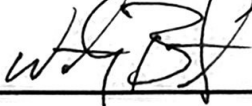
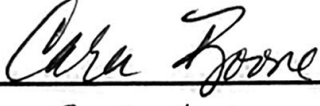
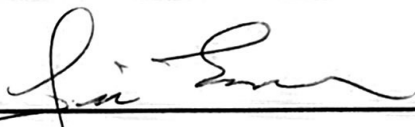


IDA MEETING JULY 21, 2026 10AM

SIGN IN SHEET

	Print First & Last Name	Signature	Email
1	Shannon Cantrell		shannoncantrell@outlook.com
2	Clint Melton		jcmelton21@yahoo.com
3	WANDA KRANTZ		wkrantz2010@gmail.com
4	Wes Burnett		wburnett@wellworth.bank
5	CARA BOONE		cara.boone@ast.tn.gov
6	Zach Stephens		zach@overtoneco.com
7	Jim Evans		Jim.Evans@fwbota.com
8	James Scarlett		james@jfs Scarlett.com
9			
10			
11			
12			

Industrial Development Authority

Meeting Minutes

July 21, 2026 10am

Location: Livingston Overton County Chamber

222 E Main St. Livingston, TN 38570

Attendees: Shannon Cantrell, Wanda Krantz, Clint Melton, Wes Burnett, James Scarlett, Jim Evans, Cara Boone & Zach Stephens. Absent: Jared Garrett

1. Meeting called to order by President Shannon Cantrell
2. No additions or deletions to the Agenda were made.
3. Upon motion by Wanda Krantz, seconded by Jim Evans, the minutes of the April 30, 2026 meeting were approved. The motion carried.
4. *Discussion of TIF policy*
5. Commission Meeting June 29th 2026 6pm.
 - a. TIF Policy was Approved by the Commission.
 - b. All current board members and their terms were approved.
6. **Consideration and Adoption of the Tax Increment Financing (TIF) Policies and Procedures:** The Board considered adoption of the Overton County Tax Increment Financing (TIF) Policies and Procedures, establishing a transparent framework for evaluating future TIF applications. Adoption of the policy does not approve or commit the IDA or County to any specific project or incentive. Rather, it provides guidance for applicants and establishes consistent criteria and procedures for reviewing future Economic Impact Plans on a case-by-case basis. A motion was made by Jim Evans to approve and adopt the policy as presented. The motion was seconded by James Scarlett. The motion carried.
7. *Discussion of TIF Step by Step Process*
8. Shannon updated the board on the intent of American stave company to sell the 36 acre portion of property they own that is not under the PILOT agreement with us. Property is being sold to a neighboring property owner.
9. Updates:

- a. Governors Place Apartments: Brad Sharp reached out last Wednesday July 15th. They are working on getting the most recent information together for us to review.
- b. The Steel Coop Name and management change: Have called and spoke with and emailed Cindy requesting specific names and dates for the letter we need to prepare for the PILOT file and she has not responded with what we need. Shannon will reach out again and copy Steve.
- c. American Stave Company: Received the letter and understood our position. We will move forward at the end of 2026 under the current employee guidelines in the PILOT.

10. **Discussion of Annual Reporting Requirements for Incentive Agreements**

- a. The Board discussed strengthening oversight and accountability for Tax Increment Financing (TIF) and Payment in Lieu of Taxes (PILOT) incentive agreements. By consensus, the Board agreed that recipients of TIF and PILOT incentives will be required to submit an annual report to the Industrial Development Authority no later than **January 30** of each year for the duration of the incentive agreement. The annual report will be used to monitor compliance with the terms of the agreement and to ensure continued accountability. The Board further agreed that this requirement will be incorporated into the IDA's bylaws during the upcoming bylaw revision process, along with any additional updates deemed necessary.

11. James Scarlett made motion to adjourn the meeting with a second from Clint Melton, motion carried.

Approved by the Industrial Development Authority of Overton County on

July 22nd - , 2026.

President Shannon Cantrell:

Shannon Cantrell

Secretary Zach Stephens:

Zach Stephens