

2/28-1A

# MINUTES

## MONROE COUNTY BOARD OF COUNTY COMMISSIONERS CALLED SESSION

BE IT REMEMBERED, that the Board of Commissioners for Monroe County, Tennessee was begun and held at the Monroe County Courthouse in Madisonville, Tennessee, on February 7, 2023 at 6:00 P.M. Present and presiding was Chairman Paulette Summey. The following Commissioners were present and answered roll call.

1<sup>st</sup> DISTRICT

Adam Reynolds  
Donald Seiler  
Travis Wade

2<sup>nd</sup> DISTRICT

Brian Harrill  
William Cross

3<sup>rd</sup> DISTRICT

Danny Everhart  
Kraig Miller  
Roger Thomas

4<sup>th</sup> DISTRICT

Paulette Summey

- Absent George (MACK) Williams

ALSO PRESENT, were Mayor Mitch Ingram, County Clerk Larry C. Sloan, Finance Director Gail Sensibaugh and County Attorney Reed Dixon. The board of Commission was officially opened by Captain Jane Mason. The invocation was given by Adam Reynolds. Pledge of Allegiance was led by Commissioner Miller.

02/07-1 SEE ACTUAL RESOLUTION

## RESOLUTION NO. 0207-01

A RESOLUTION DELEGATING TO THE INDUSTRIAL DEVELOPMENT BOND BOARD OF THE COUNTY OF MONROE, TENNESSEE THE AUTHORITY TO NEGOTIATE AND ACCEPT PAYMENTS IN LIEU OF TAXES FROM JTEKT AUTOMOTIVE NORTH AMERICA, INC., AND FINDING THAT SUCH PAYMENTS ARE DEEMED TO BE IN FURTHERANCE OF THE PUBLIC PURPOSES OF THE BOARD AS DEFINED IN TENN. CODE ANN. § 7 53 305

WHEREAS, The Industrial Development Board of the County of Monroe, Tennessee (the "Board") was formed by Monroe County, Tennessee (the "County") as an industrial development board under the provisions of Tenn. Code Ann. § 7-53-301, et seq.; and

WHEREAS, pursuant to the provisions of Tenn. Code Ann. § 7-53-305(b), the County is authorized to delegate to the Board the authority to negotiate and accept from the lessees of the Board payments in lieu of ad valorem taxes upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board; and

WHEREAS, JTEKT Automotive North America, Inc. ("JTEKT"), a Delaware corporation, owns and operates a manufacturing facility at 55 Excellence Way, Vonore, Monroe County, Tennessee (the "Vonore Plant"); and

WHEREAS, JTEKT proposes to invest an estimated \$51,970,000.00 in new machinery and equipment to be installed in the Vonore Plant over a five-year period (the "New Equipment") for a new product line and to improve the efficiency of existing equipment; and

WHEREAS, it is estimated the new product line will create twenty-four (24) jobs at the Vonore Plant with an average hourly wage and benefit rate (as of January 2, 2022) of \$25.73; and

WHEREAS, JTEKT has requested the Board to hold ownership of the New Equipment and lease the same to JTEKT under an arrangement whereby JTEKT will make payments in lieu of ad valorem taxes; and

WHEREAS, the Board's lease with JTEKT regarding payments in lieu of taxes on the New Equipment will include as to each piece of New Equipment, an abatement period of three (3) years after the acquisition thereof, during which period JTEKT will make a payment in lieu of taxes equal to 25% of the ad valorem taxes that would otherwise be payable (the "PILOT Payments").

NOW THEREFORE BE IT RESOLVED BY THE MONROE COUNTY COMMISSION:

SECTION 1:

(1) The Monroe County Commission ("Commission") hereby finds that the negotiation and acceptance by the Board from JTEKT of payments in lieu of ad valorem taxes consistent with this resolution are deemed to be in furtherance of the public purposes of the Board as defined in Tenn. Code Ann. § 7-53-305, and the Commission hereby delegates to the Board authority to negotiate and accept such payments in lieu of ad valorem taxes from JTEKT.

(2) The Commission delegates to the Board the authority to develop the Board's PILOT agreement with JTEKT to implement the terms authorized in this Resolution. In case of interpretative issues regarding the scope of the delegation as may be raised by the Board (including without limitation changes of ownership, assignments, adjustments to reflect changes in tax assessments, and administrative changes), the Commission delegates to the Mayor and Finance Director the authority to provide guidance to the Board relating to such issues and the Board may rely on such guidance; provided, however, the authorized terms of the PILOT agreement set forth above and the PILOT Payments required to be made to the County and City of Vonore set forth above shall not be changed without the approval of the Commission.

(3) The Board's agreement with JTEKT concerning payments in lieu of ad valorem taxes may contain such administrative provisions not inconsistent with this resolution as the Board deems appropriate.

**SECTION 2:** The following documents attached hereto are hereby incorporated by reference: the PILOT Application dated September 15, 2022 and all exhibits thereto.

**SECTION 3:** This Resolution shall take effect from and after its passage, the welfare of Monroe County requiring it.

Passed upon Motion duly made and seconded this 7th day of February, 2023.



APPROVED:

*Paulette Summey*  
Paulette Summey, Chairperson

ATTEST

*Larry C. Sloan*  
Larry C. Sloan, County Clerk

It was moved by Commissioner REYNOLDS, seconded by Commissioner HARRILL, that this resolution be approved as presented. Aye 8 Nay Thomas