



A Cooperative Industrial Park of Roane, Cumberland and Morgan Counties

Presented to County Commission
10-18-10

The Partnership Agreement

- Each county has three voting members on the Board
- County Commissions approve Board members
- Each county funds 1/3 of the project through loans to the Board
- Board will repay counties from net proceeds of the project's land sales and interest earned on idle funds

Park Development Timeline

- August 2006 Board is Incorporated
 - January 2007 Inter-Local Agreement Signed
 - October 2007 Each County Borrows $\$1,750,000 \times 3 = \$5,250,000$
 - January 2008 Purchase of Land $\$4,645,100$
 - Cumberland County Tract 1 853 acres 887 acres
 Portion of Tract 2 34 acres
 - Morgan County Tract 2 276 acres
 - June 2010 Each County Borrows $\$750,000 \times 3 = \$ 2,250,000$
- | | |
|---|-------------|
| Total Borrowed | \$7,500,000 |
| IDB Received (Less Bond Issuance Cost) | \$7,358,990 |

Revenue

- Initial IDB Proceeds Received \$5,085,044
- Second IDB Proceeds Received 2,273,946
- Available Funds for Project \$7,358,990

Expenditures

Expense	Amount
Land Purchase	\$4,645,100
Legal Fees	133,083
Engineering Fees	396,714
Marketing	19,326
Site Development	54,900
Permits & Audits	8,295
Total	\$5,257,418

Financials

- Revenues \$7,358,990
 - Expenditures \$5,257,418
 - Difference \$2,101,572
-
- Bank Balance as of 08/2010 \$2,159,157
 - \$57,585 Un-reconciled

The Players

1. Roane, Morgan, Cumberland Commissions
(Appoints Members and Financial Support)

2. Board Members

Roane

Darryl Meadows	09/30/2012
Danice Turpin	09/30/2016
B.R. Ladd	09/30/2014

Cumberland

V.J. Dodson	01/17/2013
Dana L. Carter	01/17/2011
Randy Graham	10/20/2015

Morgan

Louis Newberry	09/30/2014
Tim Johnson	09/30/2010
John Davis	09/30/2012

The Players

3. Attorneys

Baker, Donelson, Bearman, Caldwell & Berkowitz (Nashville)

4. Engineers

Vaughn and Melton (Knoxville)

S&ME (Knoxville)

5. Utilities

Harriman Utility Board (HUB), Crab Orchard Utility Board,
Rockwood Electric Utility (REU), Rockwood Water and Gas,
Roane County Wastewater (Owned by Roane County)

Infrastructure Needs for Warehousing Industries

- **Site Prep Work**

- | | |
|-----------------------|----------|
| 1. Tree Clearing | Complete |
| 2. Excavation | Complete |
| 3. Wetland Mitigation | Complete |

- **Utilities**

- | | |
|--------------------|--|
| 1. Water | Limited Need (Available) |
| 2. Sewer | Limited Need (Pump & Haul Available) |
| 3. Electricity | Limited Need (Available) |
| 4. Fire Protection | Storage Tank Needed
(Timeframe????) |

- **Transportation** Sufficient

Infrastructure Needs for Manufacturing Industries

- **Site Work**

- | | |
|-----------------------|----------|
| 1. Tree Clearing | Complete |
| 2. Excavation | Complete |
| 3. Wetland Mitigation | Complete |

- **Utilities**

1. Private easements- Appraised but not obtained (May not be necessary)
2. Governmental Easements- No action
3. Electricity, Sewer, Natural Gas, Water, Fire Protection

Infrastructure

Service	Utility Board	Estimated Cost	Estimated Time Frame
Electricity	REU	No Charge	
Sewer	Roane Wastewater	>6.1 million Estimated 12/08 (Does Not Include Plant Upgrade)	
Natural Gas	Rockwood	>3 million Estimated 12/08	
Water	Rockwood HUB	8 million 13 million Estimated 12/08	
Fire Protection (Water Tank)	Crab Orchard		

Potential Checklist To Complete

- Secure Easements
 1. Purchase from Owners
 2. Get Approval from Government Ownership
- Negotiate Agreement for Sewer Pump and Haul
- Evaluation for Water Tank Construction for Fire Protection
- Evaluation of Roane County Sewer Plant Capacity and Needed Upgrades
- Evaluate Cost and Timeframe for “Roughed-in” Sewer Service

Potential Checklist To Complete

- Evaluate Water Extension Cost and Timeframe
- Evaluate Sewer Completion Cost and Timeframe
- Secondary Funding
 1. Grants
 2. Contributions
 3. Loans
 4. Property Sales (Net Proceeds Loaned Back to Partnership)