



ECONOMIC AND HOUSING DEVELOPMENT CORP DICKSON COUNTY *TN*

Meeting Minutes

The meeting of the Economic and Housing Development Corporation of Dickson County was held on July 8, 2025, at 12pm, in the ECD Meeting Room at the Dickson County Government Building in Dickson, Tennessee. The meeting was called to order by Board Chairman Jeff Martin.

Roll Call:

Charter members present:

- Alan Ragan
- Mike Easley
- Laura Travis
- Robin Matlock Lunn
- Beth Wall Garrett
- Scott England
- Jeff Martin

Also in attendance were:

- Bob Rial
- Brian Ragan
- Terry Malone
- Betsy Knotts
- Andrew Mills
- Matt Nicholson, The Clear Blue Company
- Carter Swayze, The Clear Blue Company

Minutes Approval

Minutes from the June 19, 2025 Meeting of the EHDB were approved with edit to roll call showing Robin Lunn absent for the June meeting. Motion to approve by Scott England, 2nd by Robin Lunn, all members voted to approve.

Clear Blue Company Pilot request

Andrew Mills, RPRV, representing The Clear Blue Company, gave a brief history of the PILOT Project and the path traveled to EHDB.

Matt Nicholson, president, and Carter Swayze, development manager, The Clear Blue Company, presented a video presentation of the PILOT Project, showing plans for the development, mix and make up of units, (total of 228 units), based on Housing Authority Voucher System (60 vouchers for this project), construction materials and style of exterior and interior, plans for common areas including pool and community building, etc., as well as discussion and Q/A with Board. Specifically, construction must adhere to plans in materials as well as amenities to meet tax and funding requirements. The Clear Blue Company is a Nashville based company with 6400 residential units.

Motion to approve Resolution by Beth Garrett, 2nd by Robin Lunn, passed unanimously with Mike Easley abstaining.

Old Business

- a. Betsy Knots discussed the redlined version of the PILOT document. Specifically, Article 7, regarding upfront payment to City categorization as Construction Monitoring Fee for tax purposes, and Article 11, regarding development consistent with what is presented to EHDB. No motion required on this.
- b. Alan Ragan initiated a discussion of the Ethics Statement each Board Member submitted, and discussion ensued regarding understanding and disclosure of pertinent and significant facts. Terry Malone advised that Board Members can edit/resubmit the Ethics Forms and any Board Member who needed it could do so.

Next Meeting:

The next meeting of the Economic and Housing Development Corporation was scheduled for October 14, 2025, at 12:00 PM in the ECD Meeting Room, Dickson County Government Building.

Adjournment:

Motion to adjourn made by Alan Ragan, 2nd by Scott England, meeting adjourned.