



# Tellico Reservoir

Development Agency

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## Annual Report 2024

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### Project Kiwi Begins Construction



Kiwi II Construction, Inc. was founded in 1982 by two New Zealanders (Kiwis), hence the name Kiwi II. It started as an installation crew installing steel buildings of all shapes and sizes. These included aircraft hangers, strip malls, business parks and self-storage projects. As a company, Kiwi II has developed alongside the storage industry and caters almost exclusively to this market.

As clients went nationwide, the company followed them realizing early on that controlling the quality and performance of projects across the nation would require committed individuals. Today, many of the original employees run multiple installation crews nationwide or are otherwise involved in the company. Kiwi II has a full drafting and engineering department with many years of experience in the industry and is capable of creating anything from full 3D models to quick one-

dimensional layouts on potential sites for clients.

Today, the company has become one of the few "one-stop shops." Kiwi II has grown to the forefront of the industry with its dedication to producing quality projects from start to finish including drawings, engineering, manufacturing, installation labor, and project support. Kiwi II has a combined staff nationwide of about 120 specializing in self-storage. A long list of customer referrals and partner relationships includes General Contractors, Architects, Feasibility Companies, and Door Companies. Kiwi II Construction is a well-respected company in the storage industry.

Wayne Woolsey, President of Kiwi II Construction, Inc.

recently said, "Kiwi II Construction is excited that we have started construction on our new facility here in Vonore. We are thankful for the help of TRDA, Bryan Hall, and our contractor, Sons Construction. Our team is looking forward to watching the progress of our new facility."

Kiwi II purchased 4.17 acres in Tellico West. Construction of the new facility began in the fall of 2024 and is expected to be completed by fall 2025. Kiwi II will be hiring a workforce in the coming months.



# HCB Yachts Receives Innovation Award

In the realm of luxury center console yachts, HCB Yachts has raised the bar to unparalleled heights with the debut of the 48 Campeón and the 53 Sportfish. The 48 Campeón not only turned heads at the Miami Boat Show, but also secured the prestigious Innovation Award. As the best center console yachts make waves in the industry with the 65 Estrella, 53 Sueños, 42 Lujo and 39 Speciale, HCB Yachts stands at the forefront of innovation, setting a new standard with the 48 Campeón and the conceptual launch of the 56 Sueños GIX. They received an award in February 2024 at the Miami Boat Show.

HCB Yachts made a resounding statement at the Miami Boat Show with the unveiling of the 48 Campeón, a vessel that effortlessly blends performance, luxury, and innovation. Widely recognized as one of the best center console yachts highlighted at the event, the 48 Campeón not only captured the imagination of enthusiasts, but also clinched the coveted Innovation Award. This accolade underscores HCB Yachts' commitment to pushing the limits of what defines the best in center console yachts.

Securing the coveted Innovation Award at the Miami Boat Show is a testament to the cutting-edge design, technological advancements, and unparalleled craftsmanship embodied by the 48 Campeón. This accolade not only recognizes our commitment to innovation, but also serves as a beacon for the industry, signaling a new standard for center console yachts. The Innovation Award is a celebration of our team's collective vision, skill, and passion for crafting vessels that redefine the yachting experience.

Source: <https://hcb-yachts.com/hcb-yachts-stands-as-the-best-center-consoles-in-the-world-debuting-the-48-campeon-53-sportfish-and-the-56-suenos-gix-at-the-miami-boat-show/>



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# Johns Manville Moves Into Tellico West

In July Johns Manville occupied the former Ryder/ConAgra facility. Johns Manville (JM), a Berkshire Hathaway company, is a leading manufacturer and marketer of premium-quality products for building insulation, mechanical insulation, industrial insulation, commercial roofing and roof insulation, as well as fibers and nonwovens for commercial, industrial and residential applications. In business since 1858, the Denver-based company has annual sales over \$4 billion and holds leadership positions in all of the key markets that it serves. JM employs nearly 8,000 people and operates in 43 North American and European locations. Additional information can be found at [www.jm.com](http://www.jm.com).



The Johns Manville Distribution Center receives over 200 loads per week of fiberglass mat from its Etowah production facility. Two dozen employees store and prepare this material. JM uses the Vonore warehouse to help ensure product is readily available for shipping to domestic and international customers.

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# Genera Occupies Spec Building

Genera Fiber Products has leased the 50,000-square-foot building constructed by JS Construction. Genera operates two key facilities in Vonore, TN. The two facilities include the company's Vonore, TN, Fiber Products Mill and its Biomass Innovation Park research campus.

Genera's Fiber Products Mill is the largest fully integrated non-wood fiber and fiber product manufacturing facility in the United States. The mill produces ag-based fiber for market use as well as molded fiber food service and packaging products. The process and technology used in the facility create a high-quality, short fiber wet lap market pulp in a more sustainable method than other technologies. Their thermoforming operations produce high quality, durable goods for use in a variety of food service applications. In addition to the state-of-the-art manufacturing and warehousing capacity, the facility has significant laboratory space utilized by Genera for product R&D and quality control services.

Genera's Biomass Innovation Park (BIP) has been in operation since 2011. The site hosts the Genera corporate headquarters along with significant biomass handling and processing capabilities. The facility is operated to bridge the gap between farm gate and the industrial manufacturing facility gate, ranging from biomass receiving and inventory management to size reduction and characterization. BIP handles a wide range of biomass feedstocks each year, including dedicated agricultural crops, crop residues, and woody materials.





# Elevating The Camping Experience

During the 2024 camping season, the TRDA-managed campgrounds including Toqua, Lotterdale Cove, and Notchy Creek continued to deliver the East Tennessee region with exceptional experiences for families and outdoor enthusiasts alike. Dedication to enhancing our campers' stay led to several updates that we are thrilled to share.

At Toqua Campground, premium campsites were introduced this season. These campsites provide guests with an elevated level of comfort and convenience. These sites feature prime locations along Tellico Lake, and enhanced amenities including an outdoor fireplace, concrete pad, and a charcoal grill, along with the stunning views of the Smoky Mountains. These campsites have been a perfect addition for those looking to make their stay extra special.

TRDA is committed to making our campgrounds not just a place to stay, but a destination to enjoy. With the enhanced landscaping at our Notchy Creek Campground and Lotterdale Cove Campground, we've made the beautifully maintained grounds and added greenery a relaxing and picturesque environment.

Campspot, our reservation system software, reports that traditional campgrounds and RV



resorts in the United States saw a slight decrease in occupancy during the 2024 peak season in transient campers (27 days or less) year-over-year. In addition,

they report a trend of seeing an increase in seasonal reservations (28+ days). Our campgrounds are seeing a similar trend as well. For the 2024 season, Toqua Campground campsites were at 81.61% which is a slight decrease from the previous year. Lotterdale Cove Campground campsites were at 77.20%, a slight decrease over last season. For Notchy Creek Campground, the

campsites were at 84%, an increase of 5% over last season. However, the transient campsites were slightly down for each of our campgrounds.

The transient campsites at Toqua Campground were slightly down

1.93% from last year, Lotterdale Cove was down 5.71% from last year, and Notchy Creek Campground was slightly down 4.55% from last year.

Our seasonal campsites reservations were occupied again this year with a growing waiting list for those campers wishing to

enjoy long-term camping. In addition, our winter camping season continues to thrive. Our Toqua Campground had 41 campers take advantage of this winter camping season compared to only 34 campers in Year 2023. This winter camping season at Lotterdale Cove Campground consisted of 19 campers compared to 20 campers last winter season. Camping in the winter season certainly offers a front row seat to nature's quieter beauty.

With Campspot reporting the camping industry remaining steady in the coming year, our goal remains the same: to offer all guests a memorable camping experience. Whether our

guests are roasting marshmallows around the campfire, enjoying Tellico Lake, or exploring the great outdoors, our campgrounds are the perfect setting for cherished moments. We

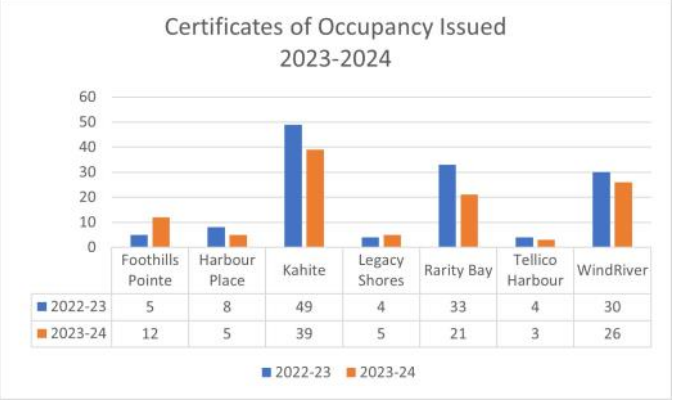
invite everyone to create unforgettable memories at our campgrounds.



## Welcome ValleyShore Engineering

TRDA welcomes VALLEYSHORE ENGINEERING, the newest company in Tellico West Industrial Properties. According to the company web site, "At Valley Shore Engineering, our mission is to provide innovative and sustainable solutions that shape a solid foundation for a resilient future. With a steadfast commitment to excellence, integrity, and safety, we strive to exceed our clients' expectations and contribute to the development of infrastructure projects that enhance communities and promote environmental stewardship." Their services include geotechnical, environmental, and construction material testing.





## Residential Permit Issuance

U.S. Housing Starts is a critical indicator of the health of the housing market and broader economy. Tracking the number of new residential construction projects each month, this data offers insights into the direction of the real estate market, construction industry, and economic growth. For detailed information, visit the [U.S. Census Bureau Housing Starts page](https://www.census.gov/housing/housingstarts/).

During the 2023-24 fiscal year, TRDA experienced a 9.7 percent decrease in residential permits issued. The Market Edge reports Blount County saw a 35 percent increase for the first three quarters of 2024, while Loudon County had a 4 percent decrease and Monroe County reported a 2 percent decrease in overall residential permit issuance for the same period. According to Mood’s CRS, who tracks building statistics nation wide, declining single-family housing starts has been the trend nation-wide in 2024.



## Yamaha Expands

In 2023 Warehousing USA constructed a 110,000-square-foot building for long-term lease in Tellico West. Yamaha Jet Boat Manufacturing, part of the Yamaha Motor Company USA, has contracted to lease the building. Yamaha utilizes 80 percent of the floor space for warehoused inventory storage that feeds production operations at their manufacturing plant which is one mile up the road. The other 20 percent of the facility houses production operations. Seventy-five employees were transferred from nearby operations to staff the facility. The Vonore manufacturing facility borders Lake Tellico

and serves as the primary point of Yamaha boat production for the USA, Canada, and select International markets. The state-of-the-art facility has more than 450 employees.





# Construction of “Industrial Boulevard” Completed



In a continued effort to improve infrastructure and provide opportunities for future growth in Tellico West Industrial Properties, Tellico Reservoir Development Agency partnered with the TVA InvestPrep Program to construct an industrial access road and clear 56-

acres of trees. The construction of “Industrial Boulevard” and large acreage tree clearing project has been completed. Industrial Boulevard provides access to a 185-acre tract of industrial property. This project is essential for future growth inside Tellico West Industrial Properties.



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



## Project Announcement

The Appalachian Regional Commission (ARC) announced approval of a grant in the amount of \$543,111 to the Tellico Reservoir Development Agency for the Tellico West Industrial Sites Development Project, improving access to two industrial sites in Tellico West Industrial Properties.

The proposed project will extend a 1,100-linear-foot access road with water, sewer, electric, and gas utility extensions on public easements to provide access to a 40-acre waterfront industrial site and a 20-acre industrial site.

Continuing road construction growth, especially in the context of economic development, is an essential part of building a solid infrastructure

foundation. Roads not only improve transportation efficiency, but also support local businesses, attract investment, and create jobs.

## Wastewater Treatment Plant Update

The WWTP took a large technological leap this year with the completion of a \$60,000 SCADA (System Control and Data Acquisition) project. This allows the TRDA WWTP Operators to have 24-hour supervision of the plant on their mobile devices. The installation of a fiber backbone protects the communication network from lighting strikes and allows for future expansion and upgrades. Currently, it is only a supervisory system, but the goal is to allow for the Programmable Logic Controller’s to automatically control processes that are currently done manually by the operators.

A new improvement to the disinfection system is underway utilizing Peracetic Acid (PAA) instead of chlorine gas. Peracetic Acid is a new and emerging disinfectant that has gained notoriety by its use at both of Memphis’s WWTP. PAA is a safer and more environmentally friendly solution. This is also safer for the health of the operators and surrounding partners in the industrial park.

A GPS/GIS survey with closed circuit recording of the complete sewer system was performed in the summer. With the help of Cannon and Cannon, every manhole had

a complete 360 degree video made for inspection purposes. This will allow for periodic comparisons to evaluate for future manhole rehab projects. This complete survey of the system also allows for more efficient connections for future developments within the TRDA industrial park.

Currently, a project to rehab the tanks at the WWTP is underway. The operators removed more than 20 dump-truck loads of material from the main treatment tank. This is being followed up with pressure washing and inspecting the tank. The tanks that have completed operator inspection are being pressure washed and stained to protect them.

Other maintenance items completed were installation of a new pump station pump and a new digester pump. An influent pump was also rebuilt.

TOSHA inspected the plant and made recommendations to TRDA. The result being mostly maintenance issues and nothing major. A new safety station was installed with a safety shower at the disinfection tank at the WWTP.

BH Electronics  
 Carlex Glass Company  
 Commercial Vehicle Group (CVG)  
 Exel/DHL  
 Genera/Vonore Fiber Products, LLC  
 Great Lakes Boat Top Company  
 HCB Yachts  
 Johns Manville  
 JTEKT  
 MasterCraft Boat Company  
 MidWest Industries/Shoreland'r Boat Trailers  
 MMD Mineral Sizing America  
 Pacific Coast Marine Windshields  
 PGM Technologies  
 Precision Strip, Inc.  
 Sea Ray Boats, Inc.  
 ValleyShore Engineering  
 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  
 Senior Care Partners of East Tennessee  
 Monroe County Emergency Services

**Business and Education**

Alcoa TN Federal Credit Union  
 Cleveland State Community College  
 Grand Vista Hotel & Suites  
 Pristine Car Wash

**Board of Directors**

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 Mitch Ingram  
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Bryan Hall, *Executive Director*

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