

CITY OF WHITE HOUSE
Industrial Development Board Agenda
July 8, 2024
5:30 p.m.

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Approval of Minutes of the March 5, 2024, Industrial Development Board Meeting
5. Public Comment
6. Public Hearing
 - A. **Resolution 24-01:** A resolution of the Industrial Development Board to induce Goodwill Industries of Middle Tennessee, Inc. to construct a retail store and donation center to authorize the issuer to take such other action as may be necessary to facilitate the financing of the same through the issuance of a bond.
7. New Business
 - A. **Resolution 24-01:** A resolution of the Industrial Development Board to induce Goodwill Industries of Middle Tennessee, Inc. to construct a retail store and donation center to authorize the issuer to take such other action as may be necessary to facilitate the financing of the same through the issuance of a bond.
8. Other Business
9. Adjournment

CITY OF WHITE HOUSE
Industrial Development Board
Minutes
March 5, 2024
5:00 p.m.

1. Call to Order

Meeting was called to order at 5:00 pm by President Tim Murphy.

2. Roll Call

Ken Duley - Present; Gary Faust - Present; Brian Goedde, II- Present; John Mechler - Present; Tim Murphy - Present; Mark Reid – Present; John Wilkinson - Present; **Quorum - Present**

3. Adoption of the Agenda

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

4. Approval of Minutes of the November 15, 2023, Industrial Development Board Meeting

Motion was made by Mr. Reid, second by Mr. Wilkinson. A voice vote was called for with all members voting aye. **November 15, 2023 minutes were approved.**

5. New Business

- A. To approve or reject certain use restrictions for a parcel located at 510 Hwy 76 at the request of The Kroger Company.

Motion was made by Mr. Wilkinson, second by Mr. Duley to certain use restrictions for The Kroger Company. A voice vote was called for with all members voting aye. **Motion was approved.**

- B. To approve or reject a utility easement for The Sembler Company located at 109 Raymond Hirsch Parkway.

Motion was made by Mr. Reid, second by Mr. Goedde to approve the utility easement for The Sembler Company. A voice vote was called for with all members voting aye. **Motion was approved.**

6. Other Business

7. Adjournment

Meeting was adjourned at 5:04 pm

John D. Wilkinson, Secretary

RESOLUTION 24-01

RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF WHITE HOUSE, TENNESSEE (THE "ISSUER") TO INDUCE GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC. TO CONSTRUCT A RETAIL STORE AND DONATION CENTER AND TO AUTHORIZE THE ISSUER TO TAKE SUCH OTHER ACTION AS MAY BE NECESSARY TO FACILITATE THE FINANCING OF THE SAME THROUGH THE ISSUANCE OF A BOND

WHEREAS, The Industrial Development Board of the City of White House, Tennessee (the "Issuer"), is authorized and empowered under the provisions of Sections 7-53-101 to 7-53-311, inclusive, Tennessee Code Annotated, as amended (the "Act"), to enter into loan agreements with others with respect to a "project" (as defined in the Act), including a facility whose purpose is the promotion of the health, welfare and safety of the citizens of the State of Tennessee (the "State"); and

WHEREAS, Goodwill Industries of Middle Tennessee, Inc., a Tennessee nonprofit corporation (the "Company"), has requested that the Issuer authorize its revenue bonds to pay or reimburse the Company for its acquisition, construction and equipping of an approximately 15,000 square feet retail store and donation center to be located at 517 Highway TN-76, White House, TN 37188 (the "Project"); and

WHEREAS, it is contemplated that the Project will be owned and operated by the Company, and will serve its mission, among others, to expand employment opportunities for those in White House, Tennessee suffering from disabilities and disadvantages; and

WHEREAS, in connection with considering approving this Resolution, the Issuer has agreed to conduct a public hearing complying with the requirements of the Tax Equity and Fiscal Responsibility Tax Act of 1982 and has conducted such hearing, providing interested persons the opportunity to come forward and express their views on the proposed Project and the financing thereof by the Issuer; and

WHEREAS, after the consideration thereof, the Issuer has determined it will assist in the financing of the Project by agreeing to issue its revenue bonds in the maximum principal amount of \$6,000,000 and by agreeing to enter into a loan agreement and other financing documents upon such terms and conditions as shall be agreed to by the Issuer and the Company, thereby affording the Company the opportunity to avail itself of the benefits of tax exempt financing with respect to the Project; and

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Authority for Resolution. This Resolution is adopted pursuant to the provisions of the Act.

Section 2. Finding. It is hereby ascertained, determined and declared that the Issuer does hereby find, based upon information and factors deemed relevant by the Issuer, that the location and operation of the Project in the City will be an asset to the City and the expansion of the Company's operations as contemplated by the acquisition, construction and equipping of the Project as described above will be in furtherance of the Issuer's public purposes as defined in the Act. The Issuer acknowledges and approves the issuance of its revenue bonds as described above to assist in the financing of the Project, all subject to execution of final financing document as shall be agreed to by the Issuer, the purchaser of the bonds and the Company.

Section 3. Authorization of Bond To Finance Acquisition, Construction and Equipping of Project. The Issuer's agreement to issue bonds to finance the acquisition, construction and equipping of the Project as heretofore described is hereby authorized and is a material to the decision of the Company to expand its operations in the City and to acquire, construct and equip the Project.

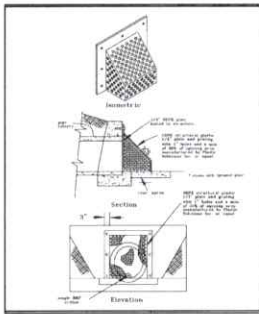
Section 4. General Authority. From and after the execution and delivery of this Resolution, the proper officers, directors, members, agents and employees of the Issuer are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates as may be necessary or desirable in connection therewith.

Section 5. Repealing Clause. All resolutions or parts thereof of the Issuer in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Adopted this 8th day of July, 2024.

Secretary

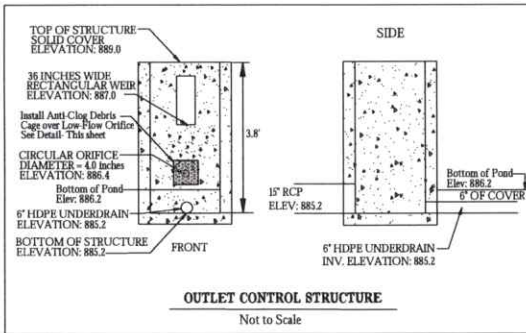


ANTI-CLOG DEBRIS CAGE
Not to Scale

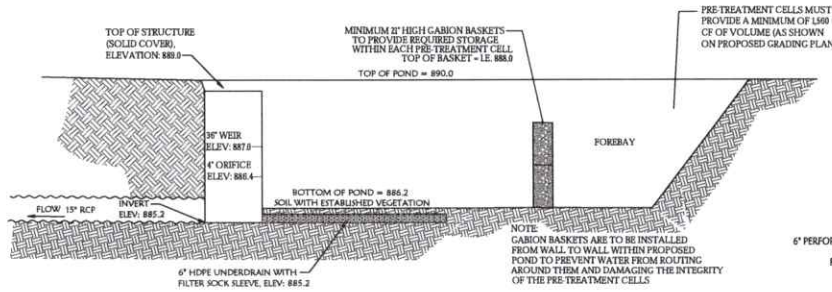
SITE STORM SEWER SYSTEM

| Item | Structure Type | Size | T.C. Elev. | In. Lowest Elevation | Out. Lowest Elevation | Permits Slope |
|------------|--|----------|------------|----------------------|-----------------------|---------------|
| CB1 | Curb Inlet | Single | 891.3 | - | 888.0 | - |
| CB1 to CB2 | 18" RCP | 125 ft | - | 888.07 | 887.45 | 0.50 |
| CB2 | Curb Inlet | Single | 891.4 | 887.45 | 887.45 | - |
| CB2 to B1 | 18" RCP | 126 ft | - | 887.45 | 886.82 | 0.50 |
| B1 | Junction Box | Single | 892.35 | 886.82 | 886.82 | - |
| B1 to CB3 | 18" RCP | 109 ft | - | 886.82 | 886.27 | 0.50 |
| CB3 | Curb Inlet | Single | 888.9 | - | 886.74 | - |
| CB3 to CB3 | 18" RCP | 94 ft | - | 886.74 | 886.27 | 0.50 |
| CB3 | Curb Inlet | Single | 890.6 | - | 887.98 | - |
| CB3 to CB6 | 18" RCP | 88 ft | - | 887.98 | 887.49 | 0.50 |
| CB6 | Curb Inlet | Single | 891.1 | 887.49 | 887.49 | - |
| CB6 to CB7 | 18" RCP | 130 ft | - | 887.49 | 886.84 | 0.50 |
| CB7 | Curb Inlet | Single | 891.0 | 886.84 | 886.84 | - |
| CB7 to CB3 | 24" RCP | 114 ft | - | 886.84 | 886.27 | 0.50 |
| CB3 | Curb Inlet | Single | 891.0 | 886.27 | 886.27 | - |
| CB3 to HW1 | 24" RCP | 14 ft | - | 886.27 | 886.20 | 0.50 |
| HW1 | "ED Headwall | Standard | - | - | 886.20 | - |
| OC3 | Outlet Control Structure See Detail this sheet | | | | | |
| OC3 to HW2 | 18" RCP | 20 ft | - | 885.20 | 885.00 | 1.00 |
| HW2 | "ED Headwall | Standard | - | - | 885.00 | - |

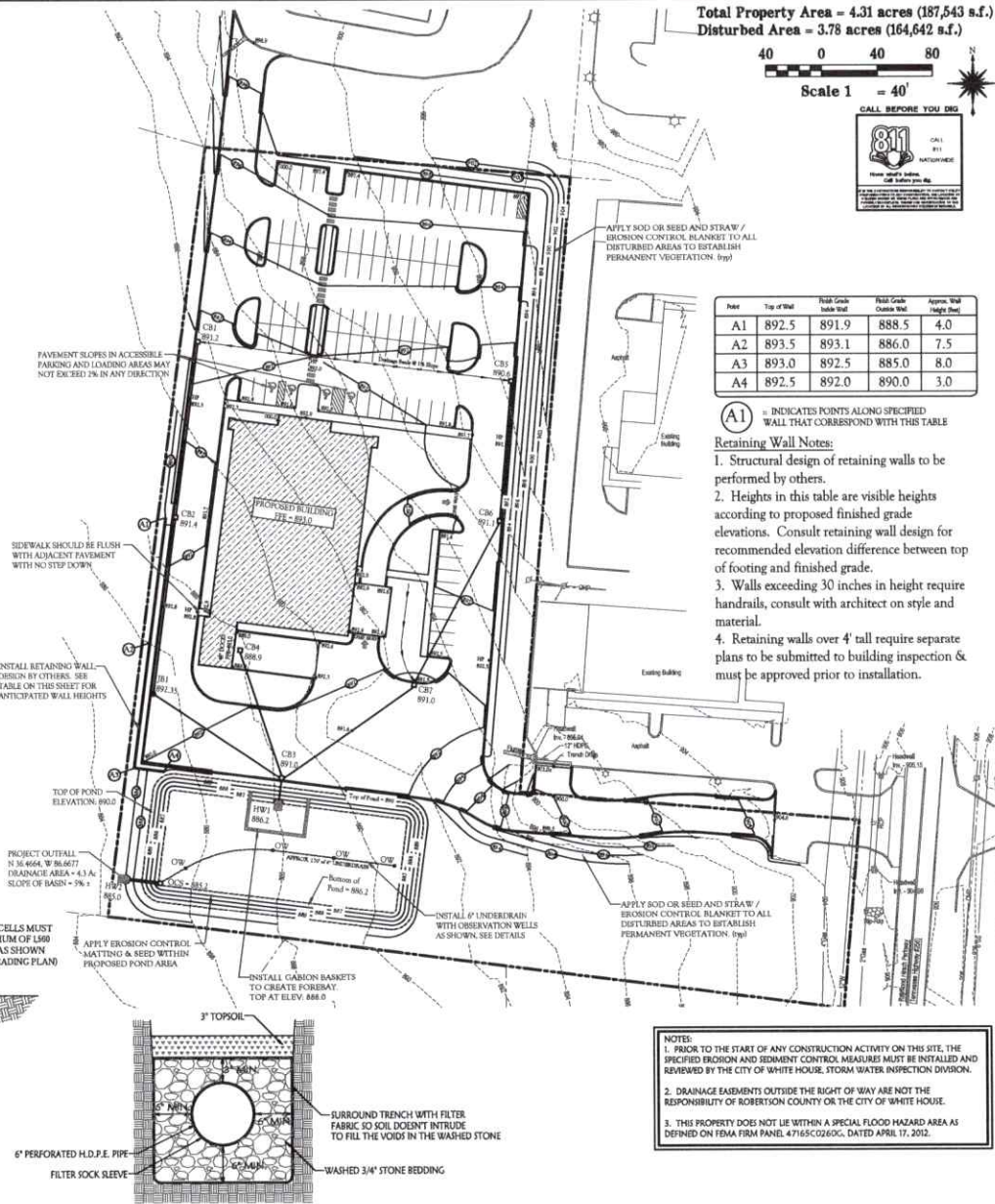
* HW1 MUST BE INSTALLED AS AN ENERGY DISSIPATING HEADWALL



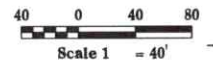
OUTLET CONTROL STRUCTURE
Not to Scale



EXTENDED RELEASE DETENTION POND
Not to Scale



Total Property Area = 4.31 acres (187,543 s.f.)
Disturbed Area = 3.78 acres (164,642 s.f.)



Scale 1" = 40'



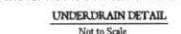
| Point | Top of Wall | Final Grade Inside Wall | Final Grade Outside Wall | Approx. Wall Height (ft) |
|-------|-------------|-------------------------|--------------------------|--------------------------|
| A1 | 892.5 | 891.9 | 888.5 | 4.0 |
| A2 | 893.5 | 893.1 | 886.0 | 7.5 |
| A3 | 893.0 | 892.5 | 885.0 | 8.0 |
| A4 | 892.5 | 892.0 | 890.0 | 3.0 |

(A1) INDICATES POINTS ALONG SPECIFIED WALL THAT CORRESPOND WITH THIS TABLE

Retaining Wall Notes:

- Structural design of retaining walls to be performed by others.
- Heights in this table are visible heights according to proposed finished grade elevations. Consult retaining wall design for recommended elevation difference between top of footing and finished grade.
- Walls exceeding 30 inches in height require handrails, consult with architect on style and material.
- Retaining walls over 4' tall require separate plans to be submitted to building inspection & must be approved prior to installation.

1. UNDERDRAIN SHOULD NOT BE INSTALLED UNTIL AFTER SITE IS FULLY STABILIZED.



UNDERDRAIN DETAIL
Not to Scale

- NOTES:**
- PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY ON THIS SITE, THE SPECIFIED EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND REVIEWED BY THE CITY OF WHITE HOUSE, STORM WATER INSPECTION DIVISION.
 - DRAINAGE EASEMENTS OUTSIDE THE RIGHT OF WAY ARE NOT THE RESPONSIBILITY OF ROBERTSON COUNTY OR THE CITY OF WHITE HOUSE.
 - THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED ON FEMA FIRM PANEL 47165C0260C, DATED APRIL 17, 2012.

Grading & Drainage Plan

Initial Submittal:
March 25, 2024
Revised:

40 Scale

Designed By:
Charley Dean, P.E.

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 W. Main Street, Suite 3100
Phone: 615-300-8316, Email: charley@deandesigngroup.com



Goodwill Industries
Map 106, po Parcel 67 & Map 107-1, Group A, Parcel 3
Robertson County, Tennessee
152 Raymond Hirsch Pkwy, White House, TN

Permit Info:

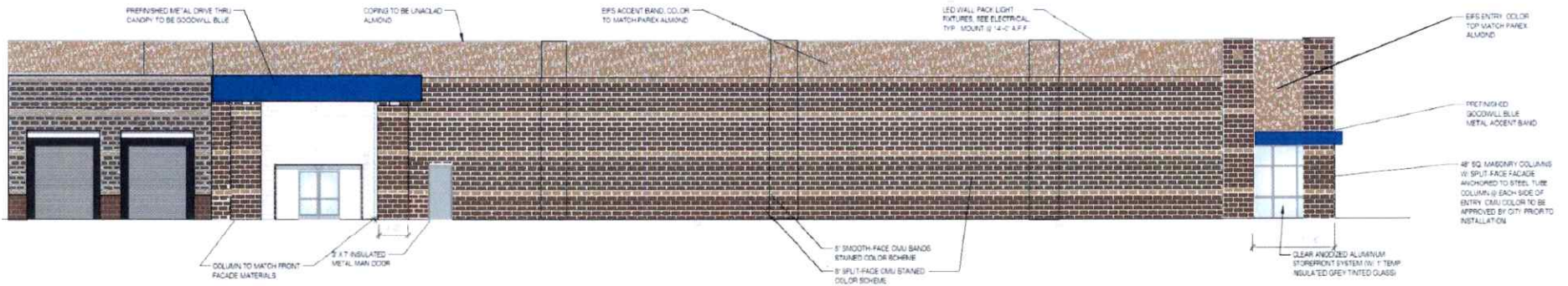
Project: 24003
C4.0
Sheet 6 of 9

SPLIT-FACE CMU EXTERIOR - 80%
 EXTERIOR INSUL. FINISH SYSTEM - 20%



EXTERIOR FRONT ELEVATION

1/8" = 1'-0"



EXTERIOR LEFT ELEVATION

1/8" = 1'-0"

All Elevations with Similar Appearance