

**MINTUTES OF THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF BRISTOL TENNESSEE  
FEBRUARY 28, 2022  
REGULAR MEETING**

**Board Members Present:**

Dirk Crandell – Chair  
David Wagner  
Nancy Cook  
Raj Venkataraman  
Vince Turner – Council Representative (ex-officio)

**Staff:**

Matt Garland – Eco. Dev. Specialist

**Also present:**

Lynn Tully – TNECD  
Ronnie Price – NETWORKS  
April Eads – BTES  
Deidre Pendley – BTCS  
Ann Oakley – BTCS  
Nathan Woods – TNECD

**Call to order:** Chairman Dirk Crandell opened the February 28, 2022 Industrial Development Board Regular Meeting at 12:06 P.M. Roll call was made and Chairman Crandell declared a quorum present.

**Approval of the minutes:** January 24, 2022 and February 7, 2022 – Chairman Crandell asked if there were any additions or deletions to the minutes. A motion to approve both sets of the minutes as made by Ms. Cook and seconded by Mr. Wagner. Motion passed unanimously.

**Financial Report:** Chairman Crandell asked for the financial report. Matt Garland referred to the packets that were sent out prior to the meeting. Mr. Garland asked if there were any corrections, additions, or questions regarding the financial report. There were none.

A motion to accept the financial report was made by Ms. Cook and seconded by Mr. Venkataraman.

**Draft Findings – Market Conditions Study:** Mr. Garland presented the draft findings provided by Randall Gross. Mr. Garland provided copies for the Directors to review and offer any feedback as the report continues to be prepared.

**Project Tadpole – update:** April Eads and Lynn Tully provided an update on Project Tadpole. The project is ongoing and continuing as planned.

**Former Raytheon Site – update:** Matt Garland informed the Directors present that the former Raytheon site had be purchased by the City of Bristol. He also informed the Directors that the project is moving forward and that discussions are underway as to how to properly prepare the

site for redevelopment. Mr. Garland along with Ms. Tully emphasized that once this site is “pad ready”, it will be one of the few available rail served sites in Northeast Tennessee.

**Local Partner Updates:** Lynn Tully provided an overview of the new TCAT at Sullivan North High School and Governor Lee’s visit to the groundbreaking. She also discussed workforce challenges and that it’s a trend that is not specific to Northeast Tennessee. Ronnie Price provided an update that the rail site project is moving forward as planed and he is continuing his existing industry visitation program. April Eads gave an update on the pad ready sites and reviewed Teacher/Industry Day with the Directors. She indicated that this was the 25<sup>th</sup> year that the program had been in operation. Deidre Pendley introduced Ann Oakley as the new Career Coach for THS. She also reported that they would be providing the ACT WorkKeys testing for 250 senior students.

**Director’s Discussion:** Mr. Crandell asked if there was any discussion for the Directors present. Ms. Cook inquired about the Advance Bristol Foundation (ABF), its role, and how the IDB can assist with projects moving forward. Mr. Wagner explained that the role of ABF was to help Bristol, Tennessee and Bristol, Virginia with various projects to benefit the community.

**Adjournment:** There being no further discussion or business, Chairman Crandell adjourned the meeting at 1:04 P.M.



Dirk Crandell, Chairman

Attest:



Jeff Jones, Secretary/Treasurer

Attachments:

1. Agenda

**THE INDUSTRIAL DEVELOPMENT BOARD  
OF  
THE CITY OF BRISTOL TENNESSEE  
REGULAR BOARD MEETING  
AGENDA**

**MONDAY FEBRUARY 28, 2022 – 12 PM  
SEAMAN CORPORATION BOARD ROOM  
225 N. INDUSTRIAL Dr., BRISTOL, TN**

1. Call to order
2. Roll Call
3. Approval of minutes – January 24, 2022 and February 7, 2022
4. Financial Report
5. Draft Findings – Market Conditions Study
6. Project Tadpole – update
7. Former Raytheon Site – update
8. Local partner updates:
  - State of TN – Lynn Tully
  - NETWORKS – Ronnie Price
  - BTES – April Eads
  - BTCS – Deidre Pendley
9. Directors' discussion
10. Adjourn\*

\*A tour of the facilities will take place after meeting adjourns.