



**Minutes of:  
Carter County Industrial Development Board  
September 5, 2019**

Present: Chairman Phil Isaacs  
Pete Voigt  
Jimmy Street  
Chris Guy  
Rick Brewer  
Arnold Hopland  
Rob Stout

Absent: Kris Richardson

Additional Guests: Carter County Mayor Rusty Barnett; Elizabethton Director of Planning and Development Jon Hartman; Abby Frye, executive assistant to Mayor Barnett.

Chairman Phil Isaacs called the meeting to order at 9:00 a.m.

Due to Mayor Barnett having another appointment to get to, Chairman Isaacs allowed him to present the update from the County prior to the Board addressing business.

Mayor Barnett gave a brief update on progress at the proposed EMS/Fire/Law Enforcement substation in the Little Milligan community. Students from the architecture program at Hampton High School are drafting plans for the location of the building on the property and the Buildings & Grounds committee voted to allocate approximately \$20,000 from the capital improvements fund to cover the cost of transporting the modular unit donated by the Carter County School System for the project to the property.

Mayor Barnett also provided updates on the expansion of A.Y. McDonald which has added more jobs than originally anticipated as well as the resort project around Watauga Lake which has a tentative ground-breaking date set in mid-October.

Chairman Isaacs informed the Board that Carol Chase McClelland had resigned from her position on the Board and had turned over the Board's checkbook and additional checks. The resignation of Mrs. McClelland from the Board creates a vacancy on the Board.

**New Business:**

Changes to the Bylaws – Discussion has been going on over the last several meetings regarding changing the Board's bylaws to move from meeting each month to meeting on a quarterly basis. In the event a matter needing immediate attention arises, the Board chairman can call a special called session of the Board to address the matter.

Arnold Hopland made a motion to change the bylaws to have the Board meet quarterly rather than monthly. The motion was seconded by Rick Brewer and passed unanimously on a voice vote.

Arnold Hopland requested to have County Attorney Josh Hardin to provide guidance to the Board as to whether or not members were allowed to participate by electronic means through teleconference or video conferencing. Mrs. Frye stated she would pass the request along the county attorney.

Chairman Isaacs informed the Board he would need a motion to accept the resignation of Carol Chase McClelland from the Board and the Board would need to elect a new Secretary/Treasurer. Jimmy Street made a motion to accept the resignation of Carol Chase McClelland and to appoint Pete Voigt as Secretary/Treasurer. Arnold Hopland seconded the motion which passed unanimously by a voice vote. Mrs. Frye stated she would continue to assist the Board with keeping the minutes if that was their desire.

Chairman Isaacs presented the minutes of the August meeting to the Board for approval. Jimmy Street made a motion to approve the minutes. Rob Stout seconded the motion, which passed unanimously on a voice vote.

Mrs. Frye informed the Board members their meeting packet included a copy of the Tennessee Quarterly Business and Economic Indicators report distributed by the Tennessee Secretary of State's Office as well as the quarterly report from the Northeast Tennessee Regional Economic Partnership (NeTREP). No representative from NeTREP was able to attend the meeting so Jon Hartman and Abby Frye provided an update from NeTREP that the organization was pursuing a working relationship with NETWORKS, the economic development organization representing Sullivan County along with the cities of Kingsport, Bristol, and Bluff City. The organizations are already working together but are working to formalize the partnership.

Jon Hartman provided an update on the Snap-On property acquisition. He stated the land acquisition is now completed and the property has been transferred to Snap-On. He stated the city is now "courting" Snap-On to expand their operations.

Jon Hartman informed the Board the area is still experiencing workforce issues with being able to fill vacant jobs. He stated the area has a negative growth rate which means we are losing population and also have an aging population without a sufficient number of young workers entering the workforce to replace those leaving due to retirement. He said there needs to be a focus on becoming an attractive place for younger people to relocate to which will not only bring in more population but will bring in a population that will grow.

Arnold Hopland stated that drug use continues to be a workforce issue as it is difficult for employers to find new hires that can pass a drug screen.

Old Business:  
No Updates

Committee Reports:  
No Reports

Attorney Report:  
County Attorney Josh Hardin was not able to attend the meeting.

Meeting adjourned at 10:10 a.m.

Respectfully submitted,  
Abby Frye