

Hardin Valley Business and Community Alliance (HVBCA)

Wednesday, June 15, 2022, 12:00 noon, HV Church of Christ

Meeting Minutes

**I. Welcome – Sage Kohler, President**

- a. Call To Order 12:04pm
- b. Thanks to everyone for being on time and joining us. Welcome everyone.
- c. Reminder to sign in so that we can keep attendance. Sign in sheet.

**II. Prayer and blessing** by one of our church partners – Zach with Immanuel Church

**III. Call for corrections and approval of the minutes.**

- a. Call for corrections, none.
- b. Motion to approve minutes to host by Shelby Brooks, Terry Hill second. Passed.

**IV. Treasurer’s Report – Eric Wolburg**

- a. We have money \$9500 general fund
- b. \$150 deposit for banner for Food Truck Rally
- c. Renewal memberships are due \$50 annually. Please indicate who you are so that membership can account for your membership. In the process of securing an electronic payment method. Invoices went out last week.

**V. Programs Chair, Rob Speas – John Whitehead & Jackie Raley, Knox County Property Assessor’s Office**

Marine Corp in 1971, began working in the Assessor’s office in 1972. Highest certification in the State of TN. Assessments must be revenue neutral. The County can not make or lose money. This means that the rate of \$2.12 is adjusted. Reappraisals occur every 5 years. Appraisal is 100% value of your house. Assessment is 25% of appraised value. Commercial is 40%. State law sets calculation. An average appraisal increase is figured countywide – this appraisal cycle 40%. Property value increase up to 40% will not see an increase. Increased rates originate from the Mayor’s office. New revenue comes from new construction, that is how additional revenues are added to the County budget. 10-12k appeals. 215-2006 is the number for formal appeals beginning June 1, 2022. If you appeal, you need to provide information to support your appeal like comparable sales, appraisals. Real estate market drives appraisal values. National investment firms are coming to Knoxville and buying homes / subdivisions to lease. Home sales over asking price. Questions regarding regulations that will address investment firms, because there are no laws restricting this practice. Assessors meet regularly and they are having ongoing discussions with industry professionals. Is there a Senior exemption or income exception? 15 acres or more fall under the Greenbelt – value at market value, value what you can grow on the property (not actual use, but maximum use), State determines those values. Is there a Military Veterans exemption – only if they are disabled. Again, starts at the State level. Owner of rental properties receives offer letters regularly. Terry Hill spoke to constituents’ inquiries about market value. Sage spoke to the need to review your home insurance coverage – increased values may impact your coverage.

**VI. General Business & President’s Report**

- a. HV Food Truck Rally – TODAY HVA Parking Lot 4-8pm, HVBCA sponsor, minimum of 3 food trucks, HVBCA tent, drink sponsorships see Martin Smith, this week’s sponsor Tennessee Children’s Home- please bring your own table, signs, change, and donation jar
- b. Only 2 members who have not renewed. We are almost at our goal of 50. Membership is \$50 annually, if you have not submitted your application, please do so. Email interest to [info@hvbc.org](mailto:info@hvbc.org). Meetings are set for the 3<sup>rd</sup> Wednesday of every month. Please open emails

and check junk email / spam folders. Visitors and guests are welcome to attend twice without membership status.

- c. Announcements – Shelby Brooks has served us so well as Membership Chair, and Brook Mast will be taking over as the new Chair and will also help with Database Management. Shelby will be working with Hannah Willard with Events.

## **VII. Executive Board Reports / Committees**

### **a. Membership Committee Report- Shelby Brooks**

- i. Almost to our goal of 50 members
- ii. 2<sup>nd</sup> Wednesday of every month at Maple Street Biscuit
- iii. Working on Membership Directory List. Hoping to print a directory in early 2022.
- iv. Extend invitations to neighbors and businesses to join us.

### **b. Events Committee Report- Hannah Willard:**

- i. Volunteers are needed for this committee.
- ii. Committee meeting on May 5 – discussed Light Up The Valley, Cocoa and Caroling in the Park
- iii. Flags out on Memorial Day
- iv. Planning a Fall Event & Christmas

### **c. Communications Committee Report- Jennifer Wilson:**

- i. [Info@hvbc.org](mailto:Info@hvbc.org)
- ii. Please send pics to [info@hvbc.org](mailto:info@hvbc.org)
- iii. Like, follow, and share our FB page.
- iv. Spotlight business bio will be posted the day after our regular meeting on social media.

### **d. Community Needs Committee / Valley Vision- Kim Frazier:**

- i. Trees at the LCUB substation update – Chrys Huston
- ii. Parks & Recreation Proposal – Parks & Rec confirmed efforts are moving forward on the HV Community Center and Improvements to Melton Hill
- iii. Advance Knox – please participate
- iv. Food Truck Night – Wednesday. Drink Sponsors needed. CANCELLED due to heat
- v. No June or July Valley Vision Meeting
- vi. Next Meeting August 31, 8:30am Morning Pointe

### **e. Political Updates – Terry Hill, District 6 County Commissioner:**

- i. Kudos to HVPA and the Community for working together with the Applicant for the best development possible
- ii. Addition of a new wing at HVA with 32 new classrooms that will begin in the Fall

## **VIII. Business Spotlight Speaker 5 minutes – Morning Pointe Ben Stifel**

Morning Pointe Hardin Valley is the newest addition to the Senior Assisted Living and Memory Care in Knox County. Morning Pointe allows our citizens to age in community offering medical assistance, transportation to appointments, delicious meals, and a vibrant environment of residents and caregivers. Residents have access to exercise programs, activities, entertainment, and group outings.

## **IX. Introduction of members and guests**

## **X. New Business & Announcements:**

- a. Martin Smith and Charles Martin – Food City has \$7000 allotted for Communities. Please link your Food City card to your schools, nonprofits.
- b. Martin Smith needs drink sponsors and game corner sponsor for the Wednesday Food Truck Rally.
- c. Thank you to Community Partners for sponsoring TN Childrens Home sponsorships.
- d. Manuela announced an opportunity for us to come out and support our Veterans on May 30, 3:30pm at Flying J Watt Rd, PreciousMedals.org

- e. Thanks to our Membership who has committed to reaching out to 5 people and invite them to attend.

**XI. General Business**

- a. Next meeting will be at the HV Church of Christ, June 15, noon
- b. Please send applications and checks to  
HVBCA  
11345 Hardin Valley Rd.  
Knoxville, TN 37932

**XII. Door prize sponsor: Karns Fair Goody Bag with a Complimentary Booth- Bob Fox and Julie Muse. Terry Hill provided Karns Nutrition prize.**

**XIII. Door prize winners: Dawn Walsh and Shelby Brooks**

**XIV. Door prize sponsor for next month:**

**XV. Business Spotlight Speaker for Next Meeting: Jennifer Wilson with BioPure**

**XVI. Special Guest Speaker Next Meeting:**

**Meeting Adjourned:** Motion to adjourn by Terry Hill, Second by Kim Frazier. Meeting adjourned at 1:07pm