



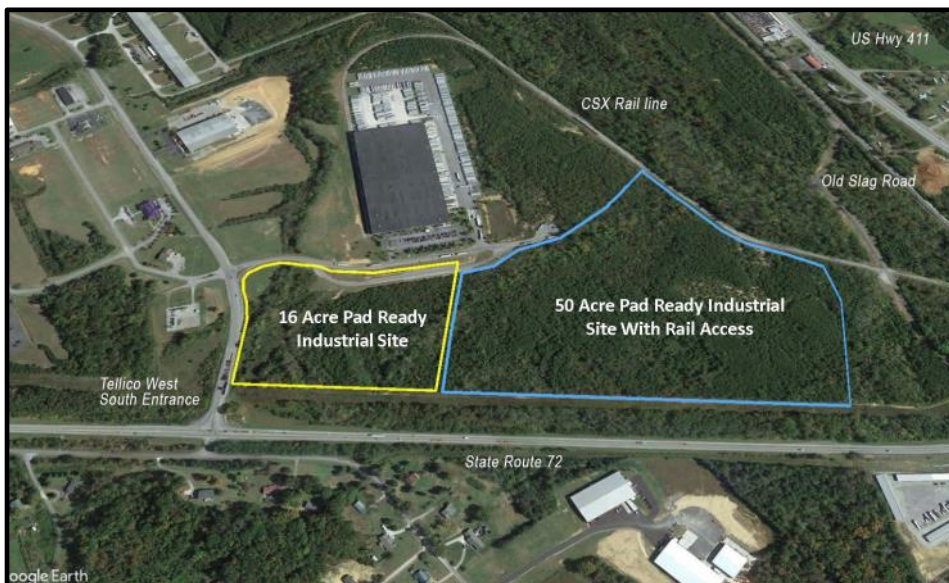
# Tellico Reservoir Development Agency

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## Annual Report 2020

### New Industrial Sites Ready for Development



necessary infrastructure is in place at the property boundary. The site will be ready for marketing in early 2021.

The 16-acre area is located at the corner of the south entrance into Tellico West Industrial Properties. This property borders the completed 50-acre pad-ready industrial site with rail access. TRDA’s intent is to provide a pad-ready site suitable for a 125,000-square foot building. All necessary infrastructure is in place at the property boundary. This project will include an engineering report, Phase I Environmental Assessment, and excavating work. Preliminary work began in late 2020.

Tellico Reservoir Development Agency continuously strives to provide excellence in industrial development and to provide for the needs of industry in a well-timed manner. Research recently began to determine needs in East Tennessee. After extensive research, it was concluded there is a need for pad-ready rail-served sites.

An approximate 66-acre area was identified inside Tellico West Industrial Properties, just off State Route 72 in Vonore. The parcel was then subdivided into a 50-acre and a 16-acre site and clearing and preparation began.

TRDA partnered with TVA to transform the 50-acre area into a pad-ready industrial site with rail

access. The site includes an industrial access road that intersects with Old Slag Road near State Route 72. All



**CONCEPTUAL SITE PLAN**  
TELLOCO WEST INDUSTRIAL PROPERTY  
VONORE, MONROE, TENNESSEE

THE VALLEY WORKS  
TVA

# Campgrounds See Growth

The 2020 camping season was extremely successful for TRDA's three campgrounds: Lotterdale Cove, Notchy Creek, and Toqua. Like the rest of the nation, East Tennessee was affected by COVID-19. Families were looking at alternative ways to safely travel and spend time with family and friends. The RV

photographs at all three campgrounds. The beautiful new photographs are now being used to market the campgrounds.

leased this year with waiting lists at each campground for people desiring to take advantage of long-term camping.

Winter seasonal camping was offered this year at Toqua Campground. It was very popular with 39 campers taking advantage of this much needed option.

Lotterdale Cove



The lake houses at Toqua Campground were embraced by customers who welcomed the opportunity to partake in the campground atmosphere without having to own an RV. Due to strong demand, TRDA

Industry Association says industry sales grew in 2020 at a pace not seen in 40 years and expects 2021 to see growth of 21 percent. The 2020 camping season numbers reflect this trend.

added two more lake houses in November. Each lake house accommodates up to six people and is equipped with a full kitchen, bath, dining area and a scenic deck that overlooks Tellico Lake. These lake houses will be available when the season opens in March 2021.

This year Tellico Reservoir Development Agency implemented a new campground software. The Campspot software program allows guests to book reservations online at [www.tellicolakecampgrounds.com](http://www.tellicolakecampgrounds.com).

All three campground entrance gates were upgraded with new software. Campers now drive up to the entrance gate and enter their own personalized gate code. This upgrade is appreciated by customers since they no longer have to locate a gate card each time they enter the park.

This new program has been well received. Campspot updated

Lotterdale Cove and Notchy Creek have new signage

Notchy Creek



TRDA will continue to perform maintenance and upgrades to its campgrounds during the winter season. 2021 should be another great year for families to enjoy camping at our campgrounds!



Toqua



at each campsite identifying the site number.

All seasonal sites were



# Industrial Building Available Soon

Tellico Reservoir Development Agency partnered with Sons Construction to provide a 46,000 square-foot Industrial Building in Tellico West Industrial Properties. The building is pre-engineered steel column and beam design with maximum ceiling height of 28

feet. All utilities are in place at the property's boundary. The building offers office space, bathrooms, conference area, LED smart lighting, 3 loading docks and fire suppression sprinkler system. Construction will be completed in March

or April 2021. The building is being marketed for new industry or suppliers for the current manufacturers in Tellico West Industrial Properties.



# Tellico West Plaza Welcomes New Tenants



Tellico West Plaza has undergone a face-lift and now welcomes two new tenants. In 2020 TRDA determined the Tellico West Plaza needed a little freshening up. The building underwent exterior painting, parking lot resurfacing and striping, and new awnings were installed.

Long-time tenant East Tennessee Human Resource Agency's Career Center moved out late in the year. The two units formerly occupied by the Career Center were painted and new carpet was installed. In total interior and exterior renovations exceeded \$27,000.

Rick's Subs n' Stuff leased and began

renovation of one unit, scheduling a January 2021 opening. The restaurant will serve a variety of salads, sandwiches, and soups.

In December Gem Care, a minority and woman-owned staffing service specializing in bringing revenue, productivity, technology, and quality to the manufacturing sector, moved into one of the units formerly occupied by the Career Center. Gem Care will provide direct hire, contract-to-hire, and temporary services to local companies.

Cleveland State Community College continues to occupy two units and is currently offering HVAC courses on site.





2020 was a challenging year, forcing many of us to adapt to a new reality of Zoom calls and remote classrooms. As challenging as 2020 has been due to the COVID-19 pandemic, faculty, staff, and students rose to meet the many challenges so many of us faced during these difficult times. As we move into Spring Semester of 2021, Dr. Bill Seymour, Cleveland State Community College President wants to assure everyone that “our top priority will continue to be the health and safety of our employees, students and guests.” Cleveland State's commitment to safety protocols during the pandemic has been very successful.

Although there were challenges, Cleveland State was able to implement the expansion of our “earn and learn” program in our Advanced Technologies programs, as well as provide Quick Job Recovery training to individuals impacted by COVID-19.

In October 2020, Cleveland State, with the assistance of the Tennessee Department of Human Services, utilized Tennessee Community Cares Act funding by offering free, short-term workforce training in HVAC, Microsoft Office Specialist, and Entry Level MIG Welding. The short-term training led to gainful employment to those within our service area who lost their source of income and economic security due to COVID -19. The HVAC Technician program offered at the Monroe Center provided participants the training to earn HVAC certification and the EPA Section 608 Technician Certification. Graduates from the HVAC program stated that the training had been “life changing” for them and were optimistic about the future.

In 2019, Cleveland State received the Governor’s Investment in Vocational Education (GIVE) Act funding allowing us to scale our Mechatronics Honors Institute. By building on the successfully piloted Mechatronics Honors Institute, an earn-while-you-learn program for select students majoring in Mechatronics Technology, Cleveland State Community College (CLSCC) is using this partnership with the GIVE Act to scale this apprenticeship-like institute to all programs offered in our Advanced Technology career community.

By taking this program to scale, CLSCC will expand application opportunities to six additional associate degree and certificate programs in Advanced Technologies that include: Computer Information Technology, Electrical Engineering Technology, Engineering Systems Technology, Welding, HVAC, and Electromechanical Technology. Scaling this program will not only attract more students, but also position the college as a leader in providing an educated, globally

Electrical Engineering Technology and Mechatronics Technology AAS degree programs to introduce and implement Industry 4.0. While we do instruct the integration of mechanical, electrical, fluid power, and computerized control systems, the FESTO CP Lab goes further with systems such as data acquisition and analysis, logistics, quality control, wireless technologies, vision systems, and hands-off manufacturing.

It is important that the Advanced Technologies department instructs students in systems that are widely used in advanced manufacturing environments, and the FESTO CP Lab provides the opportunity to put those concepts and theories into practical applications.

As we expand the programs, we are always looking to find new partnerships with business and industry to help meet their workforce demands. This is a great opportunity to build a talent pipeline for many companies, especially as we see a large groups begin to retire from the workforce.



literate, workforce-ready community in Southeast Tennessee.

One of Cleveland State’s major purchases with GIVE grant funds was the FESTO 8-Station CP Lab. The CP Lab allows our

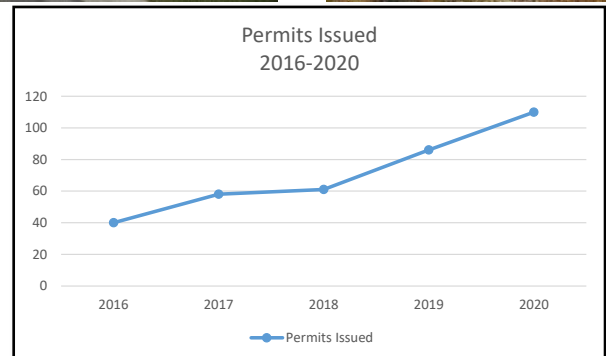
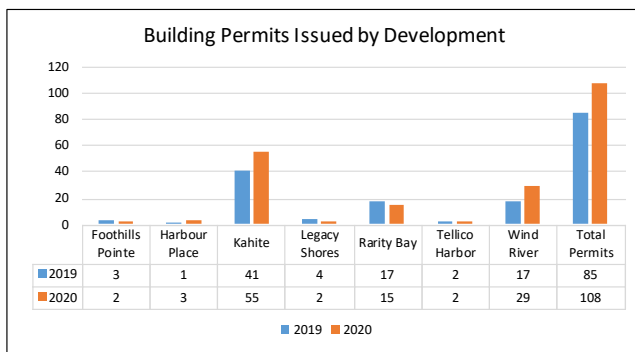
“McKee Foods Corporation has been pleased to be involved with ATI and the exceptional students we have been able to help develop,”

*CLSCC Continued on Next Page*



## Residential Permit Issuance Reaches Five Year High

The upward trend of new home building has continued in 2020. Trending with the rest of the nation TRDA has experienced a 28 percent increase in residential building permit issuance over 2019. In 2020, TRDA issued a total of 108 building permits (87 new homes; 21 renovations) compared with 85 permits (74 new homes; 11 renovations) in 2019. A total of 92 Certificates of Occupancy were issued in 2020, up from 60 in 2019.



*CLSCC Continued*

stated Jason Hobbs, HR Business Partner. “This year, we welcomed MaKaylah Shoemate. She brings the continued strong technical abilities we expect with the added diversity component we hope will attract further female interest in ATI and our company.”

As with all educational

institutions, the COVID-19 pandemic has created numerous challenges in terms of recruiting students, as well as industry partners, for this earn-while-you-learn institute. The GIVE grant team at CLSCC has worked tirelessly with local high school Career and Technical Education (CTE) programs, current industry partners, and Advanced Technologies Institute applicants to offer the same

recruiting opportunities as pre-pandemic. If you are interested in learning more about the program, contact Larissa Coleman or Dr. Patty Weaver at [ati@clevelandstatecc.edu](mailto:ati@clevelandstatecc.edu)

For more information on Cleveland State Community College, call 423-884-2338 or visit the college at [www.ClevelandStateCC.edu](http://www.ClevelandStateCC.edu).

Residential



Industrial



Business Services Center



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