

**To: EDA Board of Directors  
Joint Economic and Community Development Board**

**From: John D James**

**Please read this information that I have prepared for discussion on the meeting on Thursday. This gives you an insight to what we will be talking about. If you have questions call me at 865-755-7887.**

On January 18, 2018, I contacted Jack Qualls about cattle roaming free on Centere 75 property that I had rented. I have had this problem for the last 4 years or so. The cattle which belonged to Jim Pope had done about 10,000 worth of damage to the Centere 75, 2017 soybean crops. I asked Mr. Qualls to draft a letter to Jim Pope about addressing this matter before the bill for 2018 was paid, and to please give me a copy as well. At the first of March the letter had not been written. Mr. Qualls told me that he did not have the authority to do so. I questioned if he didn't have the authority as he was director of the EDA, who did have the authority? He later suggested that he would get in touch with Ty Ross and see if he would send the letter. At the last of March or first of April a call came into 911 that cattle was running free on the road behind Purdy's Brothers and in the soybean fields and the road beside the liquor store next to highway 72. 911 center called me and I informed them that the cattle did not belong to me that they belonged to Jim Pope. I proceeded to the property and saw 2 police cruises and 3 people in the field next to the road herding the cattle back across the property line. The Loudon PD issued a citation to Jim Pope to court to answer why his cattle were out in the road all the time. After this event the cattle were restricted and did not come back on the property thanks to the Police Department. In late April I informed my secretary to put the rent money in an envelope and let Mr. Qualls know that the money would be at the office ready to be picked up. He said he would be by when he had the opportunity. He came by and would not accept the cash so we wrote a check on May 18, 2018 and he picked it up shortly after. I proceeded to prep the property in Centere 75. In mid June Mr. Qualls asked how I was doing on the Centere 75 property and I told him I had everything planted except the big field. Mr. Qualls told me to stop don't do anything else because the property was being sold to Z corp. I pleaded my case with him that I had everything finished except putting the seed in the ground. He said do not plant anymore ground that the Z company would move very fast on this and would probably start moving dirt within a

month or so. I told him that was only a pipe dream. I had already planted 23 acres of the property which I harvested this fall and the 23 acres yielded 40 bushel per acre. That means by not getting to plant the 80 acres, if you multiple 80 by 40 that comes to 3200 bushels at \$9.55 the market price that I received for the 23 acres. That comes to \$30560.00 that I lost by not getting to put out the 80 acres. And guess what? No Z Corporation. They bought land in South Carolina. To add insult to injury I was sent an invoice for the 2019 rent bill for 5395.00 by certified mail on February 4, 2019. Bear in mind in 2018 I paid 5395.00. I only got to use 25 per cent of the property that would constitute to \$4062.00. It would appear that I only used \$1348.75 of the rent, this is what I would have paid, not \$5395.00 that I was charged. It would appear that I should have a credit of \$4046.25. from last years rent not to mention the fact that I lost an additional \$30560.00 on lost revenue yields by preventing me from planting the 80 acres. I would like for each member of the EDA to review this situation and put yourself in my position and try to understand what you would do if you were in my position.

Sincerely

John D James