

January 6, 2018

MEMORANDUM

To: City of White House Industrial Development Board
Gerald Herman, City Administrator
Valerie Webb, City Attorney

From: Amy Coles, City Recorder

Re: Meeting of the Industrial Development Board

Notice is hereby given that the Industrial Development Board of the City of White House, Tennessee, will meet on Tuesday, June 12, 2018, to consider options for payment in Lieu of Ad Valorem Taxes for a new Tate Ornamental facility to be located on Industrial Drive.

The meeting will take place at 5:00 pm at the Billy S. Hobbs Municipal Center located at 105 College Street.

If you have any questions or are unable to attend please contact me at 615-672-4350, ext. 2111.



CITY OF WHITE HOUSE
Industrial Development Board Agenda
June 12, 2018
5:00 p.m.

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Approval of Minutes of the February 16, 2017 Industrial Development Board Meeting
5. New Business

A. Consider options for payment in Lieu of Ad Valorem Taxes for a new Tate Ornamental facility to be located on Industrial Drive.

6. Other Business
7. Adjournment

CITY OF WHITE HOUSE
Industrial Development Board Minutes
February 16, 2017
5:30 p.m.

1. Call to Order

Meeting was called to order at 5:30 pm by Mr. John Wilkinson.

2. Roll Call

Robert Allen - Present; John Wilkinson - Present; WG Jones - Present; Mark Reid - Present; Tim Murphy - Absent; Scott Dunn - Absent; Kris Freeman - Absent; **Quorum - Present**

3. Adoption of the Agenda

Motion was made by Mr. Allen, second by Mr. Reid. A voice vote was called for with all members voting aye. **Agenda was adopted.**

4. Approval of Minutes of the January 17, 2017 Industrial Development Board Meeting

Motion was made by Mr. Reid, second by Mr. Jones. A voice vote was called for with all members voting aye. **January 17, 2017 minutes were approved.**

5. New Business

- A. Considering amending the Payment in Lieu of Tax Agreement between the City of White House, Tennessee Industrial Development Board and Gateway Packaging Company, LLC, and consider amending or replacing the Facility Lease Agreement between the City of White House, Tennessee Industrial Development Board and L&W Properties.

During the January 17, 2017, Industrial Development Board meeting Robertson County Industrial Development Chair Roger Blackwood spoke to the effect that his Board would recommend additional incentives from the County to Gateway Packing Company and L & W Properties. Since then City Attorney Valerie Webb and City Administrator Gerald Herman have had time to review the additional benefits.

Robertson County has offered to give additional tax abatement just on Robertson County real estate taxes. This will have no impact on the tax abatement offered and approved by this Board for City real estate taxes. Robertson County has also offered the same tax abatement with respect to personal property taxes payable to the County that this Board approved last month.

Staff Recommendation

Staff would recommend that this Board support Robertson County Industrial Development Board on their offer of tax abatement on County Real Property to Gateway Packaging Company/L & W Properties. Specifically that the percentage of the county real property tax that would otherwise have been payable be:

Years of Operation			Amount Reduced
Years	1-5	(2017-2021)	100 percent
Years	6-14	(2022-2030)	40 percent

Motion was made by Mr. Allen, second by Mr. Jones to approve the proposed resolution to move forward with the Payment in Lieu of Tax Agreement and Lease Agreement for Gateway Packaging Company, LLC. **Resolution was approved.**

6. Other Business

7. Adjournment

Meeting was adjourned at 5:35 pm

John D. Wilkinson, Secretary

DRAFT

SITE PLAN FOR

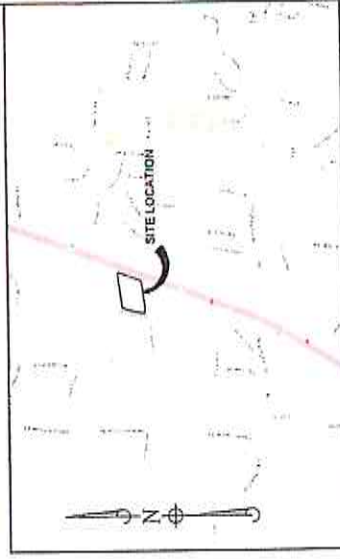
TATE ORNAMENTAL

INDUSTRIAL DRIVE
WHITE HOUSE, TN 37188
ROBERTSON COUNTY

SHEET INDEX

C1.00	OVERALL SITE PLAN
C1.01	DEMOLITION & INITIAL EPC
C1.02	SITE LAYOUT
C1.03	GRADING & DRAINAGE PLAN
C1.04	FINAL STABILIZATION
C1.05	PHOTOMETRIC PLAN
C2.01	CONSTRUCTION DETAILS
C2.02	CONSTRUCTION DETAILS
C2.03	CONSTRUCTION DETAILS
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING PLAN
L1.3	LANDSCAPING PLAN
A1.1	ARCHITECTURAL ELEVATIONS

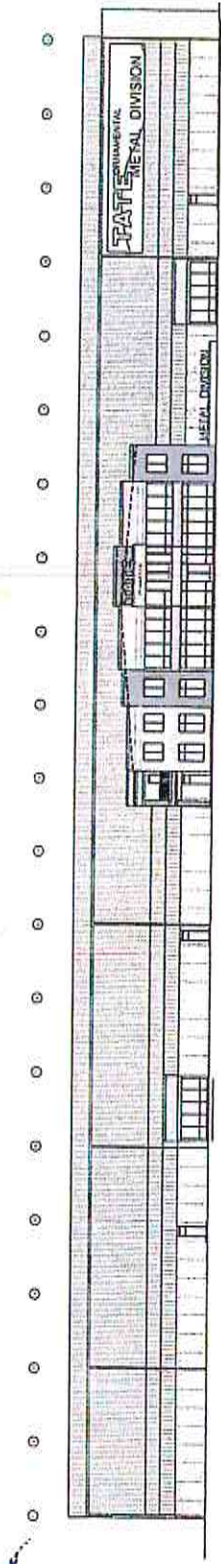
DATE: 04/30/18 TATE ORNAMENTAL



NOT FOR CONSTRUCTION

KLOBER
ENGINEERING SERVICES

3100 EAST WYOMING AVENUE, SUITE 100
MEMPHIS, TN 38117
PH: 901.942.1100
WWW.KLOBERENGINEERING.COM

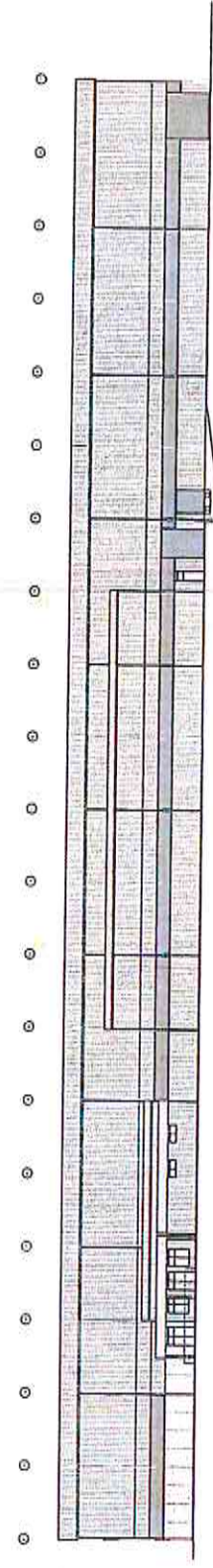


SOUTH SIDE ELEVATION (FRONT)
SCALE 1/16" = 1'-0"



WEST END ELEVATION (INDUSTRIAL DR.)
SCALE 1/16" = 1'-0"

EAST END ELEVATION (INTERSTATE)
SCALE 1/16" = 1'-0"



NORTH SIDE ELEVATION (REAR)
SCALE 1/16" = 1'-0"

Industrial Development Board

June 5, 2018

Tate Ornamental Expansion Project

Mr. Joey Tate, President of Tate Ornamental has submitted plans to the City for economic expansion of their business in the City of White House. The expansion includes building a new 70,000 square foot facility at the north end of Industrial Drive between Interstate 65 and Industrial Drive. A site plan has been submitted to our Planning Department and is scheduled to be reviewed by the Planning Commission at their June 11th meeting. The company is projecting to spend \$5,000,000 in capital investment in the site and has committed to creating 50 new full-time jobs within five years of operation. The City has applied for a FastTrack Infrastructure Development grant with Tennessee Economic and Community Development for training and water infrastructure. The City is applying for a State Industrial Access Program grant to improve the intersection of SCT and Industrial Drive to create a wider turning radius for trucks. Their facility on Sage Road will remain operational.

Staff Recommendation

Staff would recommend approval for level 3 tax abatement with the following stipulations:

1. That the approval be preliminary
2. That the Planning Commission approves the proposed site plan
3. That final approval by this Board occurs when the documents for the PILOT have been reviewed by the City Attorney and City Staff and is ready for authorizing signature(s).

RESOLUTION 10-14

A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, REGARDING ECONOMIC INCENTIVE GUIDELINES AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF WHITE HOUSE, TN TO NEGOTIATE AND ACCEPT PAYMENTS IN LIEU OF AD VALOREM TAXES.

WHEREAS, the Board of Mayor and Aldermen desire to confirm their approval of guidelines for economic incentives in order to create an environment that is valued by existing companies that are expanding and to attract new prospective employers to the City; and

WHEREAS, the Board of Mayor and Aldermen would like to be able to offer an incentive program to make our city a more viable candidate in competing with similar cities for economic growth; and

WHEREAS, the Board of Mayor and Aldermen desire to authorize and approve the delegation to The Industrial Development Board of the City of White House, Tennessee (the "IDB"), of authority to negotiate and accept from the IDB's lessees payments in lieu of ad valorem tax agreements in accordance with T.C.A. Section 7-53-305(b).

NOW THEREFOR, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of White House, Tennessee as follows:

RESOLVED: the Board of Mayor and Aldermen desire to authorize and approve the delegation to The Industrial Development Board of the City of White House, Tennessee (the "IDB"), of authority to negotiate and accept from the IDB's lessees payments in lieu of ad valorem tax agreements in accordance with T.C.A. Section 7-53-305(b).

BE IT FURTHER RESOLVED: the Board of Mayor and Aldermen hereby approve the Economic Incentive Guidelines to be used by the IDB in its consideration of the negotiation and acceptance of payment in lieu of tax incentives attached hereto as **Exhibit A**, with the understanding that these are guidelines and not binding rules or requirements.

Adopted this 19th day of August, 2010.

John Decker, Mayor

ATTEST:

Amanda Priest, City Recorder

Exhibit A

Economic Incentive Guidelines City of White House, Tennessee

The Board has adopted the guidelines set forth herein based on a Company's investment, projected employment, and other factors as the Board may determine. These are guidelines and not binding rules or requirements. The Board can and should feel free to alter the Level assigned to any Project, or to increase or decrease the benefits within that level, in its sole and absolute discretion, based upon whatever subjective factors that it determines to be applicable, including, without limitation, whether the applicant is providing employment in an industry that the Board determines should be a priority or should not be a priority for the community, whether the project is in a growing or declining industry, whether the industry is environmentally sustainable or deleterious, whether the project is likely to enhance the image of the community, attract additional business, is a site in a location that the community desires be redeveloped, is a brown field, or is otherwise particularly well suited or poorly suited for the prospective project, etc. These guidelines are designed to attract new business to the City. In the case of an existing industry or business expansion, the number of jobs and capital expenditure requirement created is at the discretion of the Board of Directors.

Investment Report – The Company shall on or before June 30 of each year, beginning June 30 of the year following the commitment to the project, certify to the Board the amount of investment it has made in the real property and equipment comprising part of the project during the preceding 12 months (the "Annual Investment").

Guidelines. Subject to the foregoing, the guidelines for granting tax abatements and payment in lieu of tax agreements are as follows:

Level 1 - Companies investing at least \$500,000 and hiring at least 25 full time equivalent (FTE) employees:

Real Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	50%
Year 3	50%
Year 4	80%
Year 5	100% (Abatement ends)

Personal Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	50%
Year 3	100% (Abatement ends)

Level 2 - Companies investing at least \$2,000,000 and hiring at least 50 full time equivalent (FTE) employees:

Real Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	50%
Year 4	60%
Year 5	70%
Year 6	80%
Year 7	80%
Year 8	100% (Abatement ends)

Personal Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	70%
Year 4	100% (Abatement ends)

Level 3 - Companies investing at least \$5,000,000 and hiring at least 100 full time equivalent (FTE) employees:

Real Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	40%
Year 4	50%
Year 5	60%
Year 6	70%
Year 7	80%
Year 8	90%
Year 9	100% (Abatement ends)

Personal Property:

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	0%
Year 4	0%
Year 5	100% (Abatement ends)

* The Company may elect to make an in lieu of tax payment equal to the CIP ad valorem tax prior to placement of the applicable component of the Project in service, and make Year 1 the first year in which the full ad valorem tax would have been applicable thereto.

The Board may request that the Company meet certain performance standards related to the amount of the capital investment and job creation in connection with the Project in order to continue the tax abatement (for example, the Company shall make at least 85% of the capital

investment and create at least 85% of the indicated jobs in order to receive the requisite abatement, or else there will be a proportionate reduction in the incentive). These performance criteria will be considered on a case by case basis.

In the event that a leasehold estate with respect to any part of the Project (or any interest therein) which is owned by the Board and leased to the Company is ever subject to ad valorem taxation, the amount of any such ad valorem taxes shall be a credit against any in-lieu-of-tax payments due from said Company.

All in-lieu-of-tax payments for any year shall be due and payable to the Board on or before the last day of February of the next succeeding year.