



# Tellico Reservoir

Development Agency

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Tellico.com  
Tellicolakecampgrounds.com

## Celebrating 40 Years of Excellence



Adobe, Compaq, E-Trade, Great Clips, Jackson-Hewitt, Kenneth Cole, Newman's Own Food, and Vera Bradley were founded. **And Tellico Reservoir Development Agency (TRDA) was established by an act of the Tennessee State Legislature.** On August 25, 1982, TRDA and the Tennessee Valley Authority (TVA) executed Contract TV-60000A which provides for a "multipurpose reservoir project on land acquired by TVA on the Little Tennessee River."

The enabling legislation states: "The agency is created for the purpose of developing and effectuating plans and programs for the comprehensive development of,

It was 1982. The United States Government ordered the break up of AT&T's telephone monopoly. The inflation rate was 6.16 percent. Income averaged

\$21,050 per year, gas was 91 cents per gallon, a US postage stamp was 39 cents. The San Francisco 49ers were the Super Bowl champs and the St. Louis Cardinals won the World Series.



An approximate 1984-85 aerial image of Tellico West compared with a 2019 Google Earth image of the same area.

acquiring, operating, managing, selling, leasing and the development of all or a portion of the lands lying within the Tennessee Valley Authority Tellico Reservoir project area, as shown on the official tract maps of the Tennessee Valley authority, and such contiguous lands as may be acquired by or transferred to the agency within the watershed of the Little Tennessee River, including portions of Monroe, Loudon and

Blount Counties, referred to as development lands in this part, all in accordance with the public purposes for which the Tellico Reservoir project was established and developed.”

On November 26, 1982, TVA sold 11,102.6 acres of Tellico Reservoir shoreland to TRDA. This property has specific areas identified for industrial, residential, commercial recreation, and public use recreational development, and

open space cultural use. TRDA first sold 39 acres of industrial property to Sea Ray Boats in April 1983. Since that time the area has developed into a thriving recreational, residential, and industrial area. The 1982-83 fiscal year audit showed TRDA to possess assets of \$17,579,621.52; the most recent audit of the 2020-21 fiscal year shows assets have grown to \$26,235,029.



An approximate 1988 aerial image of Tellico West compared with a 2019 Google Earth image of the same area.

Today TRDA owns a wastewater treatment facility; owns and operates three campgrounds, (Lotterdale Cove, Notchy Creek, and Toqua); eleven public boat ramps; and two public fishing piers. TRDA issues building permits and oversees construction for seven residential developments, Foothills Pointe, Harbour Place, Legacy Shores, Rarity Bay, Tellico Harbor, Tellico Village – Kahite, and WindRiver.

TRDA has sold or donated

approximately 697.5 acres of industrial property as of August 2022; 738 acres remain available for development within Tellico West. Another 1,483 acres are available on the Tellico Corporate Peninsula; 360.28 having been sold or donated. Twenty-six companies are currently located within Tellico West.

**2022**  
 Inflation 9.1%  
 Average Income \$63,214  
 Gas per Gallon \$3.17  
 Postage Stamp \$0.60  
 Super Bowl Champs:  
 Los Angeles Rams  
 World Series Champs:  
 Atlanta Braves (2021)





# Unemployment Rates See Drastic Change

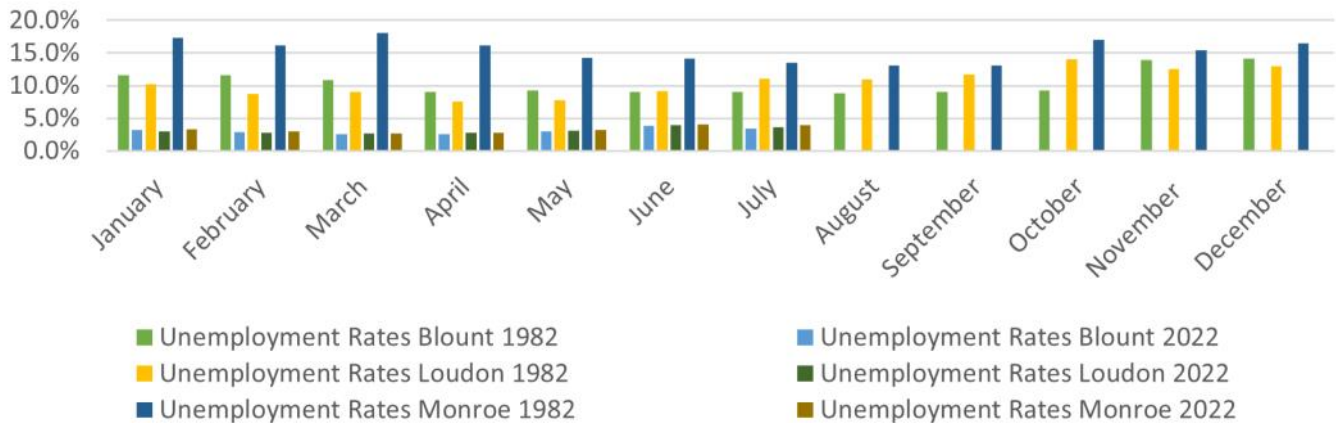
In the 40 years since TRDA's inception, our local area, state, and nation have experienced many changes. In 1982 TRDA's service area, Blount, Loudon, and Monroe Counties, experienced high unemployment. December brought

the highest levels for Blount and Loudon Counties at 14.1 and 13 percent respectively. While Monroe County experienced its high for the year with 18.1 percent in March.

In 2022, in large part due to the economic development activities of

TRDA, the three counties show low unemployment numbers with Blount County having 2.6 percent in both March and April. Loudon and Monroe each had a low of 2.8 percent in March.

### Comparison of Unemployment Rates 1982 and 2022



## Those Who Have Served

Many have given of their time, talent and abilities serving on the Board of Directors and contributing to TRDA's success over 40 years.

Leadership has been critical to TRDA's overall success. TRDA has been led by five Executive Directors:

### Blount County

- David Black
- Jerry Cunningham
- Bill Crisp
- Bob Davis
- Randy Massey
- Clyde McMahan
- Ed Mitchell
- Charles Powell
- Bob Ramsey
- Joe Swann
- Beverley Woodruff

### Loudon County

- Doyle Arp
- Rollen "Buddy" Bradshaw
- Henry Cullen
- Jim Curtis
- Estelle Herron
- Eugene Lambert
- Jimmy Matlock
- George Miller
- Bill Russell
- Benny Stafford
- Ross Wilkerson

### Monroe County

- Robert Bettis
- Charles Hall
- Mitch Ingram
- Lewis Kinnard
- Bob Pennington
- Allan Watson
- Patty Weaver
- Mike Webb
- Charles Wilkins
- Tim Yates

- Charles Hall  
1982
- Jack Hammontree  
1983—1987
- Larry Colaw  
1987—1997
- Ron Hammontree  
1997—2018
- Bryan Hall  
2018—Current



# Residential Developments



TRDA provides building permitting and inspection services to seven residential developments around Tellico Reservoir. Those developments include Foothills Pointe, Harbour Place, Legacy Shores, Rarity Bay, Tellico Harbor, Tellico Village – Kahite, and WindRiver. In the 2020-21 fiscal year TRDA issued 145 building permits for these developments providing revenue of \$461,646. The 2021-22 fiscal year saw an increase to 148 permits issued.

While TRDA does not provide permitting services for Tellico Village, it is located within TRDA properties and has approximately 4,421 homes permitted.

Development	# of Homes
Foothills Pointe	136
Harbor Place	63*
Tellico Village–Kahite	601
Legacy Shores	11*
Rarity Bay	528 Houses 76 Condos
Tellico Harbour	86*
WindRiver	163
Tellico Village	4,421
<b>Total</b>	<b>6,085</b>

\*Estimated

## Campgrounds



TRDA owns and operates three lakeside campgrounds. Each campground has its own unique atmosphere and offers the latest in camping amenities including boat docks and ramps; swimming/beach areas; electric, water, and sewer hook-ups; and wi-fi. The campgrounds are protected by gated entrances, have an on-site manager,

and offer a mini-convenience store for camper convenience. The 1982-83 fiscal year audit reported revenue from campgrounds as \$20,304; the 2020-21 audit report shows campground revenue has grown to \$1,430,441.



**Campground Capacity**  
 Lotterdale Cove—96 sites  
 Notchy Creek—55 sites  
 Toqua—113 sites



## Impact for Local Governments

Companies locating within TRDA's two industrial properties have had a significant impact on Loudon and Monroe Counties over the past 40 years in the form of property tax payments. Those locating within Tellico West have paid more than \$32.5 million in

property taxes to Monroe County since 1998, while those owning property on the Tellico Corporate Peninsula have paid over \$690,000 to Loudon County since 2006. It is estimated that Monroe and Loudon Counties have received in excess of \$50 million in industrial property

taxes since TRDA's inception in 1982.

### Industrial Property Tax Revenue 1998-2022

Monroe County—\$32,508,204.72  
 Loudon County—\$691,533.78



# The Tellico Reservoir Development Agency + 40



The Tellico Reservoir Development Agency (TRDA) was birthed on August 18, 1982, as an Agency of the State of Tennessee and charged with the duty of purchasing, developing, and managing just in excess of 11,000 acres of property adjacent to the waters of the Tellico Lake. The Lake was created by the Tennessee Valley Authority damming the

downstream confluence of the Tellico River and the Little Tennessee River.

Although the Dam had been approved by Congress in the late 1930's, property acquisition and construction had been stayed as a result of the Second World War. Promotion of the Dam was resurrected in the mid-sixties. Those favoring the Dam cited the lack of jobs in this region of Appalachia which impacted the educational systems, caused out migration from the region, and was disruptive of the family units. Monroe County's unemployment rate in the sixties and seventies exceeded 18%. Loudon County was also impacted by the absence of sufficient jobs to avoid unwelcome out migration. TVA believed that completion of the Tellico Dam and the anticipated growth along the waters of the newly created Tellico Lake would solve the economic issues.

The Tellico Dam Project (the "Dam") was the most controversial of all of the dams constructed by TVA. The opponents argued that when completed and the locks closed, not only would thousands of acres of prime river bottom farmland have been condemned and flooded, also hundreds of people would be displaced from their homes and farms, some of which were Century Farms.<sup>1</sup> Additionally, historic buildings and building sites would be consumed by TVA's exercise of its power of eminent domain and by the rising waters. The sacred burial grounds of the Cherokee and their predecessors, as well as local family gravesites would be submerged under as much as 75 feet of water. Two of this country's last free flowing rivers and its bountiful trout would be lost forever. Those opposed to the Dam cited not only the unfairness of the taking of their land, but also that construction of the Dam would destroy the habitat of the snail darter, a small two-inch fish that had been newly listed in the Endangered Species Act. Debate raged in Congress, within the local governments, and on the editorial pages of newspapers throughout the country. After years of pro and con arguments and following

TVA's notice of its intent to proceed, the opposition filed suit and TVA was enjoined by the Federal District Court to cease construction based primarily upon the destruction of the snail darter habitat. The matter was appealed to the Sixth Circuit Court of Appeals. The injunction was upheld. It was only after political pressures were applied to Congressional representatives that the snail darter was removed from the Endangered Species Act, biologists allegedly having transplanted hundreds of snail darters into other waterways.

TVA was now free to proceed. However, the delay had increased the cost of the project from \$44,000,000 to \$140,000,000+. The delay had also resulted in the abandonment by Boeing Aircraft of "Timberlake," a mixed-use development plan designed to bring jobs, recreational and educational opportunities, and an improved quality of life throughout the region. What to do? TVA completed construction of the Dam, but had no further interest, political will, or nerve to go back to Congress for additional monies to fund development. Furthermore, the project extended through three counties with multiple municipalities, all with differing building codes, zoning requirements, and political environments.

A forty-four (44) member advisory board of local citizens was created by TVA, but given some infighting among the disparate political interests, the Tellico Advisory Council was dissolved. The potato was getting hotter and hotter when an innovative TVA attorney and local leaders came up with a unique never before implemented plan.

A state agency, the Tellico Reservoir Development Agency (TRDA) was created to operate somewhat like a municipality. The Agency was to be governed by a nine (9) member board consisting of the County Executives of Blount, Loudon, and Monroe counties plus two additional members from each county appointed by that County's Executive.

Now that TRDA was created, TVA arranged for a public sale of 11,000 acres along the shoreline of the newly created Tellico Lake. Terms of the sale included the obligation of the buyer to develop the property in accordance with the stringent requirements set out in a contractual document known as TV-60000A, which obligated the buyer to provide residential, industrial, and recreational properties with related accoutrements.

TVA "auctioned" the 11,000 acres as a whole and remarkably there was only one bidder and one bid ---- TRDA purchased the 11,000 acres with a \$13,790,000 note and the obligation to develop the property in accord with the provisions of TV-60000A. TVA provided

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\$300,000 capital. Closing documents were executed at historic Fort Loudoun, and the project was released to TRDA.

Pictured at Fort Loudoun are the original Board of Directors of TRDA and the Board of Directors of TVA executing the closing documents. The deed is done.

Acceptance of control and responsibility for the project by TRDA was daunting. Roads had to be built, a sewer plant constructed, water system and electric lines laid, assets protected, the barge terminal completed, rail access provided, an archeological fund established, experienced and knowledgeable personnel hired, workforce training, and a significant number of other unthought of expenses. Lack of liquidity was a substantial problem.

How could the project succeed with only \$300,000 in seed money to develop 11,000 acres of raw land? Could the people of three counties and the associated government representatives come together in good faith, unfettered by local differences, to successfully carry out a plan intended to improve the economic and social well-being of its people? Some said that it can't be done. The next 40 years (1982-2022) have proven that it can be and has been done.<sup>2</sup>

As of this writing, over 6,000 homes have been constructed in eight subdivisions on former TRDA property. Over 180 residential building permits are currently pending completion.

Boats, Boats and more Boats are manufactured in Vonore, Tennessee, per capita on property conveyed from TRDA than anywhere else in the country.

There are three major campgrounds with virtually 100 percent occupancy providing a campground adventure on over 236 camp sites. There are three 18-hole golf courses and tennis courts located for easy access. There are multiple boat ramps along the approximate 11 miles of lake frontage.

It has been said that remarkable things can be accomplished if you do not care who gets the credit. Remarkable

things have been accomplished at Tellico, quietly and efficiently. The three county Executives and their representatives on the Tellico board of directors have come and gone without fanfare or fame. None was sought. Business of the Board was conducted over the first 40 years of the unique Tellico adventure without adverse publicity or litigation. Over 4,000 jobs were created by businesses located on the project land and an untold number of spin off jobs off the project land. Residential housing along the lake has surged with millions, if not billions, of dollars pumped into the local economies. Workforce training and the availability of good jobs have benefitted young and old alike: the young who are starting their families and wish to stay in Tennessee and the old who want to enjoy their retirement years with their children and grandchildren nearby.

Although no credit or recognition has been sought, the project would never have been successful without the honest dedication, work ethic, and common sense of the five Executive Directors and their superb staffs serving over the last 40 years to benefit the thousands of people and communities within the Tellico area. They should all be very proud of their work at Tellico and their accomplishments.

Charles Hall almost singlehandedly brought the Tellico Dam to completion by his refusal to give up when the opposition heated up. His stamina and his firm belief that the Tellico project was the right economic solution for the region empowered him to stay the course

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# TRDA in 2022

until the job was done. He was appointed to the initial 9 member Board of Directors in 1982, and was chosen by the board to manage the Agency pending the selection of a permanent Executive Director. He served as a member of the Board from 1982 to the date of his death in 2014 at the age of 90. Charles Hall was in attendance at every meeting of the TRDA Board of Directors.

The next Executive Director was Jack Hammontree. Selected from an application pool that exceeded 150 qualified applicants, Jack Hammontree brought to the Agency an organization and common sense that enabled the Project to survive financially in the early years with very little revenue and without incurring debt. Larry Colaw succeeded Jack as the third Executive Director. He developed a nuts-and-bolts approach with an emphasis on fiscal management, by carefully and prudently controlling expenses while maximizing revenue. Upon Larry's retirement, Ron Hammontree (cousin to Jack) was selected by the Board from a broad range of applicants. Personable and affable, Ron was the ideal person to take the Agency to the next level. He was retired from his job in workforce development with the Tennessee Department of Labor. His personality engendered trust and confidence in recruiting new prospects. Ron, on his retirement, was followed by Bryan Hall, a native of Monroe County, and the Director of Economic Development for Monroe County. His business logic, work ethic, and communication skills make for a very positive future for the Agency.

There you have it. 40 years and counting.

*David Black,*  
Charter Board Member

Businesses/Industries —26

Employees in Tellico West—approximately 5,100

Employees Counties of Residence—Anderson, Blount, Bradley, Knox, Loudon, McMinn, Meigs, Monroe, Polk, Rhea, Roane, Sevier, Williamson, and Wilson Counties

Average Beginning Manufacturing Salary—\$17.50 per hour

Estimated Value of Business/Industrial Facilities

Tellico West — over \$500 million

Tellico Corporate Peninsula — \$10 million

Industrial Acres Sold/Donated

Tellico West — 722.59, \$11,574,138.68

Tellico Corporate Peninsula — 360.28, \$3,137,477.50

Acres Remaining

Tellico West — 738.8431

Tellico Corporate Peninsula — 1,483.72

Residential Acres Sold—5,748.2360

Commercial/Recreation Acres Sold—512.29

Total Acres Remaining for Development—2,222.56

<sup>1</sup> Century Farms were farms that had operated continuously for over 100 years.

<sup>2</sup> A more comprehensive history will be forthcoming.



**Industry**

BH Electronics  
Carlex Glass Company  
Commercial Vehicle Group (CVG)  
Exel/DHL  
Great Lakes Boat Top Company  
HCB Yachts  
JTEKT  
MasterCraft 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.  
Yamaha

**Recreational Facilities**

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

**Residential Communities**

Foothills Pointe  
Harbour 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  
Pinnacle MotorSports  
Pristine Car Wash

**Board of Directors**

Buddy Bradshaw, *Chairman*  
Ed Mitchell, *Vice Chairman*  
David Black

Henry Cullen  
Mitch Ingram  
Randy Massey

Jimmy Matlock  
Patty Weaver  
Mike Webb

Bryan Hall, *Executive Director*

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