

**THE MINUTES OF THE REGULAR MEETING OF  
THE MADISON INDUSTRIAL DEVELOPMENT BOARD  
HELD ON JUNE 1, 2020**

**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 **June 1, 2020 at 4:30 o'clock, p.m., Central Time**. Noting that a quorum was present, Chairman Taron Thorpe called the meeting to order at 4:46 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

Missy Martin

ABSENT

Sandy Patel

David Cochran

Krishna Srikakolapu

Staff present: Mary Beth Broeren, Director of Development Services

Public present: Cole Bigbee

**III. Public Comments**

None.

**IV. Approval of Agenda**

The Board voted to approve the June 1, 2020 Agenda with the modification to remove the Financial Report item. The Treasurer will file the report with staff. Motion by Bobby DeNeefe, Second by David Barrett, with unanimous Board approval.

**V. Approval of Minutes**

The Board voted to approve the February 3, 2020 Minutes. Motion by Bobby DeNeefe, Second by David Barrett, with unanimous Board approval.

**VI. Previous Business**

Staff reported that the Board’s annual report had been sent to the City Council, and a copy of the report was provided to each Board member in attendance.

**THE MINUTES OF THE REGULAR MEETING OF  
THE MADISON INDUSTRIAL DEVELOPMENT BOARD  
HELD ON JUNE 1, 2020**

**VII. New Business**

- a. Tax Abatement Request for Westchester Rd. Project. Taron Thorpe stated this was the second such light warehousing project, with the first being approved two years ago. He invited the applicant to make a presentation. The applicant, Cole Bigbee, reviewed his first project, which will consist of six 10,000 sf warehouses. He stated that four are built or under construction, and he expects the remaining two to be finished by the end of the year. He stated that the current request is for an adjacent property and that he wanted to offer something larger, so the plans include two 25,000 sf buildings. David Barrett inquired as to who was occupying the buildings on the first property. Cole Bigbee replied: Pro Source Wholesale Flooring, a baseball training service, Integrated Door Co. that provides doors for commercial buildings and apartments, and a soccer training academy.

Staff noted that the two larger buildings in the new project would have sprinklers, which would expand the type of industrial uses that could be accommodated. Taron Thorpe inquired as to whether there was a water main in place. Cole Bigbee replied that he had checked with Madison Utilities and confirmed that there was adequate water pressure. Motion by Bobby DeNeeffe, Second by Missy Martin to approve Resolution No. 2020-001 approving the tax abatement request for Westchester Development, Inc., with unanimous Board approval.

Staff noted that the applicant is also applying for a Site Preparation Grant, which is expected to be submitted in full for consideration at the Board's August meeting. Cole Bigbee inquired about the Grant process and general discussion ensued.

**VIII. Information Items**

None.

**IX. Upcoming Events**

Taron Thorpe noted that the annual CCIM event held at The Ledges has been rescheduled to August 14<sup>th</sup>.

**THE MINUTES OF THE REGULAR MEETING OF  
THE MADISON INDUSTRIAL DEVELOPMENT BOARD  
HELD ON JUNE 1, 2020**

**X. Closing Comments of Board Members**

The Board asked staff to research as to whether a Board member could join a Board meeting and vote via telephone.

The next regularly scheduled meeting is set for August 3, 2020, at 4:30 p.m.

\* \* \* \* \*

There being no further business, the meeting adjourned at 5:03 p.m.



Taron Thorpe, Chairman  
City of Madison  
Industrial Development Board



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