City of Columbia Industrial Development Board (IDB)
Agenda
February 17, 2026 - 4:05 PM

700 North Garden Street
Conf. Room A - Basement
Columbia, TN 38401
Phone: 931-560-1510

Anyone requesting accommodations due to disabilities should contact Wanda McClain, at (931) 560-1570 prior to the meeting.

I. **Call to Order.**

II. **Official Notice.**

III. **Approval of Minutes.**

- **DECEMBER 9, 2025 MINUTES**

ATTACHMENTS: December 9, 2025 Minutes

IV. **Old Business.**

V. **New Business.**

VI. **Maury Alliance Update.**

VII. **City Update.**

- **ACCEPTANCE OF THE COLUMBIA INDUSTRIAL DEVELOPMENT BOARD ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025**

ATTACHMENTS: City of Columbia IDB - Review 2025 - Final

- **PRESENTATION FROM RETAIL STRATEGIES (MILL GRAVES)**

VIII. **Other Business.**

IX. **Next Meeting.**

X. **Public Comments.**

XI. **Tentative 2026 Meeting Schedule.**

MARCH 24, 2026
APRIL 28, 2026

MAY 26, 2026
JUNE 23, 2026
JULY 28, 2026
AUGUST 25, 2026
SEPTEMBER 22, 2026
OCTOBER 27, 2026
NOVEMBER - TBD
DECEMBER - TBD

XII. Adjourn.

City of Columbia Industrial Development Board (IDB)

December 9, 2025 - 4:00 PM

Call to Order

The Meeting of the Industrial Development Board was called to order by Chairman Bob Morgan. Members present were Darlene Baxter, Manuel Young, Bo Holloway, Randy Wilmore and Bob Morgan. Others in attendance were City Manager Tony Massey, Assistant City Manager Thad Jablonski, Executive Secretary Liz Bermudez, and Mr. Hardin and Mr. Wheeler from Columbia Power and Water Systems. Board Members absent were Bill Marbet and Ernie Allen.

Official Notice

Approval of Minutes

Item - APPROVE JULY 22, 2025 INDUSTRIAL DEVELOPMENT BOARD MEETING MINUTES

Minutes of the July 22, 2025 Meeting were reviewed. Darlene Baxter moved the minutes be approved. The motion was seconded by Randy Wilmore. The motion was unanimously approved by those in attendance.

Old Business

New Business

Item – PILOT TERMINATION FOR FIBERON COMPOSITES

Randy Wilmore moved to terminate the Pilot for Fiberon Composites (approved all the documents needed to terminate the Pilot). The motion was seconded by Bo Holloway. The motion was unanimously approved by those in attendance.

Maury Alliance Update

City Update

Item – PRESENTATION BY CPWS ON LONG TERM WATER NEEDS

Mr. Hardin and Mr. Wheeler gave a presentation to the board and answered questions.

A brief update on Retail Strategies was given to the board.

Other Business

Next Meeting

January 27, 2026

Public Comments

Tentative 2026 Meeting Schedule

JANUARY 27, 2026
FEBRUARY 24, 2026
MARCH 24, 2026
APRIL 28, 2026
MAY 26, 2026
JUNE 23, 2026
JULY 28, 2026
AUGUST 25, 2026
SEPTEMBER 22, 2026
OCTOBER 27, 2026
NOVEMBER - TBD
DECEMBER – TBD

Adjourn

A motion was made to adjourn. The motion was seconded. The motion was unanimously approved by those in attendance. Meeting was adjourned at 5:52 pm.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF COLUMBIA, TENNESSEE

FINANCIAL STATEMENTS

JUNE 30, 2025

HHM

CERTIFIED PUBLIC ACCOUNTANTS

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

INDEX TO REPORT

JUNE 30, 2025

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

ROSTER OF BOARD MEMBERS

JUNE 30, 2025

Ernie Allen Jr., Member

Darlene Baxter, Member

Bo Holloway, Member

Bill Marbet, Member

Bob Morgan, Member

Randy Willmore, Member

Manuel Young Jr., Member

HHM

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
The Industrial Development Board of
the City of Columbia, Tennessee
Columbia, Tennessee

We have reviewed the accompanying financial statements of the Industrial Development Board of the City of Columbia, Tennessee (a blended component unit of the City of Columbia, Tennessee) as of and for the year ended June 30, 2025, which collectively comprise the entity's basic financial statements as listed in the table of contents, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the Industrial Development Board of the City of Columbia, Tennessee, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Chattanooga, Tennessee
January 27, 2026

Henderson Hutcherson
& McCullough, PLLC

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

The Industrial Development Board of the City of Columbia (the Board) was established in 2013 for the purpose of serving and promoting industry while fostering trade by encouraging manufacturing, industrial, and commercial enterprises to locate and/ or expand in and near Columbia, Tennessee (the City).

As members of the Board, we offer readers of these financial statements this narrative overview and analysis of the financial activities of the Board for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented herein in conjunction with additional information provided in the notes to the basic financial statements, which can be found beginning on page 8 of this report.

Financial Highlights

- Net position at the end of the most recent fiscal year is $6,215,793. Of that amount, $2,014,017 is invested in capital assets.
- For the year, the net position increased by $420,164, primarily due to $412,818 of grant revenue received from the State of Tennessee Department of Economic and Community Development.

Overview of Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the Board's financial statements. Operations are accounted for in a single proprietary fund. The basic financial statements consist of financial statements and related notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the financial statements themselves.

The *Statement of Net Position* presents financial information on all of the IDB's assets and liabilities with the difference reported as net position. Over time, increases and decreases in net position are one indicator of whether the financial position of the Board is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* presents information showing how net position changed during the most recent fiscal year. All changes in net position are reported on an accrual basis as soon as the underlying event, giving rise to the change, occurs, regardless of the timing of related cash flows. Thus, financial transactions are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The *Statement of Cash Flows* presents changes in cash and cash equivalents, resulting from operational, financing, and investing activities. This statement presents cash receipt and cash disbursement information, without consideration of the earnings event, when an obligation arises.

Notes to the Financial Statements provide additional information that is essential for a full understanding of the data provided in the financial statements.

The financial statements can be found beginning on page 5 of this report; notes to the financial statements can be found beginning on page 8 of this report.

Financial Analysis

	Net Position		
	June 30, 2025	**June 30, 2024**	**June 30, 2023**
Current and other assets	$ 4,201,776	$ 4,449,499	$ 4,253,769
Capital assets	2,014,017	1,346,130	1,346,130
Total assets	6,215,793	5,795,629	5,599,899
Net position:			
Investment in capital assets	2,014,017	1,346,130	1,346,130
Restricted for industrial development	4,201,776	4,449,499	4,253,769
Total net position	$ 6,215,793	$ 5,795,629	$ 5,599,899

Total assets increased $420,164. Cash on hand decreased $460,780, $224,464 of that is due to Site Development expenditures for which reimbursements are due from the State of Tennessee at the end of the fiscal year.

	Changes in Net Position		
	Year ended June 30, 2025	**Year ended June 30, 2024**	**Year ended June 30, 2023**
Operating Revenues:			
Interest	$ 40,347	$ 225,730	$ 169,504
Sale of land	-	-	1,586,183
Contributions	-	-	17,910
Grant revenue	412,818	-	2,564,517
Total operating revenues	453,165	225,730	4,338,114
Operating Expenses:			
Grant expenditures	-	-	2,609,765
Professional fees	33,001	30,000	77,940
Total operating expenses	33,001	30,000	2,687,705
Change in net position	420,164	195,730	1,650,409
Net Position:			
Beginning, as previously reported	-	-	5,449,490
Error correction	-	-	(1,500,000)
Beginning, as restated	5,795,629	5,599,899	3,949,490
Ending	$ 6,215,793	$ 5,795,629	$ 5,599,899

The change in net position compared to last fiscal year increased $224,434. The Site Development Program increased project activity this year, and the cost and reimbursement increased by $412,818.

Capital Assets

The IDB's capital assets as of June 30, 2025, amount to $2,014,017. The IDB added $667,887 of construction in progress purchases during the year. Additional information on the IDB's capital assets can be found in Note 1 on page 9 of this report.

State Grants Status

The Site Development state grant is budgeted on a cumulative grant basis. Ending date for the grant is as follows:

Site Development	Expires July 14, 2029	$ 1,667,239

Requests for Information

This financial report is designed to provide a general overview of the IDB's activities. Questions concerning any of the information provided in this report should be addressed to the City of Columbia Finance Department who is acting as the fiscal agent of the Board.

City of Columbia Finance Department
700 N Garden Street
Columbia, Tennessee 38401
(931) 560-1580
www.columbiatn.gov

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

STATEMENT OF NET POSITION

JUNE 30, 2025

(See Independent Accountant's Review Report)

ASSETS	
Cash and restricted cash	$ 3,977,312
Grant receivable	224,464
Construction in progress	667,887
Land	1,346,130
Total assets	$ 6,215,793
NET POSITION	
Net investment in capital assets	$ 2,014,017
Restricted for industrial development	4,201,776
Total net position	$ 6,215,793

The accompanying notes are an integral part of the financial statements.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2025

(See Independent Accountant's Review Report)

REVENUE	
Interest	$ 40,347
Grant revenue	412,818
Total revenues	453,165
EXPENSES	
Professional fees	33,001
Total expenses	33,001
Change in net position	420,164
NET POSITION	
Beginning	5,795,629
Ending	$ 6,215,793

The accompanying notes are an integral part of the financial statements.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF COLUMBIA, TENNESSEE

STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2025

(See Independent Accountant's Review Report)

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from grantor agencies and other sources	$ 240,108
Payments for professional fees	(33,001)
Net cash from operating activities	207,107
CASH FLOWS FROM INVESTING ACTIVITIES	
Acquisition of capital assets	(667,887)
Net cash from investing activities	(667,887)
NET CHANGE IN CASH AND RESTRICTED CASH	(460,780)
Cash and restricted cash, beginning of year	4,438,092
Cash and restricted cash, end of year	$ 3,977,312
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED FROM OPERATING ACTIVITIES	
Change in net position	$ 420,164
Adjustments not affecting cash:	
Decrease (increase) in grant receivable	(213,057)
Total adjustments	(213,057)
Net cash from operating activities	$ 207,107

The accompanying notes are an integral part of the financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Nature of Activities

The Industrial Development Board of the City of Columbia, Tennessee (the Board or IDB) is a public, non-profit corporation and a public instrumentality of the City of Columbia, Tennessee (the City), organized pursuant to Tennessee Code Annotated (TCA) 7-53-101.

Established in September 2013, the IDB serves all citizens of the City. The Board was formed to promote industry and to develop trade by attracting manufacturing, industrial, and commercial enterprises to the City. The IDB is governed by a board as appointed by City Council. Debt issuance authorizations are approved by IDB's Board of Directors, and the City is legally obligated in case there are deficiencies in debt service payments and resources are not available from any other remedies.

The City currently offers incentives for commercial and industrial development. Pursuant to Tennessee Code Annotated (TCA) 7-53-305, the IDB is allowed to own property within the city limits. The City may delegate the authority to the IDB to negotiate and accept payments in lieu of ad valorem taxes (PILOT) from the corporation's lessees, provided that such payments are deemed to be in furtherance of the corporation's public purposes. Every PILOT has to be for business operations, which are defined as a project under TCA 7-53-101 (13). The IDB is allowed by state law to be exempt from taxation and to lease property as a method of security so that PILOT payments may be accepted by cities and counties.

Basis of Accounting

The accompanying financial statements are prepared using the accrual basis of accounting. The measurement focus is upon the determination of financial position, changes in net position, and changes in cash flows. The accounting principles used are those applicable to comparable businesses in the private sector. Revenues are recognized when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. All assets and liabilities (whether current or noncurrent) associated with the Board's activities are included in the statement of net position.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, amounts due from banks, interest-bearing deposits at various financial institutions, certificates of deposits, and short-term investments with an original maturity of three months or less.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position

The Board's financial statements utilize a net position presentation. As of June 30, 2025, the Board reported net investment in capital assets and net position restricted for industrial development. The definition of each potential category of net position is as follows:

Net Investment in Capital Assets – is intended to reflect the portion of net position which is associated with non-liquid capital assets less outstanding asset related debt.

Restricted Net Position – represents net position that has third party (statutory, bond covenant, or granting agency) limitations on their use. The Board's policy is generally to use any restricted net position first, as appropriate opportunities arise.

Unrestricted Net Position – represents unrestricted net position. While management may have categorized and segmented portions for various purposes, the Board has the unrestricted authority to revisit or alter these managerial decisions.

Revenue Recognition

As part of the Board's commercial and industrial incentive programs, the IDB receives PILOT revenues. PILOT revenues are recorded when due in accordance with the respective incentive agreements. The Board receives appropriations from the City and grant revenues from various sources throughout the fiscal year. City appropriations are recognized when received, and grant revenues are recognized when all conditions of the grant have been met.

Capital Assets

Capital assets are recorded at cost and include improvements that significantly extend useful lives. Any costs incurred for maintenance and repairs are expensed as incurred. The IDB does not have a capitalization policy. Land and construction in progress are not depreciated.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 – DEPOSITS AND INVESTMENTS

Custodial credit risk for the Board's deposits is the risk that in the event of a bank failure, the Board's deposits may not be returned to it. As of June 30, 2025, the carrying amount of deposits was \$3,977,312, and the bank balances were \$3,989,060. As required by state statutes, the Board's policy is to require financial institutions holding their deposits to be members of the Tennessee Collateral Pool or pledge collateral for deposits in excess of federal depository insurance. At June 30, 2025, none of the Board's bank balances were exposed to credit risk.

NOTE 3 – COMMERCIAL AND INDUSTRIAL DEVELOPMENT INCENTIVE PROGRAM

This program offers real estate tax abatements for a specified period in exchange for benefits received by the City due to an increase in real and personal property investments, as well as the creation of jobs. Application is made to the Chamber of Commerce, with approval by the IDB and City Council. To be eligible for a tax reduction, businesses must either relocate into the City or expand business within the City.

As part of the program, the private-sector business enters into a lease agreement with the IDB for its operating facility. Qualified businesses will be eligible for abatement of all or a portion of property taxes dependent on the dollar amount of the investment and the number and average wage of jobs created. There are provisions for recapturing abated taxes if certain terms of the agreement are not met.

On December 15, 2021, the Board entered into a facility lease agreement with H/S Columbia, LLC. As part of the lease agreement, H/S Columbia, LLC will be required to pay \$1 per year in basic rental payments. H/S Columbia, LLC is also required to remit annual PILOT payments to the IDB in accordance with the terms of the lease agreement, commencing on January 1, 2022, and continuing through December 31, 2033. H/S Columbia, LLC will have the option to purchase the facility at any time for \$100.

On January 28, 2021, the Board entered into a facility lease agreement with Viscosi Columbia, LLC. As part of the lease agreement, Viscosi Columbia, LLC will be required to remit annual PILOT payments of \$1 to the IDB in accordance with the terms of the lease agreement, commencing on December 31, 2021, and continuing until the lease agreement terminates on December 31, 2030, after which it will continue on a month-to-month basis. The lease agreement includes an option in which Viscosi Columbia, LLC may terminate the lease at any time by giving the Board notice in writing or by exercising the purchase option and paying the purchase price of \$100 to the Board.

NOTE 4 – CAPITAL ASSETS

The following is a summary of changes in capital assets and accumulated depreciation:

	Beginning Balance	Additions	Adjustments/ Retirements	Ending Balance
Non-depreciable capital assets:				
Land	$ 1,346,130	$ -	$ -	$ 1,346,130
Construction in progress	-	667,887	-	667,887
Total non-depreciable capital assets	1,346,130	-	-	2,014,017
Total capital assets, net	$ 1,346,130	$ 667,887	$ -	$ 2,014,017

NOTE 5 – CONTINGENCIES AND UNCERTAINTIES

The Board is involved in certain legal negotiations and agreements arising from normal business activities. Management believes that neither the financial position nor the results of the operations will be materially affected by the final outcome of these proceedings.

NOTE 6 – SUBSEQUENT EVENTS

Management has evaluated events and transactions subsequent to June 30, 2025, through January 27, 2026, (the date the financial statements were available to be issued) for potential recognition or disclosure in the financial statements. Management has not identified any events or transactions requiring recognition or disclosure.

SUPPLEMENTARY INFORMATION

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF COLUMBIA, TENNESSEE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

YEAR ENDED JUNE 30, 2025

Federal Grantor/Program Title	Federal Assistance Listing Number	Project Number	Expenditures
FEDERAL AWARDS			
None			$ -
			-
STATE FINANCIAL ASSISTANCE			
Tennessee Department of Economic and Community Development:			
Site Development Grant Program	N/A	33007-00325	412,818
			412,818
TOTAL FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE			$ 412,818

See accompanying notes to the schedule of expenditures of federal awards and state financial assistance.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA, TENNESSEE

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

YEAR ENDED JUNE 30, 2025

NOTE 1 – BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards and State Financial Assistance (the Schedule) includes the federal and state grant activity of the Board. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this schedule presents only a selected portion of the operations of the Board, it is not intended and does not present the net position or changes in net position of the Board.

NOTE 2 – BASIS OF ACCOUNTING

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following cost principles contained in OMB Title 2 U.S. Code of Federal Regulations (CFR) Part 200, U*niform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The Board has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.