



Minutes
Economic Development Committee
February 5, 2014
8:00 AM
Town Hall Board Room

Committee Members Present

David Purvis, Phil Dangel, Naoko Blue, R. Knick Myers, Jim Nixon, David Smoak, Ginny McLain-Tate, Bob Markli, Jim Holladay, Ron Pinchok

Committee Members Absent

Ginny McLain-Tate

Staff Present

Valerie Millsapps

Other

Tim Williams and Bettye Sisco with the Farragut/West Knox Chamber of Commerce
Allison Sousa with the Farragut Business Alliance

Approval of the Minutes

Mr. Dangel moved to approve the January 8, 2014 minutes. Mr. Markli seconded the motion. All voted in favor.

Discussion of vacant buildings and commercial space

Mr. Pinchok asked the group if the EDC should break up the Town boundaries into sections and assign committee sections of the Town map. Mr. Smoak stated the focus was all vacant buildings and commercial space over Town. Mr. Smoak challenged the EDC to call realtors and ask what they are looking to come in the empty space and the building dimensions. Mr. Williams stated this question should be brought up at the realtors meeting to have communication line going. Ms. Sousa asked if the Town had an incentive or program for big box potentials. Mr. Myers stated the Town's demographics are the incentive. Mr. Markli stated it is hard to take on a building that's been vacant for a while and cost prohibitive to bring up to code.

Mr. Holladay asked if the Board of Mayor and Aldermen had an interest in buying properties and brings them up to code. Mr. Smoak stated you have to look at public purpose vs. private purpose and if the return on the investment would be a feasible economic decision. Mr. Holladay stated that the Millworks building for example could be torn down and turned into a park. Mr. Markli stated Mr. Holladay maybe onto something and maybe the Town needs to provide that seed to make that happen. Mr. Williams stated this would be a great tax break if someone donated the property or claimed it as a total loss.

Mr. Pinchok asked again if the Town needed to be broken up on a map and have a key contact for each area. Mr. Myers suggested the committee go by property to property. Mr. Markli stated to take one building at a time and focus. Ms. Sousa suggested to approach the realtors at the meeting the concept of the committee and ask for feedback.

Date of realtor/developer meeting

The realtor/developer meeting has been set for Wednesday, March 5 at 9 AM. The EDC will meet at 8 AM and open up the meeting to the realtor/developers at 9 AM. The invites will be mailed this week.

Discussion of Outlet Drive Corridor

Mr. Smoak stated the committee had a map of the Outlet Drive corridor. Most of the zoning is all red C-2 zoning. The future land use map shows interchange kept commercial and have some residential use, but majority commercial and light industrial. Mr. Pinchok stated to show this at realtor meeting and get feedback. Mr. Markli stated the hotel/motels seemed to like this area.

Status Updates

- a. **Town of Farragut:** Mr. Smoak stated the Stokley property has a hotel site plan coming up on the Planning Commission agenda for a Stay Bridge extended suites. The Town received a shell permit for the Lovell Shops. Mr. Smoak stated the 4-story building is going great. The branding contract will be on the next Board agenda to approve Northstar. Mr. Smoak suggested to the EDC that Mr. Nixon attend the ICSC along with the Town representatives. Mr. Purvis made the motion to send Mr. Nixon to ISCS. Mr. Markli seconded the motion. All voted in favor.

Mr. Smoak stated the Town of Farragut welcome brochures are almost complete and will be delivered to the Chamber and the FBA to pass out to those that have questions about the Town.

Mr. Smoak stated the Town is conducted 2nd round of interviews for the Town's Community Development Director Position. Two of the applicants are local and one applicant is not.

- b. **Farragut/West Knox Chamber:** Ms. Sisco stated the Chamber had 65 new people last year and this month they had 15 new people. Several of those new people are from Farragut. The Chamber had 4 networking's last month and the Town has a new event center Milestones Event Center. The Milestones Event Center is directly behind Walgreens. Ms. Sisco stated the new member orientation that was held in January had several new people. Ms. Sisco stated several upcoming events:

- February 28: The FSG bank will be opening on Campbell Station.
- March 4: Speaker breakfast with TDOT Commissioner Schroer.
- March 7: Knoxville TVA Credit Union will be opening.
- May 7: Speaker breakfast with Mike Hammond.
- September: Speaker breakfast with Dr. Bass. The date to come.

Ms. Sisco stated the Tennessee Small Business District is back working with the Chamber.

- c. **Farragut Business Alliance:** Ms. Sousa stated the FBA is gearing up for several events:
- Art in the Park is scheduled for April 26-27 with a gallery reception on May 9.
 - Red, White and Blues is scheduled for Thursday, July 3.
 - Farragut Food Festival has a tentative date of September 26.

Ms. Sousa stated the FBA focus is to make the Shop Farragut a year round program.

Any other Business

Mr. Myers stated that he had a brief conversation with Mr. Pat Phillips about the Dixie Lee Interchange. Mr. Myers tried to get a copy of the rendered project, but no luck at this time.

Mr. Dangel moved to adjourn at 9:45 AM. Mr. Purvis seconded the motion. All voted in favor.

Next meeting Wednesday, March 5, 2014 at 8 AM and the realtor meeting will start at 9 AM.