

SULLIVAN COUNTY
Board of County Commissioners
August 15, 2024
6:00 p.m.

MEETING AGENDA

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Mayor/Chairman Richard Venable presiding.
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Appointments:
- ❖ Approval of Commission Minutes of July 11, 2024 Rezoning Hearing/Work Session Meeting; July 18, 2024 Regular Meeting; and July 30 Called Meeting. (Minutes are provided to commission members electronically and are available to the public at www.sullivancountyclerktn.com/commission-minutes)
- ❖ Approval of Notaries Public
- ❖ Public Comment
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Announcements and Adjournment



RESOLUTIONS

August 15, 2024

OLD BUSINESS

NONE

NEW BUSINESS

Item 1 Resolution No. 2024-08-03

Sponsors: Vanover/Means

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING BYRD STREET TO BLOOMINGDALE UTILITY DISTRICT.

Item 2 Resolution No. 2024-08-04

Sponsors: Vanover/Means

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY TO FRANK AND TAMMY CANNON, HOMEOWNERS OF 397 OLINGER DRIVE.

Item 3 Resolution No. 2024-08-05

Sponsors: Locke/Gardner

RESOLUTION TO APPROVE A POLICY FOR THE ACCEPTANCE OF PARTIAL PAYMENTS OF PROERPTY TAXES IN THE OFFICE OF THE SULLIVAN COUNTY TRUSTEE.

Item 4 Resolution No. 2024-08-06

Sponsors: Stidham/Locke

RESOLUTION ENDORSING THE USE OF VISUAL SURVEILLANCE DEVICES TO ENHANCE LAW ENFORCEMENT IN SULLIVAN COUNTY AND FUNDING OF THESE VISUAL SURVEILLANCE DEVICES.

Item 5 Resolution No. 2024-08-07

Sponsors: Stidham/Ward

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A TASER 7 BASIC BUNDLE PLAN AGREEMENT WITH AXON ENTERPRISE, INC. IN SCOTTSDALE, AZ TO FURNISH THE SULLIVAN COUNTY SHERIFF'S OFFICE WITH TASERS, HOLSTERS, AND CARTRIDGES.

Item 6 Resolution No. 2024-08-08

Sponsors: King/Glover

RESOLUTION TO AUTHORIZE UP TO \$400,000 FUNDING FOR COUNTY TAX RELIEF PROGRAM.

Item 7 Resolution No. 2024-08-09

Sponsors: Locke/Gardner

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT THE ARBOR PROJECT AREA.



Item 8 Resolution No. 2024-08-10

Sponsors: Akard/Harvey

A RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN AUTHORIZING ADDITIONAL TIF FINANCING FOR HUDSON TERRACE PROJECT AND EXTENDING THE TERM OF THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT.

Item 9 Resolution No. 2024-08-11

Sponsors: Cross/Cole

RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE STATE LIBRARY AND ARCHIVES TOP GRANT BEGINNING July 1, 2024.



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 1
Resolution No. 2024-08-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING BYRD STREET TO BLOOMINGDALE UTILITY DISTRICT.

WHEREAS, the Sullivan County Regional Planning Commission, during their regular meeting held on July 16, 2024, reviewed, and recommended for the closure of Byrd Street as requested by the Bloomingdale Utility District, and

WHEREAS, Byrd Street is a one-block length county road between Bloomingdale Road and Van Horn Street in which the Bloomingdale Utility District owns both sides of the road right-of-way; and

WHEREAS, the proposed right-of-way closure of being 0.146 of an acre as illustrated on a survey dated May 23, 2024 as prepared by Matthew Strickler, a registered land surveyor; and

WHEREAS, this property is located within the 10th Civil District and the 6th Commission District; and

WHEREAS, this request has been reviewed by the Sullivan County Highway Commissioner's office, Planning Director, 911-Addressing Department, the Bloomingdale Utility District Manager's office to ensure compliance with the Sullivan County Subdivision Regulations as well as utility easements properly identified on the final plat.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons 0.146 of an acre of Byrd Street right-of-way and authorizes the County Attorney to draft the appropriate quitclaim deed to the applicant, Bloomingdale Utility District.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Waiver of Rules Requested

Duly passed and approved this _____ day of _____ 2024.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored by: Zane Vanover

Co-Sponsors: Jessica Means, Daniel Horne, Darlene Calton

2024-08-03 ACTION: Introduced at Work Session on August 8, 2024.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 2
Resolution No. 2024-08-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY TO FRANK AND TAMMY CANNON, HOMEOWNERS OF 397 OLINGER DRIVE.

WHEREAS, the Sullivan County Regional Planning Commission reviewed and recommended for the request to close this particular portion of excess right-of-way directly in front of 397 Olinger Drive, during their regular meeting held on July 16, 2024 and

WHEREAS, the original subdivision plat, found in Plat Book 2, Page 2A, dedicated the right-of-way as being straight across the Cannon's property rather than curved and therefore the plat of record does not match the actual built roadway being maintained by the Sullivan County Highway Department; and

WHEREAS, the tax map follows the original deed and plat of record; however, the road maintenance and utilities follow the existing paved curved roadway (see aerial image); and

WHEREAS, the proposed right-of-way closure of being only 0.170 of an acre in area, is illustrated on the most recent survey dated May 3, 2024, as prepared by Charles J. Wells, a registered land surveyor; and

WHEREAS, this property is located within the 10th Civil District and the 6th Commission District; and

WHEREAS, this request has been reviewed by the Sullivan County Highway Commissioner's office, Planning Director, 911-Addressing Department, the Bloomingdale Utility District Manager's office to ensure compliance with the Sullivan County Subdivision Regulations as well as utility easements properly identified on the final plat.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons 0.170 of an acre of Excess Right-of-Way located directly in front of 397 Olinger Drive, and authorizes the County Attorney to draft the appropriate quitclaim deed to the applicants, Frank and Tammy Cannon.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Waiver of Rules Requested

Duly passed and approved this _____ day of _____ 2024.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored by: Commissioners: Vanover



Prime Co-Sponsor(s): Means, Horne, Calton

2024-08-04 ACTION: Introduced at Work Session on August 8, 2024.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 3
Resolution No. 2024-08-05

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO APPROVE A POLICY FOR THE ACCEPTANCE OF PARTIAL PAYMENTS OF PROERPTY TAXES IN THE OFFICE OF THE SULLIVAN COUNTY TRUSTEE.

WHEREAS, the Sullivan County Trustee’s Office has accepted partial payments of property taxes since 2018; however, Sullivan County has not previously established a written partial payment policy; and,

WHEREAS, Angela Taylor, Sullivan County Trustee, wishes to establish a partial payment policy for the benefit and to serve the best interests of the taxpayers of Sullivan County.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves that the Sullivan County Trustee may accept partial payments on current and prior year taxes.

BE IT RESOLVED that the Sullivan County Trustee will apply payment initially against the prior year (delinquent) property taxes when the current year property taxes have been billed, but prior year taxes remain unpaid.

BE IT FURTHER RESOLVED that said partial payment of taxes will not affect the turnover of prior year taxes to the Clerk & Master annually.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this _____ day of _____ 2024.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Hunter Locke
Co-Sponsor: Commissioners John Gardner

2024-08-05 ACTIONS: Introduced at Work Session on August 8, 2024.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 4
Resolution No. 2024-08-06

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION ENDORSING THE USE OF VISUAL SURVEILLANCE DEVICES TO ENHANCE LAW ENFORCEMENT IN SULLIVAN COUNTY AND FUNDING OF THESE VISUAL SURVEILLANCE DEVICES.

WHEREAS, the use of visual monitoring devices has provided a tool for law enforcement to apprehend suspects and criminals and the monitoring of neighborhoods and thoroughfares has resulted in the capture and prosecution of individuals for crimes in Sullivan County; and

WHEREAS, this allows law enforcement to utilize their resources and time more effectively to provide protection of Sullivan County residents; and

WHEREAS, the State of Tennessee has a program to install visual surveillance devices and needs a document of support; and Sullivan County will install visual surveillance devices from a company named Flock Safety Security Cameras which will be beneficial to the security of all residents; and

WHEREAS, the cost to install and utilize these visual surveillance devices for the protection of our citizens will cost \$34,000 in year one with an annual maintenance fee of \$30,000 starting year two; and

WHEREAS, the Sullivan County Sheriff's office will use Drug Funds to pay for the first year of cost and requests the Sullivan County Commission approve funding to start year two (FY-25-26) to cover annual maintenance cost going forward in the amount of \$30,000.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, endorses the use of visual surveillance devices, particularly those produced by Flock Safety Security, on state and county roads and in the neighborhoods of Sullivan County to enhance the security and protection of all the citizens. Also, the Board of County Commissioners approve the funding of \$30,000 annually from the County Undesignated Fund Balance to cover the cost of maintenance fees on these camera's starting FY 25-26 and going forward.

Waiver of Rules Requested

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this _____ day of _____ 2024.

Attested: _____ Approved: _____
Teresa Jacobs, County Clerk Richard Venable, County Mayor

Sponsor: Gary Stidham Co-Sponsor: Hunter Locke



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 5
Resolution No. 2024-08-07

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING AGENT TO ENTER INTO A TASER 7 BASIC BUNDLE PLAN AGREEMENT WITH AXON ENTERPRISE, INC. IN SCOTTSDALE, AZ TO FURNISH THE SULLIVAN COUNTY SHERIFF'S OFFICE WITH TASERS, HOLSTERS, AND CARTRIDGES.

WHEREAS, the Sullivan County Sheriff's Offices contract with Axon Enterprise, Inc to supply the County with Tasers and Cartridges ended in June of 2023; and

WHEREAS, the Sullivan County Sheriff's Office desires to equip, issue, and certify Officers with Tasers and Cartridges; and

WHEREAS, the Sullivan County Sheriff's Office contacted Axon Enterprise, Inc and discussed their exclusive product and the best Package Plan offered to suit Sullivan County Law Enforcement needs; and

WHEREAS, the Sullivan County Sheriff's Office has determined the Taser 7 Basic Bundle Package Plan, which provides Tasers with a 5-year warranty, a quick replacement program for damaged Tasers at no additional cost, an equipment trade-in program at the end of 5 years, Holsters, and Cartridges to be paid in Installments over 5 years to be the best option; and

WHEREAS, the Sullivan County Sheriff's Office desires to lease 80 Taser 7's with Holster and Cartridges from Axon Enterprise, Inc. under the Taser 7 Basic Bundle Package Plan.

WHEREAS, the Sullivan County Sheriff's Office currently budgets \$23,280 for Tasers; therefore, we are requesting that the Sullivan County Commission help find funding for the remaining increase in cost over the next 5 years.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Purchasing Agent to execute an agreement to lease eighty (80) Tasers with accessories @ \$47,383.94 the first year and \$65,313.36 for the four remaining fiscal years totaling \$308,637.38 with Axon Enterprise, Inc. as recommended by the Sullivan County Sheriff's Office, expiring 2028.

The Sullivan County Sheriff's Office will be requesting additional funding in FY 24-25 of \$24,103.94 from County Undesignated Fund Balance and additional funding each of the following 4 fiscal years of \$42,033.36 per year until 2028 from County Undesignated Fund Balance.

WAIVER OF RULES REQUESTED



This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this _____ day of _____ 2024.

Attested: _____ Approved: _____
Teresa Jacobs, County Clerk Richard S. Venable, County Mayor

Sponsored by: Commissioner Gary Stidham
Prime Co-Sponsor: Commissioner Travis Ward

2024-08-07 Actions: Introduced at Work Session on August 8, 2024, waiver of rules requested.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 6
Resolution No. 2024-08-08

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO AUTHORIZE UP TO \$400,000 FUNDING FOR COUNTY TAX RELIEF PROGRAM.

WHEREAS, in FY 2023-24 Sullivan County had 4,010 people apply for State Tax Relief and to date 3,960 have qualified under the program; and,

WHEREAS, in FY 2023-24 the State significantly reduced the State Tax Relief program funding, which critically affected Sullivan County’s elderly and disabled (27% funding decrease) and Sullivan County’s 100% disabled veterans and their widow/widowers (36% funding decrease) who are dependent on the program to help meet their financial needs; and,

WHEREAS, funding for the State Tax Relief program will continue to be funded at the FY 2023-24 level or less; and it is the desire of Sullivan County to assist their taxpayers in bridging the gap created by the decrease in State funding; and,

WHEREAS, time is of the essence in order to supply the State the appropriate County information prior to the creation of Sullivan County’s Tax Roll to ensure the roll is accurately loaded into the Trustee’s software prior to receiving property tax payments.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the Sullivan County Trustee to issue County Tax Relief benefits to qualifying State Relief recipients in a total amount not to exceed \$400,000.00 for FY 2024-2025.

BE IT FURTHER RESOLVED that the Trustee shall pay County Tax Relief benefits directly to qualifying taxpayers and will assess the benefit amount prior to allocations being made to funds.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____, 2024.

Attest: _____ Approve: _____
Teresa Jacobs, County Clerk Richard S. Venable, County Mayor

Sponsor: Dwight King
Co-Sponsor: Hershel Glover
2024-08-08 ACTIONS



Sullivan County
Board of County Commissioners
244th Annual Session

Item 7
Resolution No. 2024-08-09

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT THE ARBOR PROJECT AREA

WHEREAS, Kingsport Housing & Redevelopment Authority (“KHRA”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Identified Districts & Study Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport (“Redevelopment Plan”); and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on July 15, 2024, to determine the necessity for the expansion of the existing Riverbend Redevelopment District on behalf of Sullivan County and the adoption of a tax increment financing amendment which authorizes the use of tax increment financing within the expansion area; and

WHEREAS, the comments and findings of said public hearing, along with the Project proposal for the Riverbend Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the expansion of the existing Riverbend Redevelopment District and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a Project known as The Arbor to be located within the Riverbend Redevelopment District expansion area.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Commission as follows:

- That the expanded Riverbend Redevelopment District is a blighted area as defined by Tennessee Code Annotated section 13-20-201 in need of redevelopment
- That the Amendment to the Riverbend Redevelopment Plan which includes an amendment expanding the district boundary and authorizing tax increment financing, as presented and recommended by KHRA, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.
- That use of tax increment financing as described in the Riverbend Redevelopment Plan Amendment for use in support of the project known as The Arbor is hereby approved.



- That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement the Redevelopment Plan and tax increment financing amendment.
- That KHRA is hereby authorized and empowered to implement the Redevelopment Plan and amendment on behalf of Sullivan County through the execution of a Redevelopment Agreement.
- This resolution is restricted solely to the Riverbend Redevelopment District and The Arbor Project Area as described in the attached amendment and is not an approval or denial of any other Redevelopment Plan or District.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____, 2024.

Attest: _____ Approve: _____
Teresa Jacobs, County Clerk Richard S. Venable, County Mayor

Sponsor: Hunter Locke
Co-Sponsor: John Gardner
2024-08-09 ACTIONS:



**RIVERBEND REDEVELOPMENT DISTRICT
TAX INCREMENT FINANCING AMENDMENT
THE ARBOR PROJECT AREA**

Tax-increment financing (“TIF”) is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a redevelopment project known as The Arbor (“The Arbor”) to be located within the expanded Riverbend Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The property on which The Arbor will be located is property near Wal-Mart on Fort Henry Drive which has remained undeveloped in spite of commercial activity around it. The current Riverbend Redevelopment District is shown on the map attached as Exhibit One. This Amendment would expand the Riverbend Redevelopment District to incorporate approximately 9.25 additional acres which consists of Sullivan County Tax Map 077H Parcels 002.00 and 001.10 as shown on Exhibit Two (“Expansion Area”). The Arbor will occupy a total of approximately 16.20 acres within the Expansion Area as shown on Exhibit Three (“Project Area”). Much of the property within the Expansion Area was graded with little to no control of erosion from the site. The property was cited for violations on several occasions. No progress has been made on the abandoned development for several years. This Project Area also requires significant stormwater improvements to be constructed. This condition has negatively affected development in the nearby areas. In order to combat these issues for the site it is proposed that the Expansion Area (which includes the Project Area) be designated as part of the Riverbend Redevelopment District and be afforded all tax incentives as appropriate to encourage new land uses in the area.

The Expansion Area and Project Area is recognized as having a potential economic return to the City and County primarily due to its desirable location near Fort Henry Drive. Delay of the redevelopment of this site will continue to have a negative impact on the adjacent commercial areas. The use of TIF will allow the redevelopment of a well-located site which has previously been underutilized. The existing blight and negative impact on surrounding areas would all be remediated or eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 92 new townhomes will increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of market rate family homes in the Kingsport and Sullivan County markets which is critical to assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA has determined that the Expansion Area of the District which



includes the Project Area is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Long-term vacant and underutilized property.
2. The continued deterioration of the property due to unfinished grading and erosion control and negative impact to the surrounding properties.

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions.

B. District Zoning and Land Use.

The redevelopment of the Riverbend Redevelopment District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property should continue to be zoned Planned Development (PD) by the City of Kingsport.

The City and KHRA will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Land Star Development, LLC (the "Developer") for The Arbor, is \$ 4,197,832.00. The proposed improvements by the Developer include removal of the existing improvements, grading, installations of storm water and utilities, construction of roads, installation of landscaping, lighting and other related amenities. The Developer will also be required to grade and construct an approximately 27 space automobile asphalt parking area on adjoining City property to service Riverbend Park (collectively these improvements are referred to as the "Redevelopment Project"). Developer will then sell the residential lots to a home builder who will construct approximately 92 townhomes. The townhomes will be approximately 1600 square feet. The total project investment by the developer and home builder is estimated to be approximately \$ 25,000,000.00. In order to give KHRA and the Developer flexibility in the event of future unforeseen market or site conditions, KHRA may deem Developer to be in compliance with the above units count requirements provided the final unit count is at least ninety percent (90%) of the units counts listed above.



KHRA will be paid an annual administration fee equal to five percent of the total and annual tax increment revenue received by KHRA. The Project will be located in the Project Area on current Sullivan County Tax Map 077H, Group C, Parcels 002.30, 002.00 and 001.10 which are the sole three tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$3,097,832.00 from a permanent loan to the Developer and tax-increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$1,100,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over a 15 year increment period which are hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen (15) year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$ 336,665 . This results in annual property tax payments to the City in the amount of \$ 6,727.58 and annual property tax payments to the County in the amount of \$ 8,100.83. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 6,009,628. Based on current tax rates, this would result in total estimated annual city taxes of \$ 120,090.40 and total estimated annual county taxes of \$ 144,603.67. Because Sullivan County has as of tax year 2023 dedicated \$0.3369 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport as of tax year 2023 has dedicated \$0.2789 of its \$1.99 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 117,390.62. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$97,540.93. However, this amendment provides in Paragraph G that forty percent (40%) of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 122,510.98. The combined new tax revenue above the current base as a result of this Project would be \$66,068.46 to the County and \$54,838.26 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Four. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.



The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than 15 years. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2043. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Kingsport's real property tax base for the 2019 tax year is approximately \$ 1,878,156,279. The total assessment of Sullivan County's property tax base for the 2023 tax year is approximately \$4,331,190,786. The current assessment of the Project Area represents 0.01% of the City of Kingsport's property tax base and 0.007% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.3% of the current City of Kingsport tax base and 0.1% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in approximately 200 additional residents and increased economic activity and tax revenue within the Redevelopment District and the region as whole.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2024 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.



2. Subject to the restraints herein and applicable law, sixty percent (60%) of the City of Kingsport taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining forty percent (40%) of the City of Kingsport taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the City in the same manner as taxes on all other property are paid.

3. Subject to the restraints herein and applicable law, sixty percent (60%) of the Sullivan County taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining forty percent (40%) of the Sullivan County taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to Sullivan County in the same manner as taxes on all other property are paid.

4. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2042.

H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.



2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected therefrom as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax-Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and



in accordance with plans and specifications approved by KHRA. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose.

M. Limitation of Approval.

The approval of this TIF Amendment by Sullivan County, Tennessee is limited solely to Redevelopment Project and the Project Area described herein and shall not be interpreted as an approval of any other tax increment financing project, or Redevelopment District.



EXHIBIT ONE

MAP OF CURRENT RIVERBEND REDEVELOPMENT DISTRICT



EXHIBIT TWO

MAP OF EXPANDED RIVERBEND REDEVELOPMENT DISTRICT



EXHIBIT THREE

MAP OF THE ARBOR PROJECT AREA



EXHIBIT FOUR

TIF ESTIMATE RIVERBEND REDEVELOPMENT DISTRICT THE ARBOR PROJECT AREA

Total Original Base Value	\$336,665.00
County Tax Rate	2.4062
City Tax Rate	1.9983
Total New Assessed Value	\$6,009,628.00
County Debt Service Rate	.3369
City Debt Service Rate	0.2789
Total County Taxes	\$144,603.67
Base County Taxes	\$8,100.83
County Increment	\$136,502.84
County Debt Service Set Aside	\$19,112.21
Available County Increment after Debt Service	\$117,390.62
County Increment after 40% Holdback	\$70,434.37
County Increment after 40% Holdback and Admin Fee	\$66,912.66
Total City Taxes	\$120,090.40
Base City Taxes	\$6,727.58
Proposed City Increment	\$113,362.82
City Debt Service Set Aside	\$15,821.89
Available City Increment after Debt Service	\$97,540.93
City Increment after 40% holdback	\$58,524.56
City Increment after 40% holdback and admin fee	\$55,598.33
Total City and County Increment available for debt service	\$122,510.98
Annual New Benefits to City (debt service)	\$54,838.26
Annual New Benefits to County (retained increment & debt service)	\$66,068.46



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 8
Resolution No. 2024-08-10

A RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN AUTHORIZING ADDITIONAL TIF FINANCING FOR HUDSON TERRACE PROJECT AND EXTENDING THE TERM OF THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT

WHEREAS, in 2021 the Bristol Housing Board of Commissioners approved the Redevelopment Plan for Identified Districts and Study Areas for the City of Bristol, Tennessee (the “Redevelopment Plan”) as part of the redevelopment process in support of the Volunteer Parkway South Redevelopment District which was subsequently approved by the City of Bristol, Tennessee (the “City”) and Sullivan County, Tennessee (the “County”); and

WHEREAS, a Tax Increment Financing Amendment to the Volunteer Parkway South Redevelopment Plan was subsequently approved by the City by Resolution No 21-102 and the County by Resolution No. 2021-10-91 approving Tax Increment Financing for an amount up to \$1,700,000 and for up to a 15 year increment period in order to incentivize Landstar Partners, LLC (“Developer”) to perform the utility/site work and cause the construction of approximately 158 new single-family homes and townhomes to be known as Hudson Terrace (formerly known as The Overlook) (the “Redevelopment Project”); and

WHEREAS, as a result of unanticipated costs and material shortages including higher than anticipated utility and material costs, the Developer requested an increase in the amount of the TIF Financing from up to \$1,700,000 to up to \$2,100,000 and an extension of the term of the TIF Financing from 15 to 20 years and to allow for one additional year of construction due to the construction delay caused by increased material costs and shortages (“First Amendment”) which was approved by BH, the City and County in 2022; and

WHEREAS, a public hearing was held by Bristol Housing on June 26, 2024, as required under T.C.A. § 13-20-201, et. seq. seeking public input on a proposed additional amendment to the TIF Amendment for the Volunteer Parkway South Redevelopment Plan to extend the construction period for the project and the term of the Tax Increment Financing period by an additional two years thereby extending the last year of available TIF Financing to 2045 (the “Second Amendment”); and

WHEREAS, Bristol Housing and the City Council of the City of Bristol, Tennessee have recommended the adoption of the proposed Second Amendment; and

WHEREAS, the Sullivan County Commission believes it is in the best interests of all parties including the City and County to amend the Redevelopment Plan to allow the Tax Increment revenues to continue to be allocated to BH through tax year 2045 to allow the Developer additional time to complete the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Sullivan County, Tennessee, as follows:

- The Second Amendment to the existing Tax Increment Financing Amendment to the Redevelopment Plan for the Volunteer Parkway South Redevelopment District, a copy of which is



attached as Exhibit A hereto and the findings contained therein are hereby approved and adopted by the Sullivan County Commission.

- That use of tax increment financing as described in the Volunteer Parkway South Redevelopment Plan as amended for use in support of the project known as Hudson Terrace project is hereby approved.
- That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.
- That Bristol Housing is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate by Bristol Housing.
- This resolution is restricted solely to the Volunteer Parkway South Redevelopment District and Hudson Terrace Project is not an approval or denial of any other Redevelopment Plan, Project or District.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____, 2024.

Attest: _____ Approve: _____
Teresa Jacobs, County Clerk Richard S. Venable, County Mayor

Sponsor: David Akard
Cosponsor: Cheryl
Harvey

2024-08-10 ACTIONS:



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 9
Resolution No. 2024-08-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of August 2024.

RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE STATE LIBRARY AND ARCHIVES TOP GRANT BEGINNING July 1, 2024.

WHEREAS, Sullivan County will receive grant funds in the amount of \$15,534.00 available through the Tennessee State Library and Archives for the purchase of Wi-Fi hotspot equipment and service, internal connection upgrades, and technology instruction; and

WHEREAS, said grant contract will be effective on July 1, 2024, and extend for a period of 12 months after the effective date. Said grant ending June 30, 2025; and

WHEREAS, said grantee will agree to participate in the grant project and provide a portion of funding for the project from the library's current operating budget; however, the grantee's participation will not impact the maximum amount reimbursable to the grantee and said amount is intended as a goal for the total project.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves accepting and appropriating funds for a grant in the amount of \$15,5314.00 available through the Tennessee State Library and Archives used for internal connection upgrades, Wi-Fi hotspot equipment and service to be used by library patrons at no cost to the patron.

BE IT FURTHER RESOLVED that the Sullivan County Public Library Director is authorized to execute the grant contract and all other documents that are required to receive, implement, and request funds or reimbursements in relation to this grant project. Account Codes to be assigned by the Director of Accounts and Budgets.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____ 2024.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Andrew Cross
Co-Sponsor(s): Michael Cole

ACTIONS: Introduced at Work Session Meeting on August 8, 2024.

