



Tellico Reservoir Development Agency

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Annual Report 2016

TRDA Transfers Former Conference Center to Cleveland State Community College



In May 2016 the TRDA Board of Directors voted to transfer the former Tellico West Conference Center to the Cleveland State Community College Foundation in recognition of the College's 50th anniversary.

Executive Director Ron Hammontree, noted that TRDA has recommended transferring the building and adjoining one-acre lot at no cost to the Cleveland State

Community College Foundation to enable CSCC to establish additional services here in Monroe County. This would be a significant positive impact on Monroe County and local industries.

The 8,000 square foot building was built in 2005 at a cost of over \$1 million.

Cleveland State utilizes the facility to assist local businesses and

industry in workforce development and work-based learning. An emphasis will be placed on STEM camps (Science, Technology, Engineering, and Math) for local youth. Finally, CSCC will coordinate with the local school systems to facilitate an easy transition from high school to college.

TRDA Transfers Land to LUB and FLEC

TRDA Board of Directors voted to transfer land on Old Slag Road in Vonore currently containing an electrical substation plus an area located on Tellico Village Common Properties to Loudon Utilities Board for construction of an electrical substation. The new substation will benefit both Tellico Village and regional

development.

Property was also transferred to Fort Loudoun Electric Cooperative to construct an additional electrical substation in order to properly service the area east of Tellico Lake and to allow for future growth.



HydraSports Receives Grant

The Tennessee Department of Economic and Community Development has awarded HydraSports Custom Boats a grant utilizing FastTrack Economic Development Program funds to assist the

company in completing a building retrofit of the former TRDA spec building. This \$500,000 grant was administered by TRDA. As a result of this grant and retrofit of the existing

building, HydraSports expects to create 188 new full-time jobs by April 2021

MasterCraft Among IndustryWeek Best Plants

MasterCraft Boats has been named among the 2015 IndustryWeek Best Plants, an award honoring operational excellence in manufacturing.

MasterCraft, based in Vonore, is one of eight North American manufacturing facilities to be recognized last year. The IndustryWeek Best Plants list awards companies that have successfully implemented strategies to increase competitiveness, enhance customer satisfaction and foster stimulating work environments.

Past recipients of the honor include Harley Davidson, Lockheed Martin and Toyota.

“MasterCraft is honored to earn the 2015 IndustryWeek Best Plants

award and be recognized among these elite manufacturing facilities,” said Terry McNew, president and CEO of MasterCraft, in a statement. “Across the company, we continue to set new benchmarks for operational excellence and establish best practices in manufacturing. Our dedicated employees, management team and board members each were instrumental in the company earning this award.”

Founded in 1968, MasterCraft designs, manufactures and markets premium performance sport boats.

One key driver in its selection was the company’s employee empowerment program that encourages

factory line workers to suggest improvements to the production process. According to MasterCraft, more than 13,000 employee-generated improvements were implemented over the course of the last fiscal year alone.

MasterCraft was honored during the 2016 IndustryWeek Manufacturing and Technology Conference and Expo in early May, and was profiled in an issue of IndustryWeek Magazine.

Erickson, M. (2016, January 22). MasterCraft among IndustryWeek best plants. *The Daily Times*. Retrieved from http://www.thedailytimes.com/business/mastercraft-among-industryweek-best-plants/article_3f286737-4b93-56f3-8df5-150cd74f9acd.html

TRDA Receives Grant for Land Use Study

A Master Plan for development of the approximately 1,200 acres known as the Tellico Corporate Peninsula and lying adjacent to the East Coast Tellico Parkway is under way. The Master Plan would be a plan for the highest and best use of the property. It is estimated that the Master Plan will cost around

\$100,000. The U.S. Department of Commerce Economic Development Administration (EDA) offers grants to be used for development of a Master Plan. In this instance, EDA will provide a \$50,000 grant with the local community providing a match of \$50,000. TRDA has commitments of \$12,500 from

Loudon County Economic Development Agency, \$12,500 from Tellico Area Services System, and \$12,500 from Fort Loudoun Electric Cooperative. TRDA’s portion will be \$12,500.

Stantec has been selected to provide engineering and planning services for the Master Plan.

Long-Term Projects Considered for Smoky Branch and Notchy Creek

Two long-term projects are under consideration pending further study and approval. One is to build a marina on TRDA property near the public boat ramp, just north of Notchy Creek Campground. This would be the only marina on the Tellico River portion of Tellico Lake. The other project is to

build an RV resort park with camping sites, a lodge with rental cabins and boat slips just off Hwy 72 in the Smoky Branch area. This TRDA property lies well for such an undertaking and would help meet the growing demand for vacation/recreation facilities for the area residents. It would also have the added

benefit of cleaning up an area which has historically been abused.

TVA is completing Phase I archeological studies for both projects.

Residential Developments Continue to Grow

For 2016 the Associated General Contractors of America expected the construction industry to continue to recover. Much of this recovery is due to the improved credit and lending environment in the country.

TRDA has issued a total of 43 residential building permits in developments located around Tellico Lake during the 2015-16 fiscal year. Currently, there are 36 active permits, with the most being in Rarity Bay. Thirty-eight homes were completed in the 2015-16 fiscal year.

	Permits Issued	Permits Active	Certificates of Occupancy Issued
Foothills Pointe	4	2	3
Harbour Place	0	0	0
Kahite	11	9	15
Legacy Shores	3	1	1
Rarity Bay	17	19	11
Tellico Harbor	0	0	0
Wind River	8	5	8
Totals	43	36	38





Cleveland State—Off to a Great Start

It has been an exciting year since

the opening of our Cleveland State Community College’s facility in the Tellico West Industrial Park this past year. Our workforce development group, One Source, has been busy providing leadership training with several industries within in the industrial park. During our advisory council meetings, several industries indicated a need for Excel and PowerPoint training and listening to the needs, we offered several beginning and intermediate Excel and PowerPoint classes and will continue to offer these courses.

This past summer, various STEM (Science, Technology, Engineering and Math) camps were offered ranging from beginning Lego

robotics to intermediate Lego robotic camps to our first Culinary Arts class-Scratch Baking Science Camp. We are excited to offer these programs again in the upcoming summer.

In October, Cleveland State in collaboration with Pellissippi State was awarded the \$959,261 LEAP 2.0 Grant. LEAP stands for Labor Education Alignment Program and is a Tennessee initiative developed to ensure that the state is graduating skilled workers ready to take on the jobs offered by employers and industry. Cleveland State Community College received \$483,858 of the funding and will utilize the funds to purchase equipment which will provide skills training in advanced manufacturing and composites.

The grant project is named MAESTRO-Marine and Advanced Engineering System Technology for

Regional Occupations, which will provide participants in Monroe County and the surrounding areas the opportunity to earn credits that will apply toward an Associates of Applied Science degree or certificate in Advanced Manufacturing. The college will be offering credit courses, non-credit, and will be developing dual enrollment and dual credit courses with Monroe County Schools. In addition to advanced manufacturing, we are also working with ORNL (Oak Ridge National Laboratory) to develop training classes in composites. We will be offering these courses in the fall of 2017 and some possible classes in the summer of 2017.

Patty Weaver,
Director of Off-Campus Locations

JTEKT Investing \$218.5 Million in Expansion

JTEKT Automotive announced that it will invest \$218.5 million to expand its manufacturing facility and create 50 new jobs in Vonore.

JTEKT Automotive Tennessee is a subsidiary of Japan-based JTEKT Corp. and manufactures hydraulic, manual and electric steering parts for both foreign and domestic automakers.

Tennessee Department of Economic and Community Development Commissioner Randy Boyd said in a statement that he wanted to thank JTEKT for choosing to expand in Monroe County.

“JTEKT is one of over 900 automotive suppliers located throughout the state, and it is exciting to have this great company strengthening Team Tennessee. I look forward to their future success and growth in our state,” Boyd said.

In announcing the expansion, JTEKT said the investment was to accommodate its growing market and meeting future and current needs.

Located in the Tellico West Industrial Park, the Vonore facility



currently has about 1,000 employees, according to Human Resource Manager Terry Knight. JTEKT Automotive Tennessee opened in 1988.

“JTEKT is trying to get on the cutting edge of rack parallel and dual pinion steering technology,” Knight told The Daily Times.

“We have just a wonderful, wonderful workforce,” he said. “JTEKT is thankful for our dedicated employees through the years and look forward to a long and prosperous future in Vonore.”

The company’s largest customer is Toyota. Other customers include Honda and BMW, Knight said.

He said the expansion will be in the former MARCA/Cobalt building located across the street from JTEKT’s

current facility. JTEKT purchased the building in December 2012. Since then, the company has been doing some infrastructure changes and setting the facility up, Knight said.

JTEKT planned to start production in the new facility in September 2016.

Bryan Hall, Director of Monroe County Economic Development, said the county is “very excited” about the expansion of Monroe County’s largest employer.

“JTEKT has been a great asset to the community for many years and has provided a better quality of life for the citizens of Monroe County,” Hall said in a statement. “This expansion shows our level of commitment to our existing industries and economic development.”

“We are proud to be a part of JTEKT’s announcement today and welcome the new jobs and capital investment for our citizens of Monroe County,” Monroe County Mayor Tim Yates said of the expansion.

Erickson, M. (2016, February 2). JTEKT Automotive Tennessee investing \$218.5 million in expansion. Retrieved from http://www.thedailytimes.com/business/jtekt-automotive-tennessee-investing-million-in-expansion/article_8354034c-9960-58aa-831d-422a44f3c7b7.html

Carlex Glass Receives Q1 Award

Carlex Glass Company was recently awarded the prestigious Q1 Award for supplier excellence and was presented the official Ford Q1 flag to raise and fly at the Vonore facility

The Q1 award indicates that a supplier's facility is identified as a preferred supplier to the Ford Motor Company and recognizes excellence in four areas: capable systems; continuous improvement; ongoing

performance; and customer satisfaction.

Long considered one of the highest honors bestowed upon suppliers in the industry, the Q1 Award program is intended to drive continuous improvement and customer satisfaction in pursuit of quality excellence.

Representatives from Ford Motor Company made the presentation on May 25, 2016.



Campgrounds Update

beach area. The available parking and close proximity to a bathhouse made this location the most appealing. We plan to add a half dozen additional campsites where space permits and a fourth bathhouse to help accommodate additional campers near the fishing pier. Just above the boat trailer parking area, we hope to install at least four bathroom-equipped camper cabins which will be a little larger than the four already installed.



TRDA's campgrounds at Lotterdale Cove, Toqua, and Notchy Creek had another successful year. All seasonal sites were taken again this year, encouraging us to improve and expand our operations. At Toqua, for example, we installed four camper cabins with a lovely view of the lake as you enter the campground. These units rent for \$75.00 per night with a two night minimum stay. They have a microwave oven, refrigerator, heat and air conditioning, a small table and sleeping areas for up to four guests. They also have a small porch with two chairs offering a relaxing view of the lake and an outside charcoal grill and picnic table. While these units do not have bathrooms, a two unit campground bathhouse is just across the street.

Other improvements we hope to make at Toqua in the coming year (pending TVA approval) include a pavilion to be located just behind the

Since our Toqua Campground is located in an area of such rich historical significance, we have started construction on Toqua Memorial Park. We cleared some heavily overgrown land on the west side of the campground to make room for this park and have built a quarter mile trail around it for campers to stroll or take their golf carts on. We are in the process of designing some historical markers which will provide some history of the Cherokee civilization which existed in the area well before the white man arrived. While the ancient Toqua Village is now under water, we will at least be able to point to where it once stood. We built a small trickling water feature with a picturesque footbridge near the entrance to the park and have plans to create a flower garden with native plants and a bench nearby.

In order to provide our campers with more comfortable bathhouses, we added heat and air conditioning to the three bathhouses at Lotterdale Cove last winter. This summer we received many compliments from campers for these improvements since the bathhouses used to be extremely hot in the afternoons. This winter we will be doing the same thing for our two Notchy Creek Campground bathhouses. In addition to adding heat and air conditioning, old fixtures will be replaced and the bathhouses will be painted inside and out. Last year at Notchy Creek we moved the boat slips closest to the public boat ramp and added them to our other more protected slips. After moving these slips into place, we had the decking completely redone and added new light pedestals to make them like new.



Residential



Industrial



Business Services Center



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- Buddy Bradshaw, *Chairman*
- Tim Yates, *Vice Chairman*
- David Black
- Gene Lambert
- Randy Massey
- Jimmy Matlock
- Ed Mitchell
- Patty Weaver
- Mike Webb

Ron Hammontree, *Executive Director*



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