The Board voted to approve the minutes of the February 13, 2017, regular meeting with the requested modification.

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V. Review of Financial Report

David Cochran read the financial report and indicated that all finances were in order. He is expecting to have additional SEDC expenses by the end of the month with the SEDC conference occurring April 18, 2017.

VI. Old Business

a) Mary Beth Broeren provided a color copy of the Business Alabama advertisement designed by Red Sage. The Board approved the design since the deadline for the submittal is April 4, 2017. They also agreed to pay half of the cost of the design and placement in the magazine.

b) Taron Thorpe also discussed the timing and reach for the postcard. He indicated that in previous years the mailing list was for all businesses within the City of Madison, brokers, realtors, site selectors, and other state and regional economic development organizations that support Madison. He wanted to make sure that the list is updated and the timing for the postcard mailing was delayed until the list is complete.

VII. New Business

a) Leslie Sharpe, legal counsel for Tyonek Manufacturing Group, Inc. presented a copy of the Ground Lessor's Estoppel Certificate that was signed by Taron Thorpe and David Cochran and submitted to First Commercial Bank. This Certificate was in support of their loan. Additionally, the Lease Agreement between Tyonek and the IDB was presented as a supplemental document to prove to the lender that the lease agreement for the property is stable and durable.

b) Bobby DeNeefe discussed the conversation he had with Martin Folgmann regarding a tax abatement request for the 10,000 to 20,000 square foot expansion he wants to construct at 226 Celtic Drive. He currently has a 3.4 acre property with three existing buildings totaling 31,020 square feet. It was indicated that Mr. Folgmann requested the abatement be expedited. Mary Beth Broeren indicated that to date, Mr. Folgmann had not contacted her regarding the request. She also stated that in order to make any recommendations, a site plan with the proposed expansion area be prepared. Taron Thorpe stated that the IDB would support the request and would be willing to hold a special meeting for the request if required.

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VIII. Other Business

a) The Draft 2016 Annual Report flyer was discussed and the Board indicated they like the layout and agreed to the content. Diane Sterling will make a date modification and then send out the draft copy for a final review. Mary Beth Broeren suggested the Board present the Report to the City Council or at a Council work session meeting. The Board agreed, but would like to provide a summary overview to the Council first with detailed discussion at a work session.

b) Mary Beth Broeren discussed the revival of the Business Park Master Plan. She indicated that the cost to prepare the Plan is more than is currently on hand for a budget and asked if the IDB would be willing to share the cost for preparing the plan. The Board agreed that a Plan should be prepared, but wanted to know a cost before making a commitment. Mrs. Broeren indicated that Staff would review the request for proposal to determine where some streamlining could occur. In addition, an Intern could be tasked with conducting some baseline surveys. Mrs. Broeren also asked if there were some suggestions of property and business owners in the parks that would be interested in participating on a Task Force and participate in a preliminary meeting to discuss what the needs are within the business parks. She indicated that this knowledge can assist in streamlining the requirements for preparing a Master Plan.

c) Diane Sterling discussed the size and cost of the requested IDB Board Member name tags to wear to conferences. The proposed cost of \$18 per tag was provided in a quote for a 2"x3" tag. David Cochran indicated that he would bring his name tag to Staff so that it could be duplicated for those Board Members that don't currently have a tag. Currently, David Cochran, Taron Thorpe and Bobby DeNeefe have a name tag and indicated that if the style of their tag could be duplicated, then the order would only need to include those without a name tag. Laurel Bailey motioned to permit Staff to order new name tags for all Board Members if the existing tags could not be duplicated. David Barrett seconded the motion and the vote was unanimous.

d) Diane Sterling indicated that there is the possibility to order a stamp for stamping official documents and the IDB meeting minutes. The stamp appeared to look like a round seal and had the "Madison Industrial Development Board" around the perimeter and the year of incorporation in the center. It was decided that a stamp shouldn't be needed and the Board agreed that all minutes

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would continue with the signature of the President and attested by the Planning and Economic Development Department Staff Liaison.

IX. Upcoming Events

a) Taron Thorpe discussed the upcoming NALCOM event at Campus 805 on April 13, where Mary Beth Broeren is the guest speaker. He asked Mrs. Broeren to send out a time for the meeting.

b) SEDC Atlanta is scheduled for April 18 and David Cochran is planning to attend as the representative for the IDB.

X. Closing Comments of Board Members

The next regularly scheduled meeting was planned for May 1, 2017. However, David Cochran and Laurel Bailey both indicated that they would not be able to attend. Verification with Sandy Patel will be made to ensure that a quorum can be met. If not, then the meeting will be rescheduled to May 8, at 4:30 and will be limited in time to 30 minutes.

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There being no further business, the meeting was then adjourned at 5:35 p.m.



Taron Thorpe, Chairman
City of Madison
Industrial Development Board



Attest: Diane Sterling