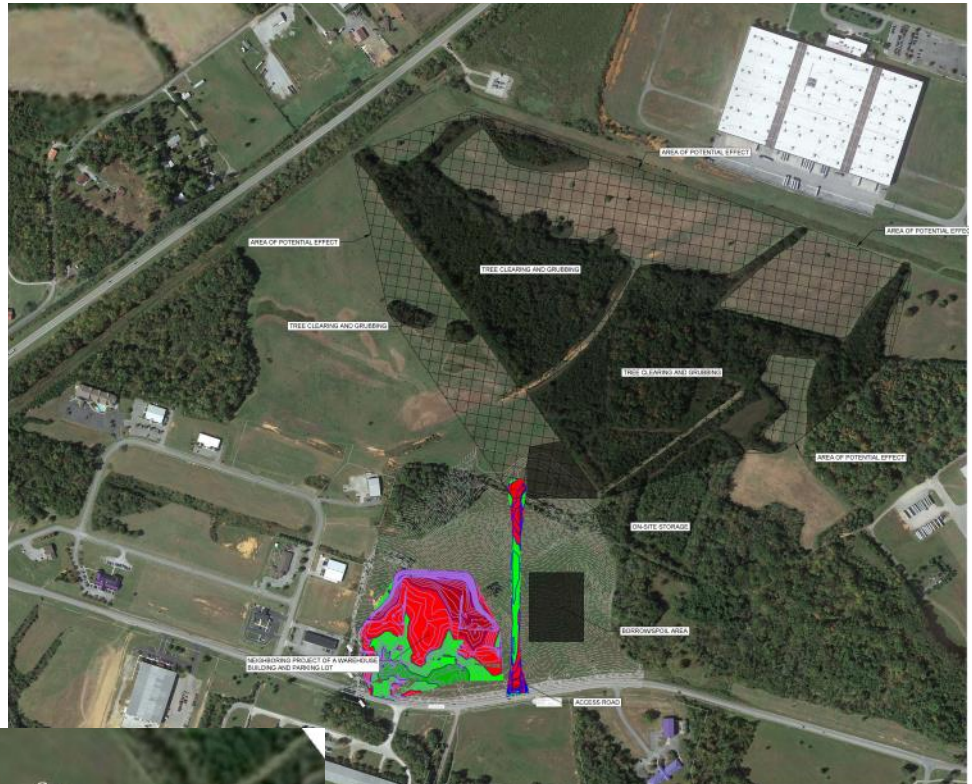




Annual Report 2023

Industrial Access Road

In a continuing effort to provide quality industrial property, Tellico Reservoir Development Agency has partnered with TVA and their InvestPrep Program to construct an industrial access road inside Tellico West. The new road will provide a much-needed point of access to a large 185-acre industrial site and the newly constructed 110,000-square-foot industrial building. Tree clearing on the project site will greatly improve the



marketability of the 185-acre industrial site. This site in Tellico West is one of the few remaining available large industrial sites in the East Tennessee Region.

The InvestPrep Program is an innovative, market-driven, investment program designed to improve sites and facilities in the Valley, allowing TVA communities to become more competitive in their efforts to attract new jobs and capital investment.

40th Anniversary Celebration

In 2022-23 TRDA celebrated its 40th anniversary. The celebration was held at Rarity Bay Country Club on October 25, 2022. Many former and current Board of Directors members were in attendance along with other local officials from Blount, Loudon, and Monroe Counties, Tennessee Valley Authority, and State government. Mr. Larry Colaw (Executive Director 1987-1997) and Mr. Ron Hammontree (Executive Director 1997-2018) shared a few of their memories. Mr. David Black, who has served on the Board of Directors since TRDA's inception in 1982, shared a history of the Agency. Mrs. Sue Pangle was recognized for her 38 years of service to the Agency.



Ron Hammontree



David Black



Larry Colaw



Sue Pangle



Camp-Right with TRDA Campgrounds

The 2023 camping season was another success for TRDA's three campgrounds: Toqua, Lotterdale Cove, and Notchy Creek.

For the 2023 season Toqua Campground site rentals were at 82%, Lotterdale Cove Campground site rentals were at 82%, and Notchy Creek Campground site rentals were at 79%. Toqua Campground transient site rentals were up 2.61% from last year, Lotterdale Cove Campground transient site rentals were up 4.90% from last year, and Toqua Campground transient site rentals were up 22.41% from last year.

Campspot recently came out with the 2024 Camping Trends Outlook for Campground Owners. These trends were compiled from surveys of campers as they made reservations in Campspot Marketplace. These surveys show the following

information of what campers are looking for going into the 2024 season. All three of TRDA's Campgrounds already have these amenities in place and ready for the campers to enjoy next season.

- The number one campsite element

that contributes to a feeling of relaxation for campers is being waterfront, closely followed by access to an on-site beach.

- 64% of campers claim nearby natural water features such as beaches, rivers, or lakes contribute to their feeling of relaxation when spending time outdoors.
- Top amenities campers are most interested in: 63% sanitation, 63% water recreation, and 50% swimming.
- 90% of campers said they would spend the same or more as in 2023.
- 93% of campers feel more relaxed or mentally refreshed after time spent camping versus other kinds of trips.
- 43 percent of campers claim

low sound levels contribute to a feeling of relaxation and mental refreshment when staying at a campground.

In 2023 all three of TRDA's campgrounds became Camp-Right Certified by TVA at a Gold Level. Each campground scored a 100% by meeting all of the criteria set by TVA.

TVA's Camp-Right Campgrounds Program recognizes the campgrounds on former TVA land that are committed to environmentally responsible practices and that share TVA's passion for protecting the environment.

The management and camping practices are assessed in four areas: Resource Conservation and Management; Campground Siting, Design, and Maintenance; Waste Management; and Public Education. This program acknowledges campgrounds that provide safe, high-quality camping experiences while conserving

natural resources of the Tennessee Valley. All three campgrounds are listed as a Camp-Right Campground on the TVA website at: www.tva.com/environment/recreation/tennessee-valley-camp-right-campgrounds.



View from Notchy Creek Campground

Pristine Auto Wash is now open for business in Tellico West. The car wash can accommodate large passenger trucks as well as other passenger vehicles. It offers corporate memberships and monthly packages to local companies and the community. Call 423-295-4056 for more information. The 24/7 fully automated drive-thru carwash is located at 11 Excellence Way.

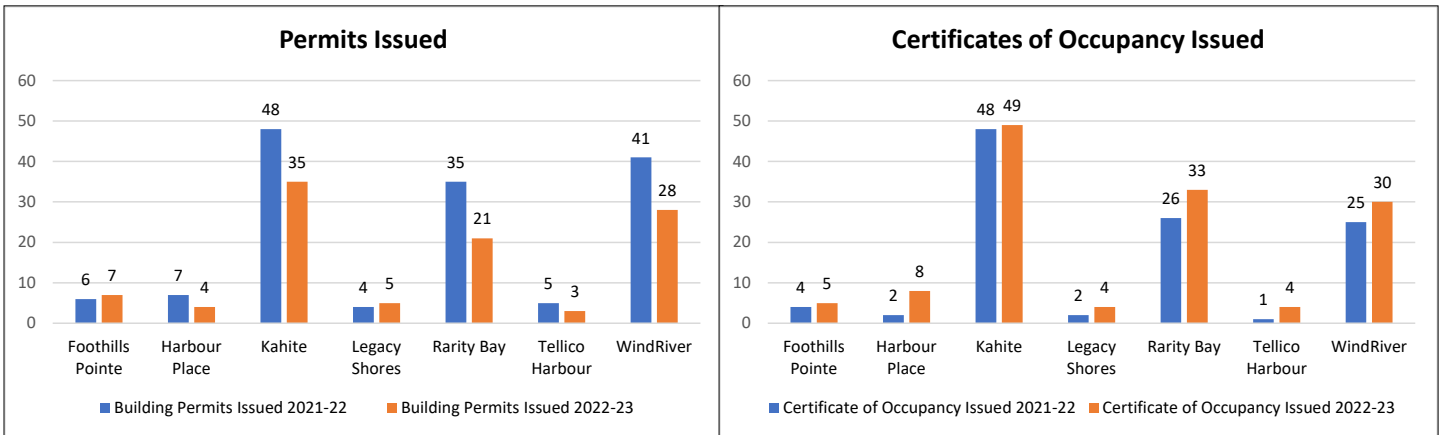
Pristine Auto Wash Now Open





Residential Permit Issuance

In the 2022-23 fiscal year TRDA saw a drop of 29.5 percent in the amount of residential building permits issued in the seven developments TRDA oversees. The U.S. average for home building starts was down approximately 14 percent nation wide during this same period. The rise in mortgage rates has contributed to this decline; however, the continued shortage of available existing housing has prevented a larger decrease. Certificates of Occupancy climbed by 23.1 percent.



Buildings Nearing Completion

With so few high-quality industrial buildings available in the East Tennessee Region, Tellico Reservoir Development Agency decided to partner with Warehousing USA and JS Construction to build two industrial buildings in Tellico West.



Warehousing USA has constructed an 110,000-square-foot building on 13.69-acres at 30 Excellence Way. JS Construction has constructed a 50,000-square-foot building on 9.32-acres at 33 Excellence Way. Both buildings were constructed for long-term lease and will be available late fall 2023.

Wastewater Operation Improvements

In August 2023, TRDA took back operational control of its Wastewater Treatment Plant (WWTP). Tellico Area Services System (TASS) had been running the plant for TRDA since 2015. TRDA hired two new employees to operate the plant. Nicholas Galloway was hired to fill the Chief

Operator position. Mr. Galloway, a certified Grade 4 Wastewater operator, came from Knox Utility Board with three years'

experience. He is a graduate of the Water Quality Technology, A.A.S. program at Pellissippi State Community College. TRDA also hired Bryson Millwood, who had been working at the plant as a TASS employee since 2022. Mr. Millwood is an Operator in Training working towards his Grade 3 License.

The WWTP has seen much change in the last six

months. From the finalization of the Peracetic Acid (PAA) pilot program to a new Chief Operator being named August 1. With the latter have come many process changes to correct issues the plant has experienced over the years. The next couple of months should see more improvements coming to the plant.

New flow meters and controllers are being ordered to replace obsolete units. A new Supervisory Control and Data Acquisition,

(SCADA) system with trending, monitoring, and better alarm reporting is being designed. With the completion of the PAA pilot program a permanent PAA building is being constructed. Now that solids seem to be at a manageable level, a roof is going to be constructed over the drying beds to allow for them to be utilized over the winter.



Nicholas Galloway



Bryson Millwood



Maintenance Staff Members: Jason Bartlett, David Brooks, El Matthews, Cotay Baxter, and Perry Belcher

New Maintenance Staff

Due to overwhelming growth in TRDA's Campground division a new maintenance staff position was created this year. Jason Bartlett was hired to fill the new position. Mr. Bartlett comes to TRDA from Covenant Health, where he had worked in maintenance for 17 years.

Perry Belcher was hired to fill an open maintenance position. Mr. Belcher joined TRDA from MasterCraft Boats maintenance department where he had worked for 13 years.

Tellico Plaza Welcomes New Tenant

TRDA would like to Welcome Senior Care Partners of East Tennessee to the Tellico Plaza. Senior Care Partners of East Tennessee is centered on meeting the needs of our senior community in the most effective way possible. They offer a team-based model providing care in multiple settings including: outpatient clinic; assisted living facilities; skilled and long-term nursing care facilities; and in-home care. Their goals include:

- Providing specialized medical care to seniors in all settings.
- Improving continuity of care between inpatient and outpatient settings.
- Establishing partnerships among all venues of care to improve transitions and outcomes.

New Web Site Launched

In conjunction with Trademark Advertising, TRDA launched an updated and improved web site. The new web site went live in October 2022. Check it out at www.Tellico.com



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
Senior Care Partners of East Tennessee
Monroe County Emergency Services
Sweetwater Hospital Association

Business and Education

Adams Generators
Alcoa TN Federal Credit Union
Cleveland State Community College
Grand Vista Hotel & Suites
Meatheadz

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

Henry Cullen
Mitch Ingram
Randy Massey

Jimmy Matlock
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Mike Webb

Bryan Hall, *Executive Director*

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