**City/County/IDA Workshop**

**January 11, 2021**

A workshop with City/County/IDA was held on Monday, January 11, 2021 at 4:00 P.M. at United System’s new location at SouthWest One Industrial Park. Josh Tubbs called the meeting to order and the following were present:

City of Benton – Rita Dotson, Mayor; Bethany Cooper, City Clerk/Treasurer; Rob Mattingly, City Attorney; Ann Riley, Council; Kevin Farley, Council; Rita Murray, Council; Charles Edmonds, Council

Marshall Co. Fiscal Court – Kevin Neal, Judge Executive; Josh Tubbs, Economic Development; Monti Collins, Commissioner; Justin Lamb, Commissioner; Jason Darnall, County Attorney; Kevin Spraggs, Commissioner via phone.

IDA Board – Dennis Smith, Jim Conn, Elena Blevins, Treston Smith

Others – Chad McCann, Rivercrest Engineering

Dennis Smith gave an update on Southwest One Industrial Park. Utilities are in the park now. Turning lane projects are completed. A box culvert needs to be added across the creek for future development.

Smith also gave an update on the status of United Systems new $5.2 million building. It is set for completion in March 2021.

Josh Tubbs discussed TVA Invest Prep grant and KY Product Develop Initiative. Both of these focus on product development. Tubbs also discussed “pad ready” site and extending Southwest One Boulevard for future development and to make a more marketable asset.

Smith discussed the priorities to move forward with Southwest One development:

* Water pressure
* Engineered plans in place to show expansion of utilities available. Smith feels engineering and a comprehensive plan should be the #1 priority to move forward. Without engineering, there is no pricing.
* Need alternative entrance in order to get funding from TVA

Mayor Dotson informed the groups that our water towers were recently inspected. The

Highway 641 water tank will cost $333,000 to repair but the City isn’t interested in spending that money to repair if there is a need to upgrade the tank to a 1-million gallon tank for future expansion in Southwest One. This upgrade will cost approximately $4,000,000.

 Tubbs discussed capturing payroll taxes to be set aside as a long-term capital plan for future development in Southwest One.

 Tubbs also mentioned the possibility of having a site selector come to a future meeting and help guide towards the main priorities.

 There being no further business to discuss, meeting adjourned at 5:08 P.M.

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 Rita Dotson, Mayor

ATTEST:

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Bethany Cooper, City Clerk/Treas.