



JASON E. MUMPOWER
Comptroller

**TENNESSEE STATE FUNDING BOARD
OCTOBER 20, 2025
AGENDA**

1. Call meeting to order, establish that there is a physical quorum, and receive public comment on actionable items in accordance with Tenn. Code Ann. § 8-44-112 and Board guidelines
2. Consideration for approval of minutes from the August 25, 2025, meeting
3. Report from the Department of Economic and Community Development for approval of funding for the following FastTrack projects:
 - **Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. – Morristown (Hamblen County)**
FastTrack Economic Development Grant \$ 910,000
 - **Nidec Motor Corporation - Lexington (Henderson County)**
FastTrack Economic Development Grant \$ 1,000,000
 - **Lochinvar, LLC – Lebanon (Wilson County)**
FastTrack Job Training Assistance Grant \$ 208,000
4. Adjourn

The Board meeting will be held in the Volunteer Conference Center, 2nd Floor, Cordell Hull Building, 425 Rep. John Lewis Way N., Nashville, TN. Board members are allowed to participate by electronic means. The public may attend in person or virtually by using the following link:
<https://www.comptroller.tn.gov/office-functions/sgf/sgf-calendar/2025/10/20/state-funding-board-meeting.html>

TENNESSEE STATE FUNDING BOARD
August 25, 2025

The Tennessee State Funding Board (the “Board”) met on Monday, August 25, 2025, at 2:30 p.m., in the Volunteer Conference Center, 2nd Floor, Cordell Hull Building, Nashville, Tennessee. The Honorable Tre Hargett, Secretary of State, was present and presided over the meeting.

The following members were also physically present:

The Honorable David H. Lillard Jr., State Treasurer
Commissioner Jim Bryson, Department of Finance and Administration

The following members were absent:

The Honorable Bill Lee, Governor
The Honorable Jason E. Mumpower, Comptroller of the Treasury

Having established a physical quorum, Secretary Hargett called the meeting to order. Secretary Hargett, in accordance with Tenn. Code Ann. § 8-44-112 and Board guidelines, asked Ms. Sandra Thompson, Director of the Division of State Government Finance (SGF) and Assistant Secretary to the Board, if any requests for public comment had been received. Ms. Thompson responded that no requests had been received.

Secretary Hargett then presented the minutes from the meeting held on July 21, 2025, for consideration and approval. Commissioner Bryson made a motion to approve the minutes. Treasurer Lillard seconded the motion, and it was unanimously approved.

Secretary Hargett next recognized Mr. Stuart McWhorter, Commissioner of the Department of Economic and Community Development (ECD), to present FastTrack projects for consideration, and Ms. Allyson Crystal, Budget and Finance Administrator, ECD, to present the “FastTrack Report to State Funding Board” (the “Report”). Ms. Crystal reported that, as of the July 21, 2025, Board meeting, the FastTrack balance was \$686,175,991.88. Since that time, \$6,205,375.05 in new funds had been appropriated; \$3,187,381.71 had been deobligated; \$2,000,000.00 in new grants or loans greater than \$750,000.00 had been approved; \$112,000.00 in new grants or loans less than \$750,000.00 had been approved; and \$1,680,412.74 in funds had been spent on FastTrack administrative expenses, which resulted in an adjusted FastTrack balance available for funding grants and loans of \$691,776,335.90 as of the date of the Report. Ms. Crystal reported that total commitments had been made in the amount of \$427,352,373.20, representing 61.8% of the FastTrack balance, resulting in an uncommitted FastTrack balance of \$264,423,962.70. Ms. Crystal reported that the amount of proposed grants for the projects to be considered at this meeting totaled \$8,900,000.00, and if these projects were approved, the uncommitted balance would be \$255,523,962.70, with a total committed balance of \$436,252,373.20, which represented 63.1% of the FastTrack balance. Secretary Hargett then asked Commissioner McWhorter to present the following FastTrack projects:

- **Hitachi Energy USA, Inc. – Alamo (Crockett County)**
FastTrack Economic Development Grant \$ 1,000,000.00
- **Vibrant Health Products Inc. U.S.A. – Rossville (Fayette County)**
FastTrack Economic Development Grant \$ 3,750,000.00

- **Dura-Line Intermediate Corporation & PolyPipe LLC – Erwin (Unicoi County)**
FastTrack Job Training Assistance Grant \$ 1,650,000.00
- **Foam Products Corp. – Erwin (Unicoi County)**
FastTrack Job Training Assistance Grant \$ 1,175,000.00
- **PlastiExports TN LLC & PlastiExports Newco Inc. – Erwin (Unicoi County)**
FastTrack Job Training Assistance Grant \$ 1,325,000.00

Secretary Hargett made a motion to approve the projects, and Commissioner Bryson seconded the motion. The Board member packets included letters and FastTrack checklists signed by Commissioner McWhorter, and incentive acceptance forms signed by company representatives. Secretary Hargett then inquired if the companies that had signed the incentive acceptance forms fully understood the agreements, and Commissioner McWhorter responded affirmatively. Secretary Hargett then inquired if the checklists had been completed for the projects, and Commissioner McWhorter responded affirmatively. Secretary Hargett then inquired if the projects included accountability agreements which would provide protection for the state in the event the entities could not fulfill the agreements, and Commissioner McWhorter responded affirmatively. Hearing no other discussion, Secretary Hargett took the vote, and the motion was unanimously approved.

Secretary Hargett recognized Mr. Steve Osborne, Assistant Director of the Division of Local Government Finance (LGF) to present the Annual Report on Debt Issued by Tennessee Industrial Development Boards (IDBs) for Fiscal Year 2024. Mr. Osborne reported that one hundred percent (100%) of the active IDBs in the state had reported the amount of debt issued, with ninety-four (94) of the ninety-five (95) counties having an active IDB as of the end of Fiscal Year 2024. Mr. Osborne further reported that of the active IDBs, forty-two (42) had no debt outstanding. Mr. Osborne then stated that the IDBs with outstanding debt had two hundred-eight (208) conduit debt obligations and ninety-two (92) direct debt obligations. Mr. Osborne further stated that the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County remained the IDB with the largest issuer with sixty-five (65) conduit debt obligations and \$811 million of outstanding conduit debt. No further action was necessary.

Secretary Hargett then recognized Mr. Osborne to report on a notice of default by the Economic Development Growth Engine Industrial Development Board of Memphis and Shelby County (EDGE). Mr. Osborne stated that EDGE reported a monetary default on their Graceland 2017 Series D Bonds (the “Series D Bonds”). Mr. Osborne further stated this was the eighth notice of default for the Series D Bonds noting that funds had been insufficient to make the scheduled principal and interest payments of \$465,000.00 and \$167,475.00, respectively. Mr. Osborne then stated that under the bond indenture, a failure to make payment when money is not available, is not a default, but the event was required to be reported to the Board pursuant to Board Guidelines. Mr. Osborne stated that subsequent to the reporting, notification was received from EDGE that the trustee had paid previously defaulted principal and interest on the Graceland 2017 Series A Bonds (the “Series A Bonds”) and the Graceland 2017 Series B Bonds (the “Series B Bonds”) in full. Mr. Osborne further stated that payments had also been made (but not in full) for defaulted amounts on the Graceland 2017 Series C Bonds. Mr. Osborne then stated that it was anticipated that funds received by the master trustee would allow it to replenish the reserves for the Series A and Series B Bonds prior to making any payments on the subordinate Series D Bonds. No further action was necessary.

Secretary Hargett observed no further business to come before the Board. Treasurer Lillard made a motion to adjourn, and Commissioner Bryson seconded the motion. The motion was unanimously approved, and the meeting was adjourned.

Approved on this _____ day of _____ 2025.

Respectfully submitted,

Sandra Thompson,
Assistant Secretary

FastTrack Report to State Funding Board

10/20/2025

1. Previous FastTrack Balance, as of Last Report	691,776,335.90
2. + New Appropriations:	0.00
3. + Newly Deobligated Funds:	1,784,352.00
4. + Funds Transferred to FastTrack:	0.00
5. - Funds Transferred from FastTrack:	0.00
6. - FastTrack Grants or Loans Approved Greater Than \$750,000:	(9,518,500.00)
7. - FastTrack Grants or Loans Approved Less Than \$750,000:	0.00
8. - FastTrack Administration	(237,455.79)
9. Adjusted FastTrack Balance Available for Funding FastTrack Grants or Loans:	683,804,732.11
10. Total Amount of Commitments:	491,857,942.41
11. Uncommitted FastTrack:	191,946,789.70
12. Percentage Committed:	71.9%
13. Amount of Proposed Grants or Loans:	2,118,000.00
14. Uncommitted FastTrack Balance if Proposed Grants or Loans Approved:	189,828,789.70
15. Percentage Committed:	72.2%

See next page for explanations of the above questions.

I have reviewed the above and believe it to be correct:



Commissioner of Economic and Community Development

Date:

10/15/25



Department of Economic and Community Development

Stuart C. McWhorter
Deputy Governor &
TNECD Commissioner

Bill Lee
Governor

October 20, 2025

Comptroller Jason Mumpower
First Floor, State Capitol
Nashville, TN 37243

Dear Comptroller Mumpower:

The Department of Economic & Community Development (the "Department") seeks approval by the State Funding Board (the "Board") pursuant to T.C.A. § 4-3-717(a) authorizing FastTrack infrastructure, training, and economic development grants where there is a commitment by an eligible business to create or retain private sector jobs or engage in private investment or where the Commissioner of Economic and Community Development determines that such investment will have a direct impact on employment and investment opportunities in the future. The following projects meet the statutory requirements, and the Department presents these projects to the Board pursuant to the mandates of T.C.A. § 4-3-717(e), which requires approval of grants and loans under the FastTrack Infrastructure Development Program, the FastTrack Job Training Assistance Program, and the FastTrack Economic Development Program that exceed \$750,000 per eligible business within a three (3) year period.

1. Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. – Morristown (Hamblen County)

MAHLE is a leading international development partner and supplier to the automotive industry with customers in both passenger car and commercial vehicle sectors. Founded in 1920, the technology group is working on the climate-neutral mobility of tomorrow, with a focus on the strategic areas of electrification and thermal management as well as further technologies to reduce carbon emissions, such as fuel cells or highly efficient, clean combustion engines that also run on renewable fuels, such as hydrogen. Today, one in every two vehicles globally is equipped with MAHLE components.

MAHLE will bring the company's total headcount in Hamblen County to nearly 800 people. The company's continued investment will allow MAHLE to start production of electric compressors used on fuel-cell electric vehicles, plug-in hybrid vehicles and full electric vehicles.

Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. has committed to create 48 net new jobs and make a \$11,874,590 capital investment within 5 years. The company will have an average hourly wage of \$26.32 for the new positions.



Department of Economic and Community Development

Stuart C. McWhorter
Deputy Governor &
TNECD Commissioner

Bill Lee
Governor

FastTrack Economic Development Grant Funds will help offset expenses such as building expansion, building retrofit, and building improvements for a total of \$910,000. **(\$910,000)**

Total FastTrack funds for this project - \$910,000

2. Nidec Motor Corporation – Lexington (Henderson County)

Headquartered in St. Louis, Missouri, Nidec Motor Corporation (NMC) is a Nidec company and leading manufacturer of commercial, industrial, and appliance motors and controls. NMC is a core part of Nidec Motion & Energy, a Nidec Business Platform and trusted development partner in multiple high-growth spaces including industrial automation, vehicle electrification, and electrical infrastructure.

Nidec is planning a major expansion for its Lexington facility. This is designed to offer improvements for employees, increase output, and lower energy costs through efficiency improvements.

Nidec Motor Corporation has committed to create 200 net new jobs and make a \$52,435,000 capital investment within 5 years. The company will have an average hourly wage of \$24.50 for the new positions.

FastTrack Economic Development Grant Funds will help offset expenses such as building expansion, building retrofit, building improvements, and fixture improvements for a total of \$1,000,000. **(\$1,000,000)**

Total FastTrack funds for this project - \$1,000,000

3. Lochinvar, LLC – Lebanon (Wilson County)

Lochinvar, LLC was founded in 1939, and is a subsidiary to A.O. Smith Corporation. The company specializes in high-efficiency water heating and manufactures residential and commercial boilers, commercial water heaters, heat pumps, pool and spa heaters and storage tanks.

Located at 300 Maddox-Simpson Parkway, the expansion will allow Lochinvar to house its state-of-the-art engineering, product management and support, research and development laboratories under one roof.



Department of Economic and Community Development

Stuart C. McWhorter
Deputy Governor &
TNECD Commissioner

Bill Lee
Governor

Lochinvar, LLC has committed to create 52 jobs and make a \$28,588,500 capital investment within 5 years. The company will have an average hourly wage of \$30.83 for the created positions.

FastTrack Job Training Assistance Program funds will be used to train the net new full-time employees for a total of \$208,000. **(\$208,000)**

Total FastTrack funds for this project - \$208,000

Sincerely,

A handwritten signature in blue ink, reading "Stuart McWhorter", is positioned above the printed name.

Stuart McWhorter

SM/js

State Funding Board FastTrack Checklist

FastTrack grants or loans exceeding seven hundred fifty thousand dollars (\$750,000) per eligible business within a three-year period require state funding board approval T.C.A. § 4-3-717(e).

Please identify the type of FastTrack funding requested and the grant or loan amount:

TYPE OF FUNDING		RECIPIENT ENTITY	GRANT AMOUNT	LOAN AMOUNT
☐	INFRASTRUCTURE			
☐	TRAINING*			
☒	ECONOMIC DEVELOPMENT	Industrial Development Board of the City of Morristown, Tennessee	\$910,000	
TOTAL			\$910,000	

(Recipient entity must be a local government, their economic development organization, a political subdivision of the state, or an eligible business beneficiary [for training only].)

*ELIGIBLE BUSINESS BENEFICIARY (if different than Recipient Entity): Mahle Industries, Incorporated and Mahle Engine Components USA, Inc.

Complete the General Statutory Compliance section below and the section(s) that corresponds with the type of funding indicated above. General Statutory Compliance items apply to all types of funding represented above.

GENERAL STATUTORY COMPLIANCE

1. Will this new commitment cause the FastTrack appropriations to be over-committed T.C.A. § 4-3-716(g)? ☐ Yes ☒ No
If "yes," state funding board concurrence is required. Attach the commissioner's rationale used to determine the amount of actual commitments unlikely to be accepted based on historical program trends (maximum allowed is 130% of the appropriations available for new grants).
2. Will this new commitment place in jeopardy compliance with the legislative intent that actual expenditures and obligations to be recognized at the end of the fiscal year not exceed available reserves and appropriations of the programs T.C.A. § 4-3-716(g)? ☐ Yes ☒ No
3. Does this grant or loan comply with the legislative intent to distribute FastTrack funds in all areas of the state to the extent practicable T.C.A. § 4-3-716(f)? ☒ Yes ☐ No
4. Has the commissioner of economic and community development provided to the commissioner of finance and administration (with copies transmitted to the speaker of the house of representatives, the speaker of the senate, the chairs of the finance, ways and means committees, the state treasurer, the state comptroller, the office of legislative budget analysis, and the secretary of state) the most recent quarterly report regarding the status of the appropriations for the FastTrack fund T.C.A. § 4-3-716(h)? ☒ Yes ☐ No

Identify which of the following apply:

5. a. Does the business export more than half of their products or services outside of Tennessee T.C.A. § 4-3-717(h)(1)(A)? ☒
- b. Do more than half of the business' products or services enter into the production of exported products T.C.A. § 4-3-717(h)(1)(B)? ☐
- c. Does the use of business' products primarily result in import substitution on the replacement of imported products or services with those produced in the state T.C.A. § 4-3-717(h)(1)(C)? ☐
- d. Has the commissioner of economic and community development determined the business has other types of economic activity that contributes significantly to community development education and has a beneficial impact on the economy of the state T.C.A. § 4-3-717(h)(1)(D)? If "yes," attach the commissioner's rationale. ☐

Applicant must answer "Yes" to a or b.

6. a. Is there a commitment by a responsible official in an eligible business for the creation or retention of private sector jobs and investment T.C.A. § 4-3-717(a)? If "yes," attach documentation. ☒
- b. Has the commissioner of economic and community development determined that this investment will have a direct impact on employment and investment opportunities in the future T.C.A. § 4-3-717(a)? If "yes," attach the commissioner's rationale. ☐

TRAINING

7. Will the grant support the training of new employees for locating or expanding industries T.C.A. § 4-3-717(c)(1)? ☐ Yes ☐ No
8. Will the grant support the retraining of existing employees where retraining is required by the installation of new machinery or production processes T.C.A. § 4-3-717(c)(2)? ☐ Yes ☐ No

INFRASTRUCTURE

9. Is the land to be improved publicly owned and not subject to a purchase option by a private entity where the purchase option covering the land may be exercised within a period of five (5) years following the date of the infrastructure grant? T.C.A. § 4-3-717(b)(2-3)? ☐ Yes ☐ No
10. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state T.C.A. § 4-3-717(d)(1)? ☐ Yes ☐ No
11. In determining the level of assistance for infrastructure and site preparation, was consideration given to local ability-to-pay with areas of lesser ability being eligible for higher grant rates T.C.A. § 4-3-717(f)? ☐ Yes ☐ No

Applicant must answer "Yes" to a or b.

12. a. Will the grant or loan address infrastructure, such as, water, wastewater, transportation systems, line extensions, industrial site preparation or similar items where it is demonstrated that such improvements are necessary for the location or expansion of business or industry T.C.A. § 4-3-717(h)(2)? ☐
- b. Has the commissioner of economic and community development determined the funds make significant technological improvements such as digital switches or fiber optic cabling that would have a beneficial impact on the economy of this state T.C.A. § 4-3-717(h)(2)? If "yes," attach the commissioner's rationale. ☐

ECONOMIC DEVELOPMENT

13. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state T.C.A. § 4-3-717(d)(1)? ☒ Yes ☐ No
14. Is this grant or loan eligible for FastTrack infrastructure development or job training assistance funds T.C.A. § 4-3-717(d)(1)? ☐ Yes ☒ No
15. Will this grant or loan be used to facilitate economic development activities that include, but are not limited to, retrofitting, relocating equipment, purchasing equipment, building repairs and improvements, temporary office space or other temporary equipment related to relocation or expansion of a business T.C.A. § 4-3-717(d)(1)? ☒ Yes ☐ No
16. Will the funds be used in exceptional circumstances wherein the funds will make a proportionally significant economic impact on the affected community T.C.A. § 4-3-717(d)(1)? If "yes," attach an explanation of the exceptional circumstances and the proportionally significant economic impact. ☒ Yes ☐ No
17. The department of economic and community development is required to notify and provide the state funding board a detailed written explanation of the purpose for which this economic development grant or loan is being awarded or used T.C.A. § 4-3-717(d)(2). Attach documentation. ☒ Yes ☐ No

I have reviewed this document and believe it to be correct.



Commissioner of Economic and Community Development

10/15/25
Date



Department of Economic and Community Development

Stuart McWhorter
Commissioner

Bill Lee
Governor

September 27, 2024

INCENTIVE ACCEPTANCE FORM

This form serves as notice that Mahle Industries, Incorporated intends, in good faith, to create 48 private sector jobs in Morristown, Hamblen County and make a capital investment of \$11,874,590.93 in exchange for incentives that will be memorialized in a grant agreement between Mahle Industries, Incorporated and the State of Tennessee. New jobs must be in addition to the company's baseline of 723 jobs at the project site in Tennessee.

ECD OFFER SUMMARY

FastTrack Economic Development Grant:	\$ 910,000
Total ECD Commitment:	\$ 910,000

Please sign your name in the space below to signify Mahle Industries, Incorporated's acceptance of ECD's offer set forth above and return it by December 27, 2024, to:

Tennessee Department of Economic and Community Development
Attn: Sydney Forrest
312 Rosa Parks Avenue, 27th Floor
Nashville, TN 37243
Sydney.Forrest@tn.gov

Please note that this Incentive Acceptance Form does not give rise to any legal obligations on the part of the State of Tennessee, any department or instrumentality of the State of Tennessee (including ECD and the Department of Revenue) or the Company. The terms and conditions governing the award of the incentive package described herein will be set forth in a grant agreement, the form of which will be provided to the Company following the delivery of an executed copy of the Incentive Acceptance Form. The incentives described in this letter are based upon the representations made by the Company to ECD regarding the project. ECD reserves the right to revise the incentives described in this Incentive Acceptance Form if any aspect of the project changes after receipt of this form. Changes that could result in revision of incentives include, but are not limited to, number of jobs, amount of capital investment, composition of company vs. contract jobs, average wage, or location of the project. ECD reserves the right to recover funds for this project if grant contracts are not executed within one year of the date of signature below.

Signature: _____

(Authorized Representative of Company)

Date: 11-13-2024



Department of Economic and Community Development

Stuart C. McWhorter
Deputy Governor &
TNECD Commissioner

Bill Lee
Governor

October 20, 2025

Comptroller Jason Mumpower
First Floor, State Capitol
Nashville, TN 37243

Dear Comptroller Mumpower:

Pursuant to Tennessee Code Annotated §4-3-717 (d)(1)-(2), I am writing to inform you that the Department of Economic and Community Development is awarding a FastTrack Economic Development Grant to the Industrial Development Board of the City of Morristown, Tennessee for the benefit of Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. in the amount of \$910,000 to offset the costs Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. will incur in building expansion, building retrofit, and building improvements. The project activities would not be eligible for the FastTrack Infrastructure Development Program.

This project will yield a proportionately significant impact on this community due to the number of net new, high wage jobs. Mahle Industries, Incorporated and Mahle Engine Components USA, Inc. has committed to create 48 net new jobs and make a \$11,874,590 capital investment within 5 years. The company will have an average hourly wage of \$26.32 for the new positions. This project will have an exceptional impact on this area of the state.

Sincerely,

A handwritten signature in blue ink, reading "Stuart C. McWhorter", is positioned above the printed name.

Stuart McWhorter

SM/js

State Funding Board FastTrack Checklist

FastTrack grants or loans exceeding seven hundred fifty thousand dollars (\$750,000) per eligible business within a three-year period require state funding board approval T.C.A. § 4-3-717(e).

Please identify the type of FastTrack funding requested and the grant or loan amount:

TYPE OF FUNDING		RECIPIENT ENTITY	GRANT AMOUNT	LOAN AMOUNT
☐	INFRASTRUCTURE			
☐	TRAINING*			
☒	ECONOMIC DEVELOPMENT	The Industrial Development Board of the City of Lexington, Tennessee	\$1,000,000	
TOTAL			\$1,000,000	

(Recipient entity must be a local government, their economic development organization, a political subdivision of the state, or an eligible business beneficiary [for training only].)

***ELIGIBLE BUSINESS BENEFICIARY (if different than Recipient Entity):** Nidec Motor Corporation

Complete the General Statutory Compliance section below and the section(s) that corresponds with the type of funding indicated above. General Statutory Compliance items apply to all types of funding represented above.

GENERAL STATUTORY COMPLIANCE

1. Will this new commitment cause the FastTrack appropriations to be over-committed T.C.A. § 4-3-716(g)?
If "yes," state funding board concurrence is required. Attach the commissioner's rationale used to determine the amount of actual commitments unlikely to be accepted based on historical program trends (maximum allowed is 130% of the appropriations available for new grants). ☐ Yes ☒ No
 2. Will this new commitment place in jeopardy compliance with the legislative intent that actual expenditures and obligations to be recognized at the end of the fiscal year not exceed available reserves and appropriations of the programs T.C.A. § 4-3-716(g)? ☐ Yes ☒ No
 3. Does this grant or loan comply with the legislative intent to distribute FastTrack funds in all areas of the state to the extent practicable T.C.A. § 4-3-716(f)? ☒ Yes ☐ No
 4. Has the commissioner of economic and community development provided to the commissioner of finance and administration (with copies transmitted to the speaker of the house of representatives, the speaker of the senate, the chairs of the finance, ways and means committees, the state treasurer, the state comptroller, the office of legislative budget analysis, and the secretary of state) the most recent quarterly report regarding the status of the appropriations for the FastTrack fund T.C.A. § 4-3-716(h)? ☒ Yes ☐ No
- Identify which of the following apply:** ☒
5. a. Does the business export more than half of their products or services outside of Tennessee T.C.A. § 4-3-717(h)(1)(A)? ☐
 - b. Do more than half of the business' products or services enter into the production of exported products T.C.A. § 4-3-717(h)(1)(B)? ☐
 - c. Does the use of business' products primarily result in import substitution on the replacement of imported products or services with those produced in the state T.C.A. § 4-3-717(h)(1)(C)? ☐
 - d. Has the commissioner of economic and community development determined the business has other types of economic activity that contributes significantly to community development education and has a beneficial impact on the economy of the state T.C.A. § 4-3-717(h)(1)(D)? If "yes," attach the commissioner's rationale. ☐
- Applicant must answer "Yes" to a or b.** ☒
6. a. Is there a commitment by a responsible official in an eligible business for the creation or retention of private sector jobs and investment T.C.A. § 4-3-717(a)? If "yes," attach documentation. ☐
 - b. Has the commissioner of economic and community development determined that this investment will have a direct impact on employment and investment opportunities in the future T.C.A. § 4-3-717(a)? If "yes," attach the commissioner's rationale. ☐

TRAINING

7. Will the grant support the training of new employees for locating or expanding industries T.C.A. § 4-3-717(c)(1)? ☐ Yes ☐ No
8. Will the grant support the retraining of existing employees where retraining is required by the installation of new machinery or production processes T.C.A. § 4-3-717(c)(2)? ☐ Yes ☐ No

INFRASTRUCTURE

9. Is the land to be improved publicly owned and not subject to a purchase option by a private entity where the purchase option covering the land may be exercised within a period of five (5) years following the date of the infrastructure grant? T.C.A. § 4-3-717(b)(2-3)? ☐ Yes ☐ No
10. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state T.C.A. § 4-3-717(d)(1)? ☐ Yes ☐ No
11. In determining the level of assistance for infrastructure and site preparation, was consideration given to local ability-to-pay with areas of lesser ability being eligible for higher grant rates T.C.A. § 4-3-717(f)? ☐ Yes ☐ No

Applicant must answer "Yes" to a or b.

12. a. Will the grant or loan address infrastructure, such as, water, wastewater, transportation systems, line extensions, industrial site preparation or similar items where it is demonstrated that such improvements are necessary for the location or expansion of business or industry T.C.A. § 4-3-717(h)(2)? ☐
- b. Has the commissioner of economic and community development determined the funds make significant technological improvements such as digital switches or fiber optic cabling that would have a beneficial impact on the economy of this state T.C.A. § 4-3-717(h)(2)? If "yes," attach the commissioner's rationale. ☐

ECONOMIC DEVELOPMENT

13. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state T.C.A. § 4-3-717(d)(1)? ☒ Yes ☐ No
14. Is this grant or loan eligible for FastTrack infrastructure development or job training assistance funds T.C.A. § 4-3-717(d)(1)? ☐ Yes ☒ No
15. Will this grant or loan be used to facilitate economic development activities that include, but are not limited to, retrofitting, relocating equipment, purchasing equipment, building repairs and improvements, temporary office space or other temporary equipment related to relocation or expansion of a business T.C.A. § 4-3-717(d)(1)? ☒ Yes ☐ No
16. Will the funds be used in exceptional circumstances wherein the funds will make a proportionally significant economic impact on the affected community T.C.A. § 4-3-717(d)(1)? If "yes," attach an explanation of the exceptional circumstances and the proportionally significant economic impact. ☒ Yes ☐ No
17. The department of economic and community development is required to notify and provide the state funding board a detailed written explanation of the purpose for which this economic development grant or loan is being awarded or used T.C.A. § 4-3-717(d)(2). Attach documentation. ☒ Yes ☐ No

I have reviewed this document and believe it to be correct.



Commissioner of Economic and Community Development

10/15/25
Date



Department of Economic and Community Development

Stuart McWhorter
Commissioner

Bill Lee
Governor

May 19, 2025

INCENTIVE ACCEPTANCE FORM

This form serves as notice that Nidec Motor Corporation intends, in good faith, to create 200 private sector jobs in Lexington, Henderson County and make a capital investment of \$52,435,000 in exchange for incentives that will be memorialized in a grant agreement between Nidec Motor Corporation and the State of Tennessee. New jobs must be in addition to the company's baseline of 393 jobs at the project site in Tennessee.

ECD OFFER SUMMARY

FastTrack Economic Development Grant:	\$ 1,000,000
Total ECD Commitment:	\$ 1,000,000

Please sign your name in the space below to signify Nidec Motor Corporation's acceptance of ECD's offer set forth above and return it by August 17, 2025, to:

Tennessee Department of Economic and Community Development
Attn: Sydney Forrest
312 Rosa Parks Avenue, 27th Floor
Nashville, TN 37243
Sydney.Forrest@tn.gov

Please note that this Incentive Acceptance Form does not give rise to any legal obligations on the part of the State of Tennessee, any department or instrumentality of the State of Tennessee (including ECD and the Department of Revenue) or the Company. The terms and conditions governing the award of the incentive package described herein will be set forth in a grant agreement, the form of which will be provided to the Company following the delivery of an executed copy of the Incentive Acceptance Form. The incentives described in this letter are based upon the representations made by the Company to ECD regarding the project. ECD reserves the right to revise the incentives described in this Incentive Acceptance Form if any aspect of the project changes after receipt of this form. Changes that could result in revision of incentives include, but are not limited to, number of jobs, amount of capital investment, composition of company vs. contract jobs, average wage, or location of the project. ECD reserves the right to recover funds for this project if grant contracts are not executed within one year of the date of signature below.

Signature: David Strohsack
(Authorized Representative of Company)

Date: 08/05/2025



Department of Economic and Community Development

Stuart C. McWhorter
Deputy Governor &
TNECD Commissioner

Bill Lee
Governor

October 20, 2025

Comptroller Jason Mumpower
First Floor, State Capitol
Nashville, TN 37243

Dear Comptroller Mumpower:

Pursuant to Tennessee Code Annotated §4-3-717 (d)(1)-(2), I am writing to inform you that the Department of Economic and Community Development is awarding a FastTrack Economic Development Grant to The Industrial Development Board of the City of Lexington, Tennessee for the benefit of Nidec Motor Corporation in the amount of \$1,000,000 to offset the costs Nidec Motor Corporation will incur in building expansion, building retrofit, building improvements and fixture improvements. The project activities would not be eligible for the FastTrack Infrastructure Development Program.

This project will yield a proportionately significant impact on this rural community due to the number of net new, high wage jobs. Nidec Motor Corporation has committed to create 200 net new jobs and make a \$52,435,000 capital investment within 5 years. The company will have an average hourly wage of \$24.50 for the new positions. This project will have an exceptional impact on this area of the state.

Sincerely,

A handwritten signature in blue ink that reads "Stuart McWhorter".

Stuart McWhorter

SM/js

State Funding Board FastTrack Checklist

FastTrack grants or loans exceeding seven hundred fifty thousand dollars (\$750,000) per eligible business within a three-year period require state funding board approval T.C.A. § 4-3-717(e).

Please identify the type of FastTrack funding requested and the grant or loan amount:

TYPE OF FUNDING	RECIPIENT ENTITY	GRANT AMOUNT	LOAN AMOUNT
INFRASTRUCTURE			
TRAINING*	Lochinvar, LLC	\$208,000	
ECONOMIC DEVELOPMENT			
TOTAL		\$208,000	

(Recipient entity must be a local government, their economic development organization, a political subdivision of the state, or an eligible business beneficiary [for training only].)

*ELIGIBLE BUSINESS BENEFICIARY (if different than Recipient Entity): Lochinvar, LLC

Complete the General Statutory Compliance section below and the section(s) that corresponds with the type of funding indicated above. General Statutory Compliance items apply to all types of funding represented above.

GENERAL STATUTORY COMPLIANCE

- Will this new commitment cause the FastTrack appropriations to be over-committed T.C.A. § 4-3-716(g)? ☐ Yes ☒ No
If "yes," state funding board concurrence is required. Attach the commissioner's rationale used to determine the amount of actual commitments unlikely to be accepted based on historical program trends (maximum allowed is 130% of the appropriations available for new grants).
- Will this new commitment place in jeopardy compliance with the legislative intent that actual expenditures and obligations to be recognized at the end of the fiscal year not exceed available reserves and appropriations of the programs T.C.A. § 4-3-716(g)? ☐ Yes ☒ No
- Does this grant or loan comply with the legislative intent to distribute FastTrack funds in all areas of the state to the extent practicable T.C.A. § 4-3-716(f)? ☒ Yes ☐ No
- Has the commissioner of economic and community development provided to the commissioner of finance and administration (with copies transmitted to the speaker of the house of representatives, the speaker of the senate, the chairs of the finance, ways and means committees, the state treasurer, the state comptroller, the office of legislative budget analysis, and the secretary of state) the most recent quarterly report regarding the status of the appropriations for the FastTrack fund T.C.A. § 4-3-716(h)? ☒ Yes ☐ No

Identify which of the following apply:

- Does the business export more than half of their products or services outside of Tennessee T.C.A. § 4-3-717(h)(1)(A)? ☒
 - Do more than half of the business' products or services enter into the production of exported products T.C.A. § 4-3-717(h)(1)(B)? ☐
 - Does the use of business' products primarily result in import substitution on the replacement of imported products or services with those produced in the state T.C.A. § 4-3-717(h)(1)(C)? ☐
 - Has the commissioner of economic and community development determined the business has other types of economic activity that contributes significantly to community development education and has a beneficial impact on the economy of the state T.C.A. § 4-3-717(h)(1)(D)? If "yes," attach the commissioner's rationale. ☐

Applicant must answer "Yes" to a or b.

- Is there a commitment by a responsible official in an eligible business for the creation or retention of private sector jobs and investment T.C.A. § 4-3-717(a)? If "yes," attach documentation. ☒
 - Has the commissioner of economic and community development determined that this investment will have a direct impact on employment and investment opportunities in the future T.C.A. § 4-3-717(a)? If "yes," attach the commissioner's rationale. ☐

TRAINING

7. Will the grant support the training of new employees for locating or expanding industries *T.C.A. § 4-3-717(c)(1)?* ☒ Yes ☐ No
8. Will the grant support the retraining of existing employees where retraining is required by the installation of new machinery or production processes *T.C.A. § 4-3-717(c)(2)?* ☐ Yes ☒ No

INFRASTRUCTURE

9. Is the land to be improved publicly owned and not subject to a purchase option by a private entity where the purchase option covering the land may be exercised within a period of five (5) years following the date of the infrastructure grant? *T.C.A. § 4-3-717(b)(2-3)?* ☐ Yes ☐ No
10. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state *T.C.A. § 4-3-717(d)(1)?* ☐ Yes ☐ No
11. In determining the level of assistance for infrastructure and site preparation, was consideration given to local ability-to-pay with areas of lesser ability being eligible for higher grant rates *T.C.A. § 4-3-717(f)?* ☐ Yes ☐ No

Applicant must answer "Yes" to a or b.

12. a. Will the grant or loan address infrastructure, such as, water, wastewater, transportation systems, line extensions, industrial site preparation or similar items where it is demonstrated that such improvements are necessary for the location or expansion of business or industry *T.C.A. § 4-3-717(h)(2)?* ☐
- b. Has the commissioner of economic and community development determined the funds make significant technological improvements such as digital switches or fiber optic cabling that would have a beneficial impact on the economy of this state *T.C.A. § 4-3-717(h)(2)?* If "yes," attach the commissioner's rationale. ☐

ECONOMIC DEVELOPMENT

13. Is this grant or loan made to a local government, a local government economic development organization or other political subdivision of the state *T.C.A. § 4-3-717(d)(1)?* ☐ Yes ☐ No
14. Is this grant or loan eligible for FastTrack infrastructure development or job training assistance funds *T.C.A. § 4-3-717(d)(1)?* ☐ Yes ☐ No
15. Will this grant or loan be used to facilitate economic development activities that include, but are not limited to, retrofitting, relocating equipment, purchasing equipment, building repairs and improvements, temporary office space or other temporary equipment related to relocation or expansion of a business *T.C.A. § 4-3-717(d)(1)?* ☐ Yes ☐ No
16. Will the funds be used in exceptional circumstances wherein the funds will make a proportionally significant economic impact on the affected community *T.C.A. § 4-3-717(d)(1)?* If "yes," attach an explanation of the exceptional circumstances and the proportionally significant economic impact. ☐ Yes ☐ No
17. The department of economic and community development is required to notify and provide the state funding board a detailed written explanation of the purpose for which this economic development grant or loan is being awarded or used *T.C.A. § 4-3-717(d)(2)*. Attach documentation. ☐ Yes ☐ No

I have reviewed this document and believe it to be correct.



Commissioner of Economic and Community Development

10/15/25
Date



Department of Economic and Community Development

Stuart McWhorter
Commissioner

Bill Lee
Governor

June 25, 2025

INCENTIVE ACCEPTANCE FORM

This form serves as notice that Lochinvar, LLC intends, in good faith, to create 52 private sector jobs in Lebanon, Wilson County and make a capital investment of \$28,558,500 in exchange for incentives that will be memorialized in a grant agreement between Lochinvar, LLC and the State of Tennessee. New jobs must be in addition to the company's baseline of 723 jobs at the project site in Tennessee.

ECD OFFER SUMMARY

FastTrack Job Training Grant:	\$ 208,000
Total ECD Commitment:	\$ 208,000

Please sign your name in the space below to signify Lochinvar, LLC's acceptance of ECD's offer set forth above and return it by September 23, 2025, to:

Tennessee Department of Economic and Community Development
Attn: Sydney Forrest
312 Rosa Parks Avenue, 27th Floor
Nashville, TN 37243
Sydney.Forrest@tn.gov

Please note that this Incentive Acceptance Form does not give rise to any legal obligations on the part of the State of Tennessee, any department or instrumentality of the State of Tennessee (including ECD and the Department of Revenue) or the Company. The terms and conditions governing the award of the incentive package described herein will be set forth in a grant agreement, the form of which will be provided to the Company following the delivery of an executed copy of the Incentive Acceptance Form. The incentives described in this letter are based upon the representations made by the Company to ECD regarding the project. ECD reserves the right to revise the incentives described in this Incentive Acceptance Form if any aspect of the project changes after receipt of this form. Changes that could result in revision of incentives include, but are not limited to, number of jobs, amount of capital investment, composition of company vs. contract jobs, average wage, or location of the project. ECD reserves the right to recover funds for this project if grant contracts are not executed within one year of the date of signature below.

Signature: Michelle Blake
(Authorized Representative of Company)

Date: 7-14-2025