

**THE MINUTES OF THE REGULAR MEETING OF
THE MADISON INDUSTRIAL DEVELOPMENT BOARD
HELD ON NOVEMBER 2, 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 **November 2, 2020 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
Sandy Patel
David Cochran
Bobby DeNeeffe (arrived 4:33 p.m.)

ABSENT

David Barrett

Krishna Srikakolapu
Missy Martin

Staff present: Mary Beth Broeren, Director of Development Services; Josh Johnson, Economic Development Director

Public present: Steve Adlich and John Barran

III. Public Comments

None

IV. Approval of Agenda

The Board voted to approve the November 2, 2020 Agenda. Motion to approve was made by Sandy Patel, Seconded by Krishna Srikakolapu, with unanimous Board approval.

V. Approval of Minutes

The Board voted to approve the Regular Scheduled Meeting Minutes from September 14, 2020. Motion to approve by David Cochran, Seconded by Missy Martin, with unanimous Board approval.

VI. Financial Report

No new items or report.

VII. Previous Business

None.

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VIII. New Business

Chairman Thorpe invited the applicants to describe their request. John Barran explained that the IDB's signature on the estoppel certificate is necessary for Tyonek to refinance their current assets. Mr. Barran introduced Steve Adlich, President of Tyonek's Madison site, located at 229 Palmer Rd. Mr. Adlich provided a brief overview of Tyonek's operations. Mr. Adlich mentioned that Tyonek's economic impact in Madison includes a monthly payroll of around \$9M. Steve Adlich also invited the IDB to tour their facility again.

Chairman Thorpe asked if Tyonek was able to find employees in the area. Mr. Adlich responded that finding employees was difficult and cited the pre-COVID unemployment rate in the area was around 2%. Mr. Adlich added that the labor market in Madison and the Huntsville area necessitated Tyonek to scale their salary and benefits accordingly to attract employees. Mr. Adlich stated that Tyonek provides a great deal of on-site training, but that additional manufacturers coming to the area such as Mazda-Toyota, could make finding employees more difficult.

Sandy Patel asked for an explanation of the resolution and if the resolution would alter any previous resolutions by the Board pertaining to Tyonek. Josh Johnson responded that Tyonek is requesting a signature from the IDB on their estoppel certificate. The estoppel certificate is required as part of Tyonek's refinancing process and the due diligence of Tyonek's potential lender. Mr. Johnson mentioned that the IDB approved an Industrial Revenue Bond (IRB) for Tyonek on December 7, 2010. The IRB was utilized for the construction of Tyonek's facility. Additionally, the IDB has assisted with subsequent expansions made by Tyonek. Mr. Johnson confirmed that the estoppel certificate had no impact on the initial IRB, which has the IDB as the lessee of Tyonek's property until January 1, 2027.

With no further discussion, Chairman Thorpe called for a motion to approve the resolution. The motion to approve was made by Sandy Patel and seconded by David Cochran, with a roll call vote of all present supporting the motion.

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IX. Information Items

Mary Beth Broeren and Josh Johnson provided an update on the IDB website revisions. Additional content, success stories, and corrections have been made to the website. Additionally, a page was added for Putman Industrial Park, highlighting the area and benefits of the park. Mr. Johnson invited the Board and public to visit the website and provide feedback, along with describing the website as an ongoing effort to inform and promote industrial development in Madison.

Mary Beth Broeren provided an overview of the Basic Economic Development Course attended remotely by herself and Mr. Johnson. The conference was held on September 21st – 25th. Ms. Broeren described the conference as reinforcing various best practices in Industrial/Economic Development along with new trends. Mr. Johnson added that the conference culminated with a group project, centered on attracting an industrial development to a fictional Alabama town. Mary Beth emphasized that having shovel-ready sites that had been through the site prep process was a key to success in developing Industrial properties, including environmental assessments. David Cochran asked what needed to change in Madison to promote Industrial site development. Mary Beth responded that there were not many undeveloped sites in Madison that are zoned for manufacturing and industrial uses. Mary Beth mentioned past conversations with the Board on a possible feasibility study for the UAH site along County Line Rd, along with Industrial Park development.

Mr. Cochran inquired about past rezoning cases where manufacturing properties were rezoned to residential. Mary Beth responded that there has only been one such instance that she was aware of where such a rezoning occurred. Mr. Cochran also inquired about long-range plans made in the past. Mary Beth responded that the City has worked toward improving infrastructure in Industrial-zoned areas. These projects included road resurfacing and repairs, along with traffic-signal improvements that increase accessibility to these sites.

X. Upcoming Events

Chairman Thorpe noted the upcoming NALCOM Forum on November 13th. Missy Martin added that past NALCOM Forums have been very valuable experiences and well-attended.

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XI. Closing Comments of Board Members

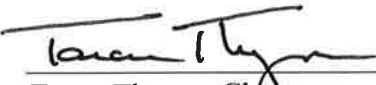
Krishna Srikakolapu asked if it would be possible for the IDB meetings to be conducted remotely in light of the current pandemic. Chairman Thorpe responded that he believed remote meetings would require an amendment to the IDB's bylaws, which Mary Beth Broeren confirmed. Ms. Broeren also added that the remote meeting platform would have to be open and accessible to the public according to Alabama law. Chairman Thorpe asked if other boards had gone online, to which Mary Beth responded that she would look into the matter. Ms. Broeren added that the Mayor and Council has intended to keep City Hall open and accessible while taking proper precautions during COVID. Accordingly, other bodies have been meeting in-person such as the City Council, Historic Preservation Commission and Planning Commission during COVID-19. Bobby DeNeefe added that the concern would be ensuring the public had access to the conference meeting. Krishna Srikakolapu mentioned that a hybrid option allowing some board members and public attend virtually could be beneficial. Staff will research options for the Board.

XII. Set next scheduled regular meeting

Chairman Thorpe mentioned that the Board had been provided with next year's meeting calendar. The Board confirmed the quarterly meeting schedule, with additional meetings as needed. The next scheduled meeting of the IDB will be February 1, 2021 unless an earlier meeting is required.

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There being no further business, the meeting adjourned at 4:58 p.m.


Taron Thorpe, Chairman
City of Madison
Industrial Development Board


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