



Annual Report 2021

Pacific Coast Marine Windshields Opens New Facility in Tellico West

In 2020 TRDA partnered with Sons Construction to build and market a 46,000 square foot building. Pacific Coast Marine Windshields (PCMW) from Vancouver, British Columbia, Canada, purchased this building in early 2021.

PCMW is North America's premier manufacturer of windshield systems for the marine industry. They manufacture directly to boat builders throughout North America.

Pacific Coast Marine Windshields is recognized as one of the world's premier marine windshield designers and manufacturers in the original equipment manufacturer (OEM) market. They produce all their products in North America using state of the art equipment and technology.

Since inception, PCMW has been pushing the limits of marine windshield manufacturing. They employ technical experts in glass and metal fabrication who have consistently demonstrated over time that they are leaders in innovation and design. They utilize different glass furnaces that allow for fabrication of both flat and compound curved glass shapes, colored ceramic frit

design, illuminated glass and seamless bonded glass applications.

Their in-house metal fabrication process includes: roll-forming stainless-steel profiles, robotically controlled stainless steel polishing and stretch forming of aluminum and stainless-steel extrusions. PCMW



also offers a variety of different finishes including custom wet coat application, powder coating, hydro dipping and anodizing.

Their designers have access to innovative technologies which allows their team to take a windshield from idea to reality in a short period of time. They develop products

through envisioning, modelling and prototyping. Their tiered design process improves the product while it is being developed, ensuring the product performs and fits properly before ever producing a production part.

PCMW is committed to providing all customers with replacements for windows they have built regardless of the year. Their Aftermarket department works closely with boat owners to provide a quality replacement product that will allow many more years of boating experiences.

<https://ca.linkedin.com/company/pacific-coast-marine-windshields>





My Cleveland State COMMUNITY COLLEGE

The mission of Cleveland State Community College is to build strong minds, careers, and communities through exceptional teaching and learning, workforce development and service. With this mission in mind, the College, in collaboration with Monroe County Schools, received a Governor's Investment in Vocational Education (GIVE 2.0) Act grant for \$941,091.70 to implement a Mechanical, Electrical, and Plumbing program of study with a major emphasis in HVAC and Refrigeration at the Monroe Center. Funding will provide equipment for the Monroe County Training Center as well as dual enrollment options at the County's three high schools. Students will develop knowledge and skills in HVAC, refrigeration, and industrial/commercial systems. Classes will begin Fall of 2022. Timothy "Jason" Taylor is the Project Coordinator/Advanced Technologies Faculty member and can be reached at 423-790-4756 or ttaylor@clevelandstateecc.edu.

At the Monroe County Training Center, CLSCC's Workforce Development provides personal and professional development and continuing education courses to employees and employers alike. Depending on the needs, training may be online or in-person. For those in-person courses, employees and/or employers visit the CLSCC campus or have the Workforce Development team come to them. Regardless of the training mode, employers and employees always benefit from the college's robust offerings. In addition, when a need arises that is not met with the program's current offerings, the Workforce Development team builds a training program tailored to meet the specific needs presented.

For many companies that would like specialized training, Cleveland State's Workforce Development provides a comprehensive array of training designed to keep work skills in pace with the rapidly changing technology. Our staff will assess and identify specific training needs within your organization to align training with organizational strategy.



Mechanical & Electrical training can include topics in Mechanical Drives, Hydraulics & Pneumatics, Motor Controls, High Voltage, and specialized training in Programmable Logic Controllers. Trouble shooting tactics and methodologies are interwoven into all aspects of the classes. This past year, the department provided training for Waupaca, Crescent Sock Company, and HAVCO in areas of Electrical Maintenance and Conflict Resolution. Cleveland State's Workforce Development department continues to provide training at the site located in the Tellico West Industrial Park. If you would like to collaborate with Cleveland State, please contact Heather Brown, Workforce Development Director 423-614-8793 or hbrown@clevelandstateecc.edu.

In addition to Workforce Development training, CLSCC's Continuing Education department also provides open enrollment classes in HVAC and Welding Boot camps as well as in other areas. Since April 2021, Crescent Sock Company has enrolled three maintenance employees into the HVAC Boot camp training. Jared Lain, Crescent maintenance employee stated, "The CLSCC HVAC Boot camp is a remarkable opportunity. At the most obvious level, Crescent has over one hundred HVAC units across multiple buildings within the facility, and taking the class was highly valuable for the company and its employees. The class itself was amazing, with an animated and highly intelligent teacher, who took us through 13 days of lectures and hands-on lab work. The class did not just teach HVAC repair and EPA certification, it taught co-operation, teamwork, diagnostic techniques, and gave us confidence to work on more than just air conditioners. We would highly recommend CLSCC for this training." For more information regarding Continuing Education offerings, contact Andrea Byerly at 423-473-2270 or abyerly01@clevelandstateecc.edu.

We are excited to announce the addition of JTEKT as a new partner in our Advanced Technologies Institute (ATI). The Institute is an Earn and Learn program that allows select students the opportunity to work in a classroom setting while supplementing that learning with real-world training, all while being paid. Companies partner with

(Continued on page 3)

Campgrounds Booming!

The 2021 camping season was beyond our expectations for TRDA's three campgrounds: Lotterdale Cove, Notchy Creek, and Toqua. Like the rest of the nation, East Tennessee has continued to be affected by COVID-19. Families continued to look at alternative ways to safely travel and spend time with family and friends. The Campgrounds of America Research Report projects that 70 percent of those who camped in 2021 plan to do so again in 2022.



Toqua Campground transient site rentals were up 18.82% from last year. Lotterdale Cove transient site rentals were up 24.87% from last year. Notchy Creek transient site rentals were up 21.36% from last year. This is a total increase of 2021 transient rentals by 65.05% from 2020. The new campground software the Tellico Reservoir Development

Agency implemented last year is a huge benefit. Our customers are able to make reservations online from the convenience of their home. This has also been helpful to the campground managers who can easily receive reports of customer information and where they are located within the park.

The two new lake houses that were added to Toqua Campground in November of 2020 were a huge attraction in the 2021 season. The addition of these new lake houses increased the nightly rentals by 46.37%.



All seasonal sites were leased again this year with a growing waiting list at each campground for those desiring to enjoy long-term camping.

Winter seasonal camping was offered again this year at Toqua



Campground. We had 53 campers take advantage of winter camping compared to 39 last year.

At the end of the 2021 season, long-time Notchy Creek Manager Sandy VanHoose announced her retirement. Mrs. VanHoose plans to work through opening weekend of the 2022 season. TRDA wishes her well and thanks her for her many years of valuable service.



(Continued from page 2)



Cleveland State to provide an Earn and Learn experience for select students in one of seven programs in the Advanced Technologies department. The seven programs include Mechatronics, Electromechanical Technology, Electrical Engineering Technology, Engineering Systems Technology, Welding, HVAC, and Computer Information Systems (IT). Students attend classes 2 days/week and work at the industry 3 days/week. Local partners include DENSO, McKee, Wacker, Triumph Sheets, Waupaca, Coca-Cola, Vairog, Keystone Solutions, Dell's Heating & Air, Mueller, Metro Services, Nokian Tyres, Beiersdorf, and Check into Cash. If you would like to join the ATI, please contact Brooklyn Sewell at 423-599-6942 or bsewell@clevelandstatecc.edu.

For more information about the Monroe Center, please contact Pat Bryant, 423-884-2338 or visit our website Cleveland State Monroe Center.

Car Wash Coming Soon

Investors have purchased 2.55 acres in Tellico West to build a state-of-the-art car wash. The car wash can accommodate large passenger trucks as well as other passenger vehicles. It will operate year-round and owners plan to offer corporate memberships to local companies and the community.

The 24/7 fully automated drive-thru carwash is located at 11 Excellence Way and scheduled to open Spring 2022.





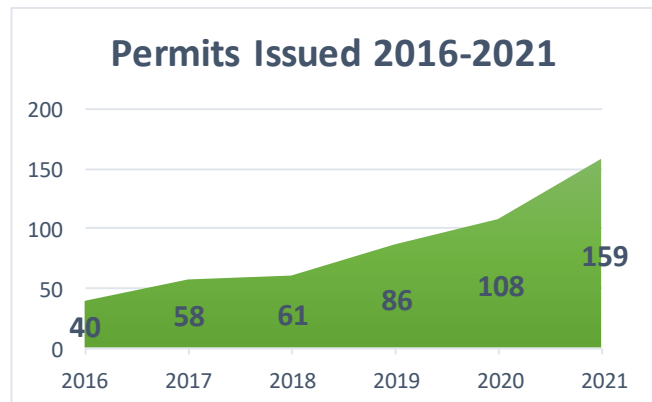
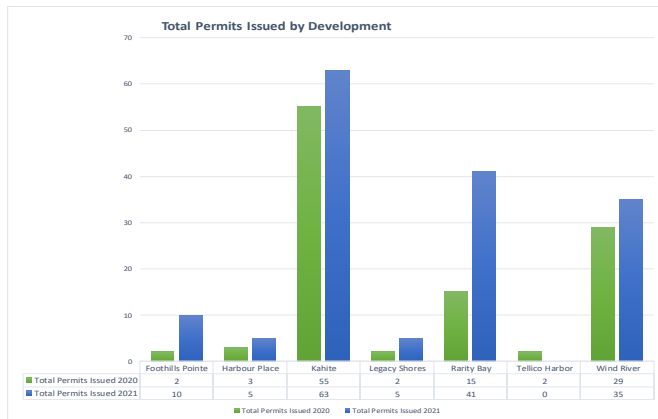
Residential Permit Issuance Continues Upward Trend

TRDA has experienced another record year in regard to residential building permit issuance. During 2021, TRDA issued 159 residential building permits, up from 108 issued in 2020 (a 45 percent increase).

According to data provided at the end of September 2021 by The Market Edge, the East Tennessee region, including Monroe, Blount, and Loudon counties among others, was up 12 percent compared with the same time period in 2020.

The National Association of Home Builders reports, “Building materials prices have increased 14.1% year-to-date, more than tripling the November YTD increase of the prior year (+3.9%) and well above the average YTD increase of 1.5% between 2015 and 2020.” TRDA’s higher than average increase is surprising in light of the increased cost of building materials, but is influenced by lower cost of living in the area and the beauty of Tellico Lake.

TRDA also issued 80 Certificates of Occupancy and 5 industrial/commercial building permits.



New Buildings Under Construction

TRDA is partnering with Warehousing USA and JS Construction to build two spec buildings in Tellico West.

Warehousing USA will purchase 13-15 acres to construct a 108,000-square-foot building.

JS Construction will purchase 8-10 acres as a site for a 50,000-square-foot building.

Grading and site preparation has been completed on both locations. Materials for both buildings are on site and construction is scheduled to begin in Spring 2022.



Development Continues on Pad Ready Sites

Tellico Reservoir Development Agency is committed to providing quality industrial property with minimal site preparation time for industries looking to locate an industrial site ready for construction. Thanks to our partnership with TVA and their InvestPrep Program, TRDA began clearing and site preparation of a 16-

acre pad ready site at the entrance of Tellico West Industrial Properties during the 3rd quarter of 2021. Upon completion this site will offer a 125,000-square-foot building pad with an entrance onto the property at Deer Crossing.

The 16-acre site is adjacent to the 50-acre pad ready site with rail access which consists of a 400,000-

square-foot building pad, retention pond and gravel access road onto the property from Old Slag Road. Having both of these sites cleared and pad ready will allow Tellico Reservoir Development Agency the opportunity to market the industrial sites separately or as a combined 66-acre pad ready tract.



Tellico Plaza Welcomes New Tenant

In July 2021 TRDA was pleased to welcome Sweetwater Hospital Association (SHA) to the Tellico West Plaza. SHA will offer family and industrial medicine at the location.



Tennessee Consolidated Retirement System (TCRS)

In April 2021, TRDA began participating in the Tennessee Consolidated Retirement System (TCRS). TCRS is a “defined benefit” plan, which means the amount of retirement is determined by a formula rather than an account balance. Benefits are determined using the member’s highest five-year average salary and years of service. All current full-time employees were presented the option to enroll in TCRS or remain with the current 401(k) option for retirement saving. All new employees after April 1, 2021, will be required to participate in TCRS.



Expanding Notchy Creek Campground

Plans to expand Notchy Creek Campground are in development. MBI is currently preparing conceptual drawings and TRDA is working with TVA on environmental and archaeological clearances.

New Kayak Launch at Clear Creek Boat Ramp

TRDA has partnered with the Soggy Bottom Kayak Club to install a kayak launch at the Clear Creek Boat Ramp in Tellico Village. A walkway and trough for transporting kayaks to the launch has also been installed. The club is raising money to purchase a floating dock which TRDA will install. Both TRDA and Soggy Bottom Club members will work together to maintain the area.



Tellico Reservoir Land Management Plan

TVA released the draft environmental assessment and draft reservoir land management plan. The revision incorporates changes that have occurred since 2000. Reservoir Land Management Plans (RLMPs) effectively guide land use approvals, private water use facility permitting, and resource management decisions on TVA-managed public land. TRDA is in support of the plan as outlined.

Industry

BH Electronics
Carlex Glass Company
Commercial Vehicle Group (CVG)
Exel/DHL
Great Lakes Boat Top Company
HCB Yachts
JTEKT
Master Craft Boat Company
MidWest Industries/Shoreland'r Boat Trailers
MMD Mineral Sizing America
Modern Controls
Pacific Coast Marine Windshields
PGM Technologies
Precision Strip, Inc.
Ryder/ConAgra
Sea Ray Boats, Inc.
Tennessee WaterCraft, Inc./Yamaha

Recreational Facilities

Lotterdale Cove Campground
Notchy Creek Campground
Toqua Campground
Public Boat Ramps and Fishing Piers

Residential Communities

Foothills Pointe
Harbor Place
Tellico Village Kahite
Legacy Shores
Rarity Bay
Tellico Harbor
WindRiver

Health Care Services

Blount Memorial Health Center
Monroe County Emergency Services
Sweetwater Hospital Association—Family & Industrial Medicine

Business and Education

Alcoa TN Federal Credit Union
Cleveland State Community College
Gem Care
Grand Vista Hotel & Suites
Subs and Stuff

Board of Directors

Mitch Ingram, *Chairman*
Buddy Bradshaw, *Vice Chairman*
David Black

Henry Cullen
Randy Massey
Jimmy Matlock

Ed Mitchell
Patty Weaver
Mike Webb

Bryan Hall, *Executive Director*

Tellico Reservoir Development Agency
165 Deer Crossing
Vonore, Tennessee 37885

