



STRONG ROOTS. SMART BUSINESS.

Spring Newsletter



**Capital
Deployed**

\$74.5M



**Jobs Created/
Retained**

1,564



**Square Feet
Developed**

528,732

Six deals and counting: Supporting the revitalization and redevelopment of downtown Oak Ridge



Three Roots Capital has “strong roots” in pursuing deals in Oak Ridge that provide positive economic and social impact, including current efforts to redevelop downtown Oak Ridge. Since 2017, Three Roots has sourced capital from three banks and one federal agency to finance six different companies and projects in the area. Three Roots has provided approximately \$16.5 million as part of financing packages and projects that exceeded \$22 million in total value.

The City of Oak Ridge was created during the Manhattan Project without a centralized, mixed-use downtown area. Yet, since the city’s inception, residents have envisioned the creation of a walkable downtown area that features high-quality living spaces, easily accessible restaurants and green spaces, innovative new businesses, and more. For the past few years, the city has been working to turn this **dream** into a reality with the help of many partners, including Three Roots.

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Three Roots Valued Partner: David Bradshaw



David Bradshaw is the Oak Ridge Area Manager for Pinnacle Financial Partners and Chairman of the Three Roots Capital Board of Directors. Whether through his work at Pinnacle or Three Roots, Bradshaw is passionate about bringing access to capital for rural entrepreneurs and small businesses in Oak Ridge and the greater East Tennessee region.

“We’re trying to make capital — that is so hard to get into Tennessee and even harder into rural parts of Tennessee — accessible to these business owners who are just as smart as anybody else,” said Bradshaw. “We want to show the country that we can support entrepreneurs in Tennessee, and that they can build great products and companies right here.”

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Three Roots Capital's Grady Vanderhoofven, Investor and "Capital Mechanic" is featured in the latest blog post from "Made for Knoxville". Having access to multiple sources of capital is paramount to growing our local economy. Click [HERE](#) to see the video and read the blog post.



County Mayor Glenn Jacobs and Tom Rogers and Rickey McCallum of UT Research Park at Cherokee Farm to discuss the importance of Opportunity Zones, investment capital in Knox County, and the collaboration between Three Roots and UTRP. Click [HERE](#) to see the original post from March 4, 2021 on LinkedIn.



Three Roots Capital partner, client, and serial entrepreneur Bill Malkes shares his passion for new ventures. The CEO of [NellOne Therapeutics](#) likes to improve the community around him. See the short video [HERE](#) on how Bill enjoys building things, like companies and business plans, and how he works to help the space around him be better. To read more about Bill's journey, click [HERE](#).



In response to the persistent need for seed-stage and early-stage capital in the region, Three Roots Capital, Meritus Capital Management, and Innova Memphis created a partnership, TennesSeed Partners, to form the TennesSeed Fund. Recognizing the critical role mentors play in the success of entrepreneurs and young companies, the partners prioritized mentorship as one of the ways TennesSeed adds value to portfolio companies. The Fund, which began investing in 2019, continues to bolster its impressive roster of accomplished mentors. The partners are excited to announce that **Vig Sherrill**, serial entrepreneur and co-founder of [General Graphene](#), will join Bill Malkes, Chad Seaver, and Brandon Bruce as a mentor to the Fund's portfolio companies. Read more about the TennesSeed Fund [HERE](#).



Progress continues in Johnson City on Crumb Bakery at the Model Mill project. Three Roots Capital provided direct financing in 2019 for the project and helped them secure New Markets Tax Credits (NMTCs). The Crumb Bakery was the old managers office from the Mill. Click [HERE](#) for the article by the Johnson City Press.



The Knoxville Chamber has released the March issue of the "Economic Conditions Outlook" (ECO), financed by First Horizon Bank. This issue covers job growth and business expansions based on a survey of participating businesses in the area by the Chamber. Click [HERE](#) to see the report.

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