

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
May 21, 2026
6:00 p.m.

COUNTY COMMISSION MONTHLY MEETING

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding.
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Approval of Notaries Public
- ❖ Approval of minutes of Board of Commissioners of Sullivan County's: March 12, 2026, Rezoning Hearing; March 19, 2026, Monthly Meeting; April 9 Rezoning Hearing & Work Session; April 16 Monthly Meeting.
- ❖ Public Hearing on agenda items.
- ❖ Public Hearing on non-agenda items.
- ❖ Consent Agenda (2, 3, 4, 5, 6, 7, 9, 11)
- ❖ Old Business
- ❖ New Business
- ❖ Announcements
- ❖ Adjournment

Old Business

Item 1 Resolution 2026-04-02

Sponsors: Stidham/Gardner

RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES FOR \$50,000 FOR THE DAY-TO-DAY OPERATION OF THE SHELTER.

New Business

Item 2 Resolution 2026-05-02(On Consent) ~~(OB)~~

Sponsors: Ward/Gardner

RESOLUTION FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), LOCAL SOLICITATION

Item 3 Resolution 2026-05-03 (On Consent)

Sponsors: Crawford/Ireson

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE GOVERNOR'S RESPONSE AND RELIEF FUND FOR CRITICAL INFRASTRUCTURE IMPROVEMENTS AND LONG-TERM HAZARD MITIGATION MEASURES RELATED TO HURRICANE HELENE.

Item 4 Resolution No. 2026-05-04 (On Consent)

Sponsors: Locke/Gardner

RESOLUTION TO ACCEPT AND RESOLUTION AUTHORIZING THE SULLIVAN COUNTY REGIONAL HEALTH DEPARTMENT TO APPLY FOR, ACCEPT, and APPROPRIATE THE BJA FY25 COSSUP GRANT FOR THE CROSS-STATE OVERDOSE RESPONSE, REPORTING, INTELLIGENCE & DATA FOR OPERATIONAL READINESS (CORRIDOR) PROJECT.

~~Item 5 Resolution No. 2026-05-05~~

~~Sponsors: Stidham/Gardner~~

~~RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES FOR \$50,000 FOR THE DAY TO DAY OPERATION OF THE SHELTER.~~ (NOTE: Strike through added after original version distributed at Work Session, see below)

Item 5 Resolution No. 2026-05-05 (On Consent)

Sponsors: Carr/Means

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS REGARDING THE EXCLUSION OF SULLIVAN COUNTY AND OTHER METRO COUNTIES FROM THE TENNESSEE RURAL HEALTH TRANSFORMATION PROGRAM.

Item 6 Resolution No. 2026-05-06 (On Consent)

Sponsors: King/Crosswhite

RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING 35,000.00 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE NEEDED.

Item 7 Resolution No. 2026-05-07 (On Consent)

Sponsors: Horne/Vanover

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON EMORY CHURCH ROAD.

Item 8 Resolution No. 2026-05-08

Sponsors: Crosswhite/Ireson

A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING DEPARTMENT TO SEEK ~~BIDS~~ QUOTES TO DEMOLISH AND REMOVE THE BUILDING ONCE USED FOR SHOP CLASSES AND LOCATED ADJACENT TO THE FORMER BLOUNTVILLE MIDDLE SCHOOL.

Item 9 Resolution No. 2026-05-09 (On Consent)

Sponsors: Vanover/Means

~~A RESOLUTION TO AUTHORIZE ACCEPTANCE HURRICANE HELENE RELIEF FUNDS, UP TO \$ 408,000 TO HIGHWAY DEPARTMENT~~

RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.

Item 10 Resolution No. 2026-05-10

Sponsors: Akard/Harvey

A RESOLUTION TO APPROVE TAX INCREMENT FINANCING FOR ALDI SUPER MARKET TO LOCATE ON VOLUNTEER PARKWAY AS REQUESTED BY CITY OF BRISTOL, TIF NOT TO EXCEED UP TO \$500,000, UP TO A PERIOD OF 20 YEARS

Item 11 Resolution No. 2026-05-11 (On Consent)

Sponsors: Harvey/Akard

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE AS LEAD ENTITY FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

Item 12 Resolution No. 2026-05-12

Sponsors: Ward/Means

A RESOLUTION TO APPROPRIATE \$177,043 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S MEDICAL DIVISION MENTAL HEALTH PROGRAM.

Item 13 Resolution No. 2026-05-13

Sponsors: Carr/Ward

A RESOLUTION TO APPROPRIATE \$216,611.92 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S CO-RESPONDERS PROGRAM.

Item 14 Resolution No. 2026-05-14

Sponsors: Locke/Gardner

RESOLUTION TO APPROVE A PAYMENT IN LIEU OF TAXES PROGRAM AND AGREEMENT FOR KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
May 21, 2026
6:00 p.m.

CONSENT AGENDA

Item 2 Resolution 2026-05-02 (On Consent) [OB]

 Sponsors: Ward/Gardner

RESOLUTION FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), LOCAL SOLICITATION

Item 3 Resolution 2026-05-03 (On Consent)

 Sponsors: Crawford/Ireson

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE GOVERNOR'S RESPONSE AND RELIEF FUND FOR CRITICAL INFRASTRUCTURE IMPROVEMENTS AND LONG-TERM HAZARD MITIGATION MEASURES RELATED TO HURRICANE HELENE.

Item 4 Resolution No. 2026-05-04 (On Consent)

 Sponsors: Locke/Gardner

RESOLUTION TO ACCEPT AND RESOLUTION AUTHORIZING THE SULLIVAN COUNTY REGIONAL HEALTH DEPARTMENT TO APPLY FOR, ACCEPT, and APPROPRIATE THE BJA FY25 COSSUP GRANT FOR THE CROSS-STATE OVERDOSE RESPONSE, REPORTING, INTELLIGENCE & DATA FOR OPERATIONAL READINESS (CORRIDOR) PROJECT.

Item 5 Resolution No. 2026-05-05 (On Consent)

 Sponsors: Carr/Means

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS REGARDING THE EXCLUSION OF SULLIVAN COUNTY AND OTHER METRO COUNTIES FROM THE TENNESSEE RURAL HEALTH TRANSFORMATION PROGRAM.

Item 6 Resolution No. 2026-05-06 (On Consent)

 Sponsors: King/Crosswhite

RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING 35,000.00 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE NEEDED.

Item 7 Resolution No. 2026-05-07 (On Consent)

Sponsors: Horne/Vanover

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON EMORY CHURCH ROAD.

Item 9 Resolution No. 2026-05-09 (On Consent)

Sponsors: Vanover/Means

~~A RESOLUTION TO AUTHORIZE ACCEPTANCE HURRICANE HELENE RELIEF FUNDS, UP TO \$ 408,000 TO HIGHWAY DEPARTMENT~~

RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.

Item 11 Resolution No. 2026-05-11 (On Consent)

Sponsors: Harvey/Akard

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE AS LEAD ENTITY FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 01
Resolution No. 2026-04-02

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of April 2026.

RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES+ FOR \$50,000 FOR THE DAY TO DAY OPERATION OF THE SHELTER.

WHEREAS, PETWORKS is dedicated to providing the best possible care to lost and homeless animals and strives to end animal suffering and animal overpopulation through progressive and proactive policies and programs, including adoption, rescue, spay/neuter, and responsible ownership education.

WHEREAS, PETWORKS currently provides animal control services to the City of Kingsport and accepts animals that are dropped off at the shelter from anywhere in the Sullivan County area.

WHEREAS, the PETWORKS Board of Directors has agreed to provide animal control services for the rural unincorporated area of West Sullivan County.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approves funding for the PETWORKS Animal Services in the amount of \$50,000. This amount is to be funded from the Fund Balance of the General Fund or other available funding.

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 adopted this _____ day of _____ 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this ____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day
of _____, 20____ at or about the following time _____ by the following
method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Gary Stidham

Cosponsor: Commissioner John Gardner

ACTIONS: 04/09/26 (Work Session) To be considered on 1st Reading at regular session on 04/16/26.

04/16/26 (Regular Session) Placed on 1st Reading 05/14/26 (Work Session) To be considered at Regular
Session on 05/21/26.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 2
Resolution No. 2026-05-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), LOCAL SOLICITATION.

WHEREAS, the Sullivan County Sheriff's Office has administered the United States Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) for a number of years specifically to purchase equipment and supplies for law enforcement purposes; and

WHEREAS, the 2025 grant amount is \$21,451.00 with no matching funds required.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Sheriff's Office to execute and submit the 2025 Department of Justice Assistance Grant application in the amount of \$21,451.00 and approve the funds to be used as required for law enforcement purposes by the Sullivan County Sheriff's Office.

BE IT FURTHER RESOLVED that upon approval of said grant application, Sullivan County is hereby authorized to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$21,451.00), as required by the grant contract. The revenue and expenditure account codes for the grant are 47990-913 and 54110.400.913, respectively.

WAIVER OF RULES REQUESTED

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 21st day of May 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method:
_____.

Teresa Jacobs, County Clerk, Sullivan County

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Travis Ward

Cosponsors: Commissioner John Gardner; Commissioner Michael Cole

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 3
Resolution No. 2026-05-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE GOVERNOR’S RESPONSE AND RELIEF FUND FOR CRITICAL INFRASTRUCTURE IMPROVEMENTS AND LONG-TERM HAZARD MITIGATION MEASURES RELATED TO HURRICANE HELENE.

WHEREAS, Sullivan County, Tennessee, was significantly impacted by Hurricane Helene and continues to address both immediate and long-term recovery needs resulting from the disaster; and

WHEREAS, the State of Tennessee has allocated funding through the Governor’s Response and Relief Fund to counties affected by Hurricane Helene to support recovery efforts, strengthen critical infrastructure, and implement long-term mitigation measures designed to reduce future risks; and

WHEREAS, Sullivan County has been allocated funding in the amount of Five Hundred Thousand Dollars (\$500,000.00) through the Governor’s Response and Relief Fund; and

WHEREAS, these funds are intended to support emergency response efforts and proactive projects that improve community resilience, enhance public safety, protect county infrastructure, and mitigate the impacts of future natural disasters; and

WHEREAS, Sullivan County desires to accept and appropriate said funding for eligible disaster recovery, infrastructure improvement, and hazard mitigation activities as allowed under the Governor’s Response and Relief Fund guidelines; and

WHEREAS, the Sullivan County Commission finds it to be in the best interest of the citizens of Sullivan County to accept and appropriate these funds for the purposes stated herein.

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

SECTION 1. That Sullivan County hereby accepts the allocation of funds from the Governor’s Response and Relief Fund in the amount of Five Hundred Thousand Dollars (\$500,000.00) for critical infrastructure improvements, emergency response efforts, and long-term hazard mitigation measures related to Hurricane Helene recovery efforts.

SECTION 2. That the Sullivan County Commission hereby appropriates the sum of Five Hundred Thousand Dollars (\$500,000.00) for eligible expenditures associated with strengthening critical infrastructure, supporting emergency response operations, and implementing projects intended to reduce future disaster risks and improve community resilience.

CONTINUED

SECTION 3. That the Finance Department is hereby authorized to assign appropriate budgetary and accounting codes necessary for the administration of these funds.

SECTION 4. That all expenditures shall be made in accordance with applicable federal, state, and local purchasing and financial management requirements.

This Resolution shall take effect from and after its passage, the public welfare requiring it.

Duly passed and approved this 21st day of May 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk, Sullivan County

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Crawford

Cosponsors: Commissioner Ireson, Commissioner Hopper

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 4
Resolution No. 2026-05-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION AUTHORIZING THE SULLIVAN COUNTY REGIONAL HEALTH DEPARTMENT TO APPLY FOR, ACCEPT, and APPROPRIATE THE BJA FY25 COSSUP GRANT FOR THE CROSS-STATE OVERDOSE RESPONSE, REPORTING, INTELLIGENCE & DATA FOR OPERATIONAL READINESS (CORRIDOR) PROJECT.

WHEREAS Sullivan County continues to face challenges regarding drug trends and overdose threats, particularly along the I-81 corridor, which is a well-known bi-directional drug trafficking route; and

WHEREAS, the Sullivan County Regional Health Department has identified a critical need to enhance overdose surveillance and response capabilities through centralized data sharing and analytic reporting; and

WHEREAS, the CORRIDOR Project seeks to partner with the University of and the CDC Foundation to develop a management portal and automated spike response alerts using the Overdose Detection Mapping Application Program (ODMAP); and WHEREAS, the Bureau of Justice Assistance has made funding available through the FY25 Comprehensive Substance Use Site-Based Program with an anticipated award amount of \$1,300,000 over a 36-month project period; and

WHEREAS, this project is a non-matching grant, requiring no local financial contribution from Sullivan County; and

WHEREAS, this grant requires no that no new staff will be hired for this grant.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session:

SECTION 1. Authorization for the Sullivan County Regional Health Department to submit an application for the BJA FY25 COSSUP grant and accept funds if awarded in an amount not to exceed \$1,300,000 for the CORRIDOR Project.

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 21st day of May 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method:
_____.

Teresa Jacobs, County Clerk, Sullivan County

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke

Cosponsors: Commissioner John Gardner; Commissioner Archie Pierce; Commissioner Zane Vanover

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 05
Resolution No. 2026-05-05

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS REGARDING THE EXCLUSION OF SULLIVAN COUNTY AND OTHER METRO COUNTIES FROM THE TENNESSEE RURAL HEALTH TRANSFORMATION PROGRAM.

WHEREAS, the Tennessee Department of Health has announced the notice of funding opportunity for Rural Health Transformation Program (RHTP), allocating approximately \$206.9 million for Fiscal Year 2026; and

WHEREAS, these funds are to be used to increase sustainable access, promote innovative care, advance technology innovation, advance rural health, and workforce development; and

WHEREAS, the RHTP guidelines explicitly define 89 of Tennessee's 95 counties as eligible for these funds, while categorically excluding metropolitan counties including Sullivan County; and

WHEREAS, Sullivan County currently manages significant public health challenges which the RHTP is specifically designed to address in other parts of the state; and

NOW THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, hereby calls upon the Governor of Tennessee and the Tennessee Department of Health to amend the Rural Health Transformation Program definition of eligible service areas to include Sullivan County.

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 _____, 2026.

Attest: _____ Approve: _____

Teresa Jacobs, County Clerk Richard S. Venable,

Duly adopted this _____ day of _____ 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission.

ATTEST: _____

Teresa Jacobs, County Clerk

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this ____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Joe Carr

Cosponsor: Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 06
Resolution No. 2026-05-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING \$35,000.00 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE NEEDED.

WHEREAS, the operations of the current fiscal year allow for the relocation of funds within the 2026 FY budget to cover this anticipated increase in cost.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session hereby amend the Highway Fund Appropriations Accounts as follows:

FROM:

62000.400 Highway Supplies and materials \$ 35,000

total \$ 35,000

TO:

61000-510 Other Charges (trustee commission) \$ 35,000

total \$ 35,000

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

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of , 20___ following at or about the following time _____ by the following method

Mayor, Sullivan County

.

Sponsor: Commissioner Dwight King

Cosponsor: Commissioner Joyce Crosswhite

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 07
Resolution No. 2026-05-07

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON EMORY CHURCH ROAD.

WHEREAS, the Sullivan County Highway Department and members of the Board of Sullivan County Commissioners have requested numerous requests to set the speed limit on Emory Church Road at 25 miles per hour rather than the current 35 miles per hour; and

WHEREAS, the Sullivan County Highway Department also will be installing additional signage on Emory Church Road to increase public safety, warning of curves.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, hereby requests the Sullivan County Highway Department to install signage indicating a 25 miles per hour speed limit on Emory Church Road.

This Resolution shall take effect from and after its passage, the public welfare requiring it.

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method:

_____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20__ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Daniel Horne

COSPONSORS: Commissioner Zane Vanover; Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

TO BE AMENDED

Item 08

Resolution No. 2026-05-08

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING DEPARTMENT TO SEEK ~~BIDS~~ QUOTES TO DEMOLISH AND REMOVE THE BUILDING ONCE USED FOR SHOP CLASSES AND LOCATED ADJACENT TO THE FORMER BLOUNTVILLE MIDDLE SCHOOL.

WHEREAS, the vacant building located between the former Blountville Middle School and the Sullivan County Public Library, has not been used in years; and

WHEREAS, the building is in a state of disrepair and it holds no historic status; and

WHEREAS, the county has no use for the building in the foreseeable future.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session, the Sullivan County Purchasing Department shall seek ~~bids~~ quotes from contractors to have the building demolished, and the resulting debris properly removed and disposed of, funding for said work not to exceed \$33,000.

FURTHER BE IT RESOLVED the Commission authorizes appropriation of up to \$33,000 and once quotes are obtained authorizes the Purchasing Agent to proceed with award of a contract. Account codes to be determined by the Finance Department.

This Resolution shall take effect from and after its passage, the public welfare requiring it.

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20__ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Joyce Crosswhite

COSPONSORS: Commissioner Mark Ireson; Dwight King; Commissioner Jessica Means; Commissioner Cheryl Harvey; Commissioner Sam Jones; Commissioner Joe Carr; Commissioner Travis Ward

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

~~**SULLIVAN COUNTY**~~
~~**Board of County Commissioners**~~
~~**246th Annual Session**~~

~~Item 09~~
~~Resolution No. 2026-05-09~~

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st-day of May 2026.

~~**RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMBURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.**~~

~~WHEREAS, the Sullivan County Highway Department incurred an increased workload due to cleanup of downed trees and other damages across Sullivan County due to Hurricane Helene's impact on the region; and~~

~~WHEREAS, federal and state disaster relief funds were made available to governmental agencies to help cover documented costs associated with storm cleanup; and~~

~~WHEREAS, Sullivan County Highway Department records documented overtime and other costs associated with post storm cleanup in the county and said documentation met the standard and gained the approval of the Tennessee Emergency Management Agency and the Federal Emergency Management Agency, resulting in the highway department's eligibility for reimbursement of more than \$407,000; and~~

~~WHEREAS, earlier this week reimbursement was received by Sullivan County from TEMA and FEMA.~~

~~NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, authorizes acceptance of the Hurricane Helene Relief Funds of \$470,404.24 to the Sullivan County Highway Department. Accounts and codes to be assigned by the Finance Department. This Resolution shall take effect from and after its passage, the public welfare requiring it.~~

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

~~John T. Gardner, Chairman, Sullivan County Commission~~

ATTEST: _____

~~Teresa Jacobs, County Clerk~~

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the _____ day of
_____ 20____ at or about the following time _____ by the following
method:

~~Teresa Jacobs, County Clerk~~

ACTION BY MAYOR

Reviewed and ~~ACCEPTED~~ by Mayor, Sullivan County: _____

~~Mayor, Sullivan County~~

Reviewed and ~~VETOED~~ by Mayor, Sullivan County: _____

~~Mayor, Sullivan County~~

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20___ following at or about the following time _____ by the following method

~~Richard S. Venable, Mayor, Sullivan County~~

~~SPONSOR: Commissioner Zane Vanover~~

~~COSPONSORS: Commissioner Jessica Means~~

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

CORRECTED

Item 09

Resolution No. 2026-05-09

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMBURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.

WHEREAS, the Sullivan County Highway Department incurred an increased workload due to cleanup of downed trees and other damages across Sullivan County due to Hurricane Helene's impact on the region; and

WHEREAS, federal and state disaster relief funds were made available to governmental agencies to help cover documented costs associated with storm cleanup; and

WHEREAS, Sullivan County Highway Department records documented overtime and other costs associated with post storm cleanup in the county and said documentation met the standard and gained the approval of the Tennessee Emergency Management Agency and the Federal Emergency Management Agency, resulting in the highway department's eligibility for reimbursement of more than \$407,000; and

WHEREAS, earlier this week reimbursement was received by Sullivan County from TEMA and FEMA.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, authorizes acceptance of the Hurricane Helene Relief Funds of \$470,404.24 to the Sullivan County Highway Department. Accounts and codes to be assigned by the Finance Department. This Resolution shall take effect from and after its passage, the public welfare requiring it.

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

CONTINUED

Delivered to the Sullivan County Mayor or his secretary this the _____ day of
_____ 20____ at or about the following time _____ by the following
method:

_____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20___ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Zane Vanover

COSPONSORS: Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

NOTE: THIS VERSION, CORRECTED TO INCLUDE THE EXACT AMOUNT OF THE TEMA/FEMA REIMBURSEMENT TO SULLIVAN COUNTY HIGHWAY DEPARTMENT FOR HURRICANE HELENE RELIEF WAS DISTRIBUTED IN TANDEM WITH THE PACKET AT WORK SESSION ON MAY 14, 2026 --- John H. Osborne III

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 10
Resolution No. 2026-05-10

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR PROJECT STRIPE LOCATED WITHIN THE VOLUNTEER PLAZA REDEVELOPMENT DISTRICT

WHEREAS, Bristol Housing (“BH”) 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, BH has prepared a Redevelopment Plan for the Volunteer Plaza Redevelopment District in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Bristol, Tennessee; and

WHEREAS, as previously authorized by the Sullivan County Commission, BH conducted a public hearing on April 9, 2026, to determine the necessity for the adoption of a Redevelopment Plan for the Volunteer Plaza Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

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

WHEREAS, BH and the City Council of the City of Bristol, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a redevelopment project which includes a retail grocery store and related amenities known as the Project Stripe to be located within the Volunteer Plaza Redevelopment District.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes:

1. That the Redevelopment Plan for the Volunteer Plaza Redevelopment District (being the same plan previously approved by this Commission for other Bristol redevelopment districts and being incorporated herein by reference), along with the proposed TIF Amendment, as presented and recommended by BH, a copy of the TIF Amendment being attached hereto as Exhibit A, are hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

2. That use of tax increment financing as described in the Volunteer Plaza Redevelopment Plan TIF Amendment for use in support of the project known as Project Stripe is hereby approved.

3. 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.

4. That BH 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 BH.

5. This resolution is restricted solely to the Volunteer Plaza Redevelopment District and Project Stripe 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.

Duly passed and approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

CONTINUED

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of , 20____ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner David Akard

COSPONSORS: Commissioner Cheryl Harvey; Commissioner Barry Hopper; Commissioner Andrew Cross

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

EXHIBIT A

VOLUNTEER PLAZA REDEVELOPMENT DISTRICT PROJECT STRIPE TAX INCREMENT FINANCING AMENDMENT

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 which includes a new retail grocery store and related amenities known as Project Stripe (“Project Stripe”) to be located within the existing Volunteer Plaza Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Volunteer Plaza Redevelopment District was designated as a Redevelopment District by Bristol Housing (“BH”) in 2005. The Redevelopment District contains approximately 11.49 acres including the necessary right-of-way for the streets included in the District. The Volunteer Plaza Redevelopment District includes approximately five tax parcels. Redevelopment of the Project Stripe area is critical to complete the transformation of the entire Redevelopment District. The Volunteer Plaza Redevelopment District is shown on the map attached as Exhibit One (“Redevelopment District”). The Project Stripe Area of the Volunteer Plaza Redevelopment District is shown on the map attached as Exhibit Two (“Project Area”).

The commercial areas of the Redevelopment District are primarily located along or near Volunteer Parkway and Bluff City Highway and is generally characterized by retail and commercial properties. The Redevelopment District includes both standard and sub-standard properties for consideration. However, many of the structures are economically obsolete and physically deteriorated while other buildings have been demolished but debris and obsolete infrastructure, utilities, and asphalt remain on the Project Property and must be removed in order to develop the Project. The Project Property also consists of challenging topography which requires extensive grade and site work including the construction of a substantial retaining wall. The District also contains a high rate of vacant buildings; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the District and projects a negative image of the City.

The Project Area itself contains building debris, obsolete asphalt, utilities and infrastructure which must be removed and disposed of. The overall condition of the Project Area constitutes a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent commercial areas. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of a new

retail grocery store in the Project Area will increase economic activity in and around the Redevelopment District and provide a new source of fresh food to area residents.

Based on the foregoing circumstances and conditions, the Board of Commissioners of BH has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Dilapidated and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued dilapidation and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

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

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. BH 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 is currently zoned B-3 by the City of Bristol.

The City and BH will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, 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 Godsey Leasing Co., LLC (the "Developer") and its tenant for Project Stripe is \$ 5,460,756.00. The proposed improvements by the Developer include demolition and removal of existing dilapidated infrastructure, asphalt and debris, grading, installation of storm water and utilities, construction of parking areas, engineering and construction of a very

substantial retaining wall, construction of an approximately 19,361 square foot grocery store, installation of landscaping, lighting and other related amenities (the “Redevelopment Project”).

BH will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by BH. The Project will be located upon an approximately 2.6 acre portion of the following single tax parcel: Sullivan County Control Map 37K, Group A, Parcels 036.00 which is the only tax parcel within the Project Area. The Project shall be assessed as a new separate tax parcel. 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 Developer and tenant investment of \$ 4,960,756.00 and tax increment based debt (to be issued by the BH in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over a twenty (20) year increment period which is hereby authorized by City of Bristol (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 twenty (20) year amortization period for both the City and the County.

The total current property tax assessment for the Project Area (which contains no improvements) is \$ 361,413.00 (based on a pro-rata per acre calculation of land value for the entire 9.85 acre tax parcel) This results in current annual property tax payments to the City in the amount of \$6,668 and current annual property tax payments to the County in the amount of \$ 5,829. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 1,630,560 (based on a \$4,096,400 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 30,083 and total estimated annual county taxes of \$ 26,299. Because Sullivan County has as of tax year 2025 dedicated \$0.205 of its \$ 1.6129 tax rate for repayment of indebtedness and the City of Bristol as of tax year 2025 has dedicated \$0.06 of its \$1.845 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 is \$ 16,975. The estimated total available increment from City of Bristol taxes after statutory debt service set aside is \$21,522. Combined this creates an estimated total annual available tax increment after BH administrative fees of \$ 38,496. The combined new tax revenue above the current base as a result of this Project would be \$2,601 to the County and \$761 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. 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 twenty years. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2049. 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 Bristol's property tax base for the 2025 tax year is approximately \$1,201,200,512. The total assessment of Sullivan County's property tax base for the 2023 tax year is approximately \$3,726,932,850. The current assessment of the Project Area represents 0.03% of the City of Bristol's property tax base and 0.0097 % of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.13% of the current City of Bristol tax base and 0.0437 % 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 construction, development and long-term operation of the Redevelopment Project will result in additional economic activity within the Redevelopment District. It is estimated approximately 12-18 permanent jobs will result upon the opening of the Project and will result in significant annual taxable sales all of which results in significant local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon written notice to the City and County from BH of the tax year that the allocation period shall begin (but in no event beyond the tax year 2029), 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 2025 tax year (which is the year prior to 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, all the 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 BH 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 BH 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.

3. Upon retirement of all bonds, loans or other indebtedness incurred by BH 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 agencies as taxes levied by such taxing agencies on all other property are paid, and BH 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 agencies general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2048.

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 BH 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 BH, 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 there from 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, BH 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.

BH 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 BH including provisions that obligate the Developer to construct or cause the construction of the Project as set forth in this plan. The redevelopment agreement to be entered into between BH and Developer shall contain such terms as BH believes reasonably necessary to accomplish this purpose.

EXHIBIT ONE

MAP OF VOLUNTEER PLAZA REDVELOPMENT DISTRICT



EXHIBIT TWO

MAP OF VOLUNTEER PLAZA REDVELOPMENT DISTRICT

PROJECT STRIPE AREA

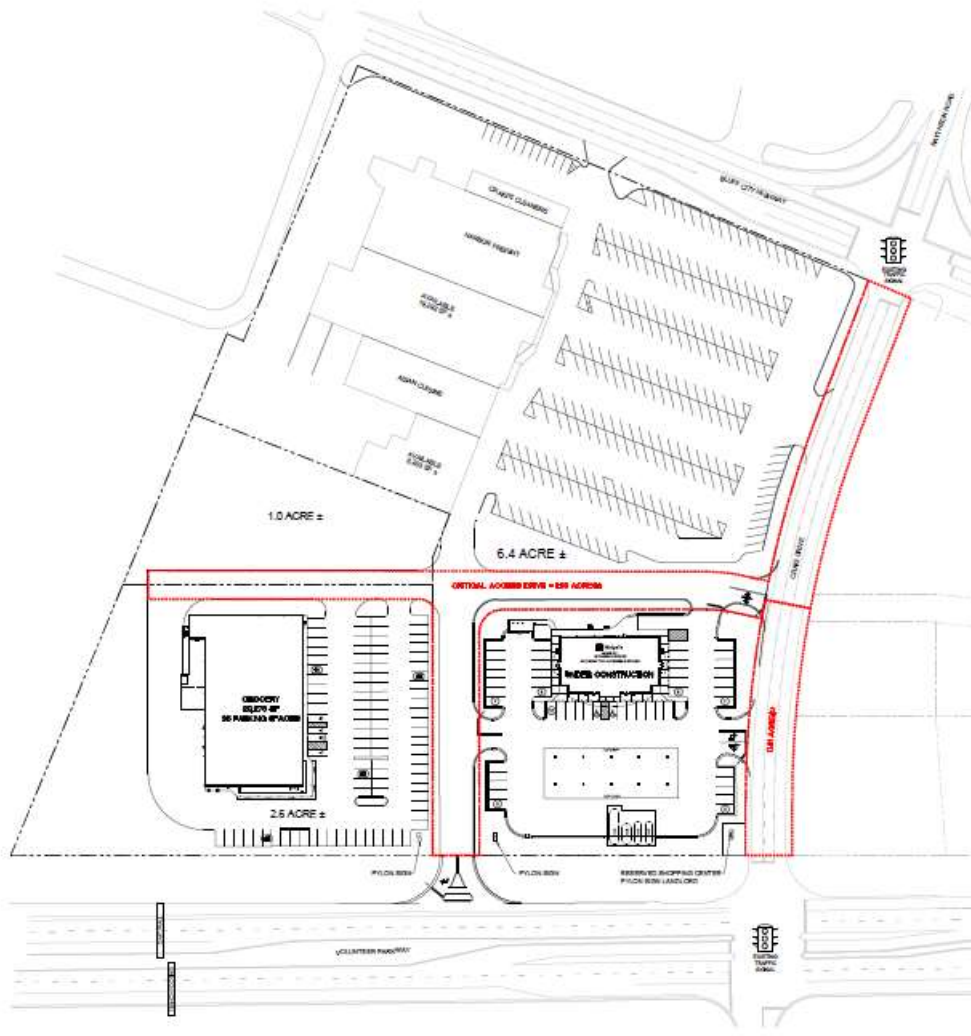


EXHIBIT THREE

TIF ESTIMATE

PROJECT STRIPE AREA

tenant

Total Original Assessed Base Value	\$361,413.00
County Tax Rate	1.6129
City Tax Rate	1.845
Total New Assessed Value	\$1,630,560.00
County Debt Service Rate	.205
City Debt Service Rate	.06
Total County Taxes	\$26,299.30
Base County Taxes	\$5,829.23
County Increment	\$20,470.07
County Debt Service Set Aside	\$2,601.75
Available County Increment after Debt Service	\$17,868.32
County Increment after 0% Holdback	\$17,868.32
County Increment after Admin Fee	\$16,974.90
Total City Taxes	\$30,083.83
Base City Taxes	\$6,668.07
Proposed City Increment	\$23,415.76
City Debt Service Set Aside	\$761.49
Available City Increment after Debt Service	\$22,654.27
City Increment after 0% Holdback	\$22,654.27
City Increment after Admin Fee	\$21,521.56
Total City and County Increment available for Debt Service	\$38,496.46

Sullivan County
Board of County Commissioners
246th Annual Session

Item 11
Resolution No. 2026-05-11

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE AS LEAD ENTITY FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

WHEREAS, Sullivan County is a participating member of the Northeast Tennessee/Virginia HOME Consortium; and

WHEREAS, the participating members are required by the Department of Housing and Urban Development to enter into an agreement as sub-recipient to the Lead Entity of a HOME Consortium; and

WHEREAS, the County wishes to implement the activities described in the Consortium's most recent Consolidated Plan as approved by the Department of Housing and Urban Development.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNTY COMMISSIONERS AS FOLLOWS:

SECTION I. That the Mayor, is authorized to execute, in a form approved by the County Attorney, the 2026 Agreement with the City of Bristol, TN as Lead Entity for the Northeast Tennessee/Virginia HOME Consortium.

SECTION II. That this resolution shall take effect from and after its adoption, the public welfare requiring it. All resolutions in conflict here with be and the same rescinded insofar as such conflict exists.

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 21st day of May 2026.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day
of _____, 20____ at or about the following time _____ by the following
method: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey

Cosponsors: Commissioner David Akard; Commissioner Barry Hopper; Commissioner Andrew Cross

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

**NORTHEAST TENNESSEE / VIRGINIA HOME CONSORTIUM
2027-2029 QUALIFICATION PERIOD**

_____ Yes, we wish to continue as a member of the Northeast Tennessee/Virginia HOME Consortium for an additional three-year period.

_____ No, we do not wish to continue as a member of the Northeast Tennessee/Virginia HOME Consortium for an additional three-year period.

Community Name

Mayor

Date

Please return by June 1, 2026, to:
Tyler Gillenwater
Community Development Specialist
P.O. Box 1189
Bristol, TN 37621

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 12
Resolution No. 2026-05-12

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO APPROPRIATE \$177,043 FROM THE OPIOID ABATEMENT SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S MEDICAL DIVISION MENTAL HEALTH PROGRAM.

Whereas, the Medical Division's Mental Health Program of the Sullivan County Sheriff's Office has proved a vital asset in the county's ongoing struggle to fight the financial and human costs caused by drug addiction on our community; and

WHEREAS, the Sullivan County Opioid Advisory Committee received and reviewed a request from the program for \$177,043 in funding; and

WHEREAS, the Opioid Advisory Committee voted to recommend to the full Sullivan County Commission that the request be funded.

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$177,043 from the county's Opioid Abatement Settlement Fund account to the SCSO's Medical Division Mental Health Program.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20__ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Travis Ward

COSPONSORS: Commissioner Jessica Means, Commissioner Cross, everyone voting in the affirmative.

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

SULLIVAN COUNTY

**Board of County Commissioners
246th Annual Session**

Item 13
Resolution No. 2026-05-13

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO APPROPRIATE \$216,611.92 FROM THE OPIOID ABATEMENT SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF’S OFFICE’S CO-RESPONDERS PROGRAM.

Whereas, the Co-Responders Program of the Sullivan County Sheriff’s Office provides vital support and services in the county’s ongoing struggle to fight the financial and human costs caused by drug addiction on our community; and

WHEREAS, the Sullivan County Opioid Advisory Committee received and reviewed a request from the program for \$216,611.92 in funding; and

WHEREAS, the Opioid Advisory Committee voted to recommend to the full Sullivan County Commission that the request be funded.

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$216,611.92 from the county’s Opioid Abatement Settlement Fund account to the SCSO’s Co-Responders Program.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20__ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Joe Carr

COSPONSORS: Commissioner Travis Ward, Commissioner Means, everyone voting in the affirmative.

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 14
Resolution No. 2026-05-14

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO APPROVE A PAYMENT IN LIEU OF TAXES PROGRAM AND AGREEMENT FOR KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

WHEREAS, property of the Kingsport Housing & Redevelopment Authority (“KHRA”) is exempt from ad valorem property tax subject to the requirements of Tennessee Code Annotated § 67-5-206; and

WHEREAS, KHRA is authorized by Tennessee Code Annotated § 13-20-104 et seq.; as amended, among other things, to establish a payment in lieu of ad valorem taxes program (“PILOT program”) for lessees operating Low-income housing tax credit (“LIHTC”) property as defined by § 42 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, KHRA, so that it may continue its public benefit purposes of providing safe, decent, and affordable housing for low and moderate income families within the City of Kingsport and Sullivan County, wishes to provide PILOT programs restricted exclusively for projects developed through the assistance of LIHTCs; and

WHEREAS, KHRA wishes to enter a PILOT Agreement similar in form and substance to Exhibit 1 with The Grove at Poplardale, LLC, which intends to seek an award of LIHTCs and which will lease KHRA property and operate it as a LIHTC property; and

WHEREAS, the Board of County Commissioners finds and declares that the PILOT program and the PILOT Agreements attached hereto as Exhibit 1 is in furtherance of KHRA’s public purposes set forth in the Tennessee Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE THAT:

SECTION 1. The Board of County Commissioners of Sullivan County hereby acknowledges and affirms that Kingsport Housing & Redevelopment Authority real property is exempt from ad valorem taxes and KHRA has been delegated the authority to negotiate and accept payments in lieu of ad valorem taxes from the housing authority’s lessees operating Low Income Housing Tax Credit property pursuant to Tennessee Code Annotated § 13-20-104(f).

SECTION 2. The Board of County Commissioners of Sullivan County hereby approves the PILOT Agreement, in form and substance similar to Exhibit 1, between Kingsport Housing & Redevelopment Authority and The Grove at Poplardale, LP and further authorizes Kingsport Housing & Redevelopment Authority to amend said PILOT agreement as necessary to apply to such other real property as may be needed to complete the project described therein.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

CONTINUED

Approved this _____ day of _____ 2026.

Reviewed by Chairman: _____

John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____

Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of
_____ 20____ at or about the following time _____ by the following
method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of ,
20___ following at or about the following time _____ by the following method

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke

Cosponsors: Commissioner John Gardner; Commissioner Archie Pierce

ACTIONS:

EXHIBIT 1
Payment In Lieu of Taxes Agreement

PAYMENT IN LIEU OF TAX AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into as of the ___ day of ___, 2026 (the "effective date") by and between the KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY, a Tennessee public non-profit corporation ("KHRA") and THE GROVE AT POPLARDALE, LP ("Lessee").

RECITALS

A. KHRA owns certain properties located in the City of Kingsport, which is more particularly described on Exhibit A (the "Development Properties"). Under the Tennessee Constitution and statutes, the Development Properties is exempt from ad valorem property taxation.

B. Lessee intends enter a long-term Ground Lease to lease the Development Properties.

C. Lessee intends to redevelop and operate on the Development Properties low-income housing developments with financing, in part, through low-income housing tax credits administered by the Tennessee Housing Development Agency.

D. Lessee will seek an award of low-income housing tax credits from the Tennessee Housing Development Agency to redevelop and operate the Development Properties as LIHTC properties.

E. KHRA is authorized by TENN. CODE ANN. § 13-20-104 to enter agreements for payments in lieu of ad valorem taxes ("PILOT") with lessees operating low-income housing tax credit ("LIHTC") property.

F. By approving Resolution No. 2026-215, the City of Kingsport delegated to KHRA the authority to negotiate and accept PILOTs from its lessees, and approved the form of this Agreement upon its finding that the Agreement and payments described herein are in furtherance of KHRA's public purpose.

NOW THEREFORE, in consideration of the recited premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Lease Agreement. KHRA and Lessee will enter into a Ground Lease for the Development Properties.

Section 2. Appointment of Agent. KHRA hereby appoints Lessee as its agent to act for and on behalf of KHRA to exercise those powers conferred on it by Tenn. Code Ann. § 13-20-104 with respect to the redevelopment and operation of multi-family residential facilities for low and moderate-income persons on the Development Properties, except that Lessee shall not bind KHRA to any debts, liabilities or costs.

Section 3. Payments in Lieu of Taxes. Lessee shall make annual payments in lieu of taxes ("Annual Payments") to Kingsport Housing & Redevelopment Authority as follows:

a. Amount. Annual Payments shall be ten percent (10%) of the aggregate Shelter Rent collected by Lessee for the Project during the preceding year. Shelter Rent is defined as the total of all rents actually collected from all tenants of the Project for dwelling rents and non-dwelling rents (excluding all other income of Development Properties), less the cost to Lessee of all dwelling and non-dwelling utilities.

b. Time of Payment. Each Annual Payment is due and payable on the last day on which ad valorem taxes are payable to the City of Kingsport for each respective tax year. Any Annual Payments payable with respect to any partial tax year shall be pro rated based upon the number of days in which partial year to which this Agreement applies.

c. Payments Reduced by Taxes Assessed. The Annual Payments described herein are intended to be in lieu of all ad valorem taxes on all real and personal property of any nature which are or may be levied by the City of Kingsport, Sullivan County, or any other political subdivision of the State with respect to the Project, work-in-progress in regard to the construction and development of the Project during the term of this Agreement, and taxes on the leasehold estate created under the Ground Lease. Therefore the amount of the Annual Payments will be reduced by the amount of any ad valorem taxes or other taxes on real or personal property of any nature levied by the City of Kingsport, Sullivan County, or any other political subdivision, or the State with respect to the Development Properties which Lessee is or may be required to pay during the term of this Agreement.

Section 4. Annual Report to State Board of Equalization. Before October 1 of each year, Lessee shall file with the State Board of Equalization a report that complies with TENN. CODE ANN. § 13-20-104(f)(1)(3), as amended, with a copy of such report to KHRA.

Section 5. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall end on the last day of the fifteenth (15th) year after any Project is placed in service, as defined by Section 42 of the Internal Revenue Code, or at such time the Lessee's interest in the Development Properties terminates, whichever is longer.

Section 6. Choice of Law. This Agreement shall be governed by the laws of the State of Tennessee.

Section 7. Amendments. This Agreement shall be amended only by a written instrument executed by the parties hereto or their successors and assigns. This Agreement may not be materially amended without prior written approval of KHRA. Notwithstanding the foregoing, KHRA and Lessee hereby consent to any amendment to this Agreement required by a change in applicable law or regulation, and no further consent shall be required for such amendment to become effective.

Section 8. Notices. All notices, certificates, demands, requests, consents, approvals and other similar instruments under this Lease shall be in writing, and shall be deemed to have been properly given and received if sent by United States certified or registered mail, postage prepaid to the business addresses of each of the respective parties, or at such other address as the parties may designate by written notice.

Section 9. Severability. If any provision of this Agreement shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

Section 10. Headings. The headings in this Agreement are for convenience of reference only and shall not define or limit the provisions thereof.,

Section 11. Binding Effect. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Section 12. Expenses on Default. In the event that KHRA shall be required to engage legal counsel for the enforcement of any of the terms of this Agreement, whether or not such employment involves prosecuting or defending an action in court or other legal services required to secure compliance on the part of Lessee, Lessee shall be responsible for and shall promptly pay to KHRA its reasonable attorneys' fees and any other expenses incurred by KHRA as a result of such default.

Section 13. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY and THE GROVE AT POPLARDALE, LP have executed this Agreement by their duly authorized representatives, all as of the date first set forth herein.

**KINGSPORT HOUSING &
REDEVELOPMENT AUTHORITY**

BY; _____

ITS: _____

THE GROVE AT POPLARDALE, LP

BY: THE GROVE AT POPLARDALE GP, LLC,
its General Partner

By: _ Greater Kingsport Alliance for Development, Inc.,
Its Member

BY: _____
ITS: _____

EXHIBIT A

Development Properties Legal Description

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE - TRACT ONE

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at a point in the northeasterly sideline of Dale Street at a distance of one hundred twenty-seven and seventy-nine hundredths (127.79) feet northwesterly from the intersection of the said northeasterly sideline of Dale Street with the northwesterly sideline of Poplar Street, said point being the northwesterly corner of Lot One (1), Block Sixty-Four (64). Thence continuing northwesterly with the said sideline of Dale Street four hundred and ninety-seven and ninety-two hundredths (497.92) feet to a point, said point being the southwesterly corner of Lot One (1) Block Sixty-two (62). Thence northeasterly by an interior angle of ninety-eight degrees and fifteen minutes and with the rear line of Lots One (1) to Twelve (12) of Block Sixty-two (62), six hundred and thirty-five and eighty-six hundredths (635.86) feet to a point in the southwesterly line of the Robert E. Lee School property. Thence southeasterly by an interior angle of eighty-seven degrees and six minutes and with the Robert E. Lee School property line Four hundred forty-seven and seventy-eight hundredths (447.87) feet to a point, and said point being the northeasterly corner of Lot Thirteen (13) Block Sixty-four (64). Thence southwesterly by an interior angle of ninety-six degrees and thirty-nine minutes and the rear lines of Lot One (1) to Thirteen (13), Block Sixty-four (64), six hundred eighty-six and forty-four hundredths (686.44) feet to the point of BEGINNING, and containing seven and one tenths (7.1) acres, more or less, as shown by map of Groseclose Property, USHA Project Tenn-6-1, which map is of record in the Register's Office in Blountville, Tennessee in Plat Book One (1) at page Two Hundred and Thirty-five (235), together with any and all other property which the Kingsport Housing Authority owns in any portions immediately adjacent to the above-mentioned property;

Being the same property conveyed to KHRA by deed dated October 25, 1939, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 45A, page 435 to which reference is hereby made.

ADDRESS OF PROPERTY: Dale Street, Kingsport, TN

TAX MAP 0460, GROUP A, CTRL MAP 0460, PARCEL 062.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT TWO

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at a stake at the point of intersection of the southeastern boundary line of Tennessee Avenue and the northeastern boundary line of Dale Street; thence along the northeastern boundary line of Dale Street South 25 degrees 48 minutes 42 seconds East 80.82 feet (shown in prior deed as 80.9 feet) to a stake; thence along a 10-foot alley North 56 degrees 07 minutes 13 seconds East 121.51 feet (shown in prior deed as 121.6 feet) to a stake; thence North 34 degrees 07 minutes 39 seconds West 81.09 feet (shown in prior deed as 80 feet) to a stake on the southern boundary line of Tennessee Avenue; thence South 55 degrees 33 minutes 46 seconds West feet along Tennessee Avenue 109.82 feet (shown in prior deed as 110 feet) to the point of BEGINNING, and being all of Lots 1 and 2, Block 62, City of Kingsport,

as shown on map marked "Plans for business lots and residence sites, Kingsport, Tennessee, scale one inch equals 100 feet", the foregoing description being base upon survey plat dated August 28, 1997, prepared by Joseph G. McCoy, Surveyor, License No. 1430, whose address is 711 East Main Street, Jonesborough, Tennessee 37650.

Being the same property conveyed to KHRA by deed dated April 15, 2016, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 3196, page 90, to which reference is hereby made.

ADDRESS OF PROPERTY: 101 Tennessee Street, Kingsport, TN

TAX MAP 046O, GROUP A, CTRL MAP 046O, PARCEL 041.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT THREE

Situated in the 11th Civil District of Sullivan County, Tennessee, and being Lot No. 3 in Block 62, City of Kingsport, as shown on map of record in Register's Office for Sullivan County at Blountville, Tennessee, in Deed Book 105, page 418, to which reference is hereby expressly made.

Being the same property conveyed to KHRA by deed dated January 12, 2018, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 3273, page 1094, to which reference is hereby made.

ADDRESS OF PROPERTY: 109 Tennessee Street, Kingsport, TN

TAX MAP 046J, GROUP A, CTRL MAP 046O, PARCEL 042.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT FOUR

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at a point on the southerly side of Tennessee Street, 160 foot easterly from the intersection of the southerly side of Tennessee Street with the easterly side of Dale Street, corner for lot 3; thence in a southeasterly direction at right angle to the line of Tennessee Street along the divisional line of lots 3 and 4, 80 feet to a point on the northerly side of a 10 foot alley, also a corner for lot 3; thence in a northeasterly direction along the line of said alley, parallel with the line of Tennessee Street 50 feet to a point, corner for lot 5; thence in a northwesterly direction along the divisional line between lots 4 and 5 at right angle with the line of said alley, 80 feet to a point on the southerly sideline of Tennessee Street, also corner for lot 5; thence southwesterly along the line of Tennessee Street 50 feet to the point of BEGINNING, being all of Lot No. 4 in Block 62 in Kingsport, Tennessee.

Being the same property conveyed to KHRA by deed dated March 16, 2022, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 3498, page 187, to which reference is hereby made.

ADDRESS OF PROPERTY: 113 Tennessee Street, Kingsport, TN

TAX MAP 046J, GROUP A, CTRL MAP, 046O, PARCEL 043.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT FIVE

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEING Lot 5, Block 62, on Tennessee Street, Kingsport, Tennessee, as shown on Map marked “Plans for Business Lots and Residence Sites” of record in the Register’s Office for Sullivan County at Blountville, Tennessee, in Deed Book 105 at page 418.

Being the same property conveyed to KHRA by deed dated December 28, 2016, of record in the Register’s Office for Sullivan County, at Blountville, Tennessee, in Deed Book 3228, page 512, to which reference is hereby made.

ADDRESS OF PROPERTY: 117 Tennessee Street, Kingsport, TN

TAX MAP 046O, GROUP A, PARCEL 044.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT SIX

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at a point in the Southeasterly line of Tennessee Street, distant Northeasterly 260 feet from the point of intersection of the said line of Tennessee Street with the Northeasterly line of Dale Street, corner for Lots 5 and 6; thence Northeasterly with the said line of Tennessee Street, 50 feet to a point, corner for Lots 6 and 7; thence Southeasterly at right angles and with the divisional line of Lots 6 and 7, 80 feet to a point in the Northwesterly line of an alley; thence Southwesterly at right angles, and with said alley, 50 feet to a point, corner for Lots 5 and 6; thence Northwesterly at right angles, and with the divisional line of Lots 5 and 6, 80 feet to the point of BEGINNING, being Lot 6, Block 62, of the City of Kingsport, as shown on a Map of record in the Register’s Office for Sullivan County, at Blountville, Tennessee, in Deed Book 105, at page 418.

Being the same property conveyed to KHRA by deed dated January 8, 2019, of record in the Register’s Office for Sullivan County, at Blountville, Tennessee, in Deed Book 3318, page 610, to which reference is hereby made.

ADDRESS OF PROPERTY: 121 Tennessee Street, Kingsport, TN

TAX MAP 046J, GROUP A, CTRL MAP, 046O, PARCEL 045.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT SEVEN

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at a point on the northwesterly side of Poplar Street 124.84 feet northeasterly from the intersection of the northwesterly side of Poplar Street with the northeasterly side of Dale Street and

running in a north-westerly direction, along the divisional line between Lots 2 and 3, 125 feet; thence in a northeasterly direction parallel to Poplar Street 50 feet to the divisional line between Lots 3 and 4; thence along said divisional line in a southeasterly direction 125 feet to the northwesterly side of Poplar Street; thence along the northwesterly side of Poplar Street, in a southwesterly direction 50 feet to the BEGINNING, and containing 0.143 of an acre, more or less, and being Lot No. 3, in Block No. 64, as shown on map marked "Plans for Business Lots and Residence Sites, Kingsport", made from survey during December 1914, January and February, 1915, and based upon map dated August, 1914, by W. M. Dunlap, which said map was revised on September 7, 1915, and November 1, 1915, by adding additional lot and block numbers, the latest revised map being of record in Sullivan County Deed Book 108, at page 428;

Being the same property conveyed to KHRA by deed dated September 26, 1983 of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 372c, page 118, to which reference is hereby made.

ADDRESS OF PROPERTY: 810 Poplar, Kingsport, TN

TAX MAP 046J, GROUP A, CTRL MAP, 046O, PARCEL 059.00

KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT EIGHT

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEGINNING at the northerly corner of the intersection of the easterly sideline of Dale Street with the northerly sideline of Poplar Street thence along the easterly sideline of Dale Street in a northerly direction, 127.79 feet to a point; thence by a line parallel to Poplar Street in an easterly direction, **48.27** feet to the divisional line between Lots 1 and 2; thence with the divisional line between Lots 1 and 2 in a southerly direction, 125.00 feet to the northerly sideline of Poplar Street; thence with the northerly sideline of Poplar Street in a westerly direction, 74.84 feet to the point of BEGINNING, containing 0.179 acre, more or less, and being Lot 1, Block **64**, City of Kingsport, as shown by plat of record in the Register's Office at Blountville, Tennessee, in Plat Book A, at page 18-B

Being the same property conveyed to KHRA by deed dated May 16, 1983, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 356C, page 619, to which reference is hereby made.

ADDRESS OF PROPERTY: Poplar Street, Kingsport, TN

TAX MAP 046J, GROUP A, CTRL MAP, 046O, PARCEL 061.00

KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
THE GROVES AT POPLARDALE – PHASE ONE TRACT NINE

Situated in the Eleventh (11th) Civil District of Sullivan County, Tennessee to-wit:

BEING Lot 2 in Block 64, City of Kingsport; and being property conveyed to the Party of the First Part by deed dated June 30, 1971, from Goldia Shaheen, of record in the Register's Office for Sullivan County

at Blountville, Tenn. in Deed Book 361-A at page 577, to which reference is hereby expressly made.

Being the same property conveyed to KHRA by deed dated March 5 1976, of record in the Register's Office for Sullivan County, at Blountville, Tennessee, in Deed Book 89C, page 172, to which reference is hereby made.

ADDRESS OF PROPERTY: 806 Poplar Street, Kingsport, TN

TAX MAP 0460 GROUP A, CTRL MAP, 0460, PARCEL 060.00

**THE FOLLOWING THREE-PAGE
DOCUMENT IS ACTION TAKEN BY THE
KINGSPORT BOARD OF MAYOR AND
ALDERMAN ON THE ISSUE COVERED
IN ITEM 14**

RESOLUTION NO. 2026-215

A RESOLUTION APPROVING A PAYMENT IN LIEU OF TAXES PROGRAM FOR THE KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

WHEREAS, the Kingsport Housing & Redevelopment Authority ("KHRA") is authorized by *Tennessee Code Annotated § 13-20-104* et seq.; as amended (the "ACT"), among other things, to establish a payment in lieu of ad valorem taxes program ("PILOT program") for lessees operating Low-income housing tax credit ("LIHTC") property as defined by section 42 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, KHRA, so that it may continue its public benefit purposes of providing safe, decent, and affordable housing for low and moderate income families within the City of Kingsport, wishes to provide PILOT programs restricted exclusively for projects developed through the assistance of LIHTCs; and

WHEREAS, The Grove at Poplardale, LP, intends to seek an award of LIHTCs to develop and operate qualified multi-family housing for low- and moderate-income families on property owned by KHRA; and

WHEREAS, pursuant to authorization under the Act, property owned by KHRA is exempt from all property taxation; and

WHEREAS, in order to facilitate development, redevelopment, or operation of LIHTC properties, KHRA shall enter into a lease agreement with The Grove at Poplardale, LP for property owned by KHRA, which The Grove at Poplardale, LP will develop and operate as LIHTC property or properties; and

WHEREAS, The Grove at Poplardale, LP has requested KHRA to enter into a PILOT Agreement by which it will make payments in lieu of ad valorem taxes and its leasehold on KHRA Property shall not be assessed ad valorem property taxes; and

WHEREAS, KHRA and The Grove at Poplardale, LP are willing to enter the PILOT Agreement as generally set forth herein; and

WHEREAS, the City of Kingsport finds and declares that the PILOT program and the PILOT Agreement as generally set forth herein are in furtherance of KHRA's public purposes set forth in the Act.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF KINGSPORT as follows:

SECTION I. That, upon the finding of the City of Kingsport that accepting payments in lieu of taxes is in furtherance of Kingsport Housing & Redevelopment Authority's public purpose, the Kingsport Housing & Redevelopment Authority is hereby authorized to negotiate and enter agreements to accept payments in lieu of taxes from its lessees who develop and maintain qualified multi-family residential facilities for low and moderate income persons.

SECTION II. That as required by *Tennessee Code Annotated* § 13-20-104(F)(2) the City of Kingsport hereby approves the PILOT Agreement between Kingsport Housing & Redevelopment Authority and The Grove at Poplardale, LP said agreement being generally as follows:

City of Kingsport, Tennessee, Resolution No. 2026-215, April 21, 2026
AF: 101-2026

Page 1 of 3

PAYMENT IN LIEU OF TAX AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into as of the ___ day of ____, 2026 (the "effective date") by and between the KINGSFORT HOUSING & REDEVELOPMENT AUTHORITY, a Tennessee public non-profit corporation ("KHRA") and THE GROVE AT POPLARDALE, LP ("Lessee").

RECITALS

- A. KHRA owns certain properties located in the City of Kingsport, which is more particularly described on Exhibit A (the "Development Properties"). Under the Tennessee Constitution and statutes, the Development Properties is exempt from ad valorem property taxation.
- B. Lessee intends enter a long-term Ground Lease to lease the Development Properties.
- C. Lessee intends to redevelop and operate on the Development Properties low-income housing developments with financing, in part, through low-income housing tax credits administered by the Tennessee Housing Development Agency.
- D. Lessee will seek an award of low income housing tax credits from the Tennessee Housing Development Agency to redevelop and operate the Development Properties as LIHTC properties.
- E. KHRA is authorized by TENN. CODE ANN. § 13-20-104 to enter agreements for payments in lieu of ad valorem taxes ("PILOT") with lessees operating low-income housing tax credit ("LIHTC") property.
- F. By approving Resolution No. ____, a copy of which is Exhibit B, the City of Kingsport delegated to KHRA the authority to negotiate and accept PILOTs from its lessees, and approved the form of this Agreement upon its finding that the Agreement and payments described herein are in furtherance of KHRA's public purpose.

NOW THEREFORE, in consideration of the recited premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Lease Agreement. KHRA and Lessee will enter into a Ground Lease for the Development Properties.

Section 2. Appointment of Agent. KHRA hereby appoints Lessee as its agent to act for and on behalf of KHRA to exercise those powers conferred on it by Tenn. Code Ann. § 13-20-104 with respect to the redevelopment and operation of multi-family residential facilities for low and moderate-income persons on the Development Properties, except that Lessee shall not bind KHRA to any debts, liabilities or costs.

Section 3. Payments in Lieu of Taxes. Lessee shall make annual payments in lieu of taxes ("Annual Payments") to Kingsport Housing & Redevelopment Authority as follows:

a. Amount. Annual Payments shall be ten percent (10%) of the aggregate Shelter Rent collected by Lessee for the Project during the preceding year. Shelter Rent is defined as the total of all rents actually collected from all tenants of the Project for dwelling rents and non-dwelling rents (excluding all other income of Development Properties), less the cost to Lessee of all dwelling and non-dwelling utilities.

b. Time of Payment. Each Annual Payment is due and payable on the last day on which ad valorem taxes are payable to the City of Kingsport for each respective tax year. Any Annual Payments payable with respect to any partial tax year shall be pro rated based upon the number of days in which partial year to which this Agreement applies.

c. Payments Reduced by Taxes Assessed. The Annual Payments described herein are intended to be in lieu of all ad valorem taxes on all real and personal property of any nature which are or may be levied by the City of Kingsport, Sullivan County, or any other political subdivision of the State with respect to the Project, work-in-progress in regard to the construction and development of the Project during the term of this Agreement, and taxes on the leasehold estate created under the Ground Lease. Therefore the amount of the Annual Payments will be reduced by the amount of any ad valorem taxes or other taxes on real or personal property of any nature levied by the City of Kingsport, Sullivan County, or any other political subdivision, or the State with respect to the Development Properties which Lessee is or may be required to pay during the term of this Agreement.

Section 4. Annual Report to State Board of Equalization. Before October 1 of each year, Lessee shall file with the State Board of Equalization a report that complies with TENN. CODE ANN. § 13-20-104(f)(1)(3), as amended, with a copy of such report to KHRA.

Section 5. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall end on the last day of the fifteenth (15th) year after any Project is placed in service, as defined by Section 42 of the Internal Revenue Code, or at such time the Lessee's interest in the Development Properties terminates, whichever is longer.

Section 6. Choice of Law. This Agreement shall be governed by the laws of the State of Tennessee.

Section 7. Amendments. This Agreement shall be amended only by a written instrument executed by the parties hereto or their successors and assigns. This Agreement may not be materially amended without prior written approval of KHRA. Notwithstanding the foregoing, KHRA and Lessee hereby consent to any amendment to this Agreement required by a change in applicable law or regulation, and no further consent shall be required for such amendment to become effective.

Section 8. Notices. All notices, certificates, demands, requests, consents, approvals and other similar instruments under this Lease shall be in writing, and shall be deemed to have been properly given and received if sent by United States certified or registered mail, postage prepaid to the business addresses of each of the respective parties, or at such other address as the parties may designate by written notice.

Section 9. Severability. If any provision of this Agreement shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

Section 10. Headings. The headings in this Agreement are for convenience of reference only and shall not define or limit the provisions thereof.

Section 11. Binding Effect. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Section 12. Expenses on Default. In the event that KHRA shall be required to engage legal counsel for the enforcement of any of the terms of this Agreement, whether or not such employment involves prosecuting or defending an action in court or other legal services required to secure compliance on the part of Lessee, Lessee shall be responsible for and shall promptly pay to KHRA its reasonable attorneys' fees and any other expenses incurred by KHRA as a result of such default.

Section 13. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Acknowledgements and Exhibits are deleted for inclusion in this resolution]

SECTION III. That the board finds that the actions authorized by this resolution are for a public purpose and will promote the health, comfort and prosperity of the citizens of the city.

SECTION IV. That this resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED this the 21st day of April, 2026.

ATTEST:


ANGELA MARSHALL
Deputy City Recorder




PAUL W. MONTGOMERY, Mayor

APPROVED AS TO FORM:


RODNEY B. ROWLETT, III, City Attorney

**THE FOLLOWING FIVE-PAGE
DOCUMENT IS PRESENTED IN ORDER
TO OFFICIALLY PLACE IT IN THE
RECORD**



Report On Debt Obligation

Entity and Debt Information		
Entity Name		
Sullivan County		
Entity Address		
3411 Highway 126, Suite 206 Blountville, Tennessee 37617		
Debt Issue Name		
General Obligation School Refunding Bonds, Series 2026		
Series Year		
2026		
Debt Issue Face Amount		
\$70,365,000.00		
Face Amount Premium or Discount?		Premium Amount
Premium		\$7,188,712.90
Tax Status		
Tax - Exempt		
Interest Type		True Interest Cost(TIC)
True Interest Cost (TIC)		3.4420331%
Debt Obligation		
Bond		
Moody's Rating	Standard & Poor's Rating	Fitch Rating
Aa2	Unrated	Unrated
Other Rating Agency Name		Other Rating Agency Rating
N/A		N/A
Security		
General Obligation		
Type of Sale Per Authorizing Document		
Competitive Bid		
Dated Date	Issue/Closing Date	Final Maturity Date
5/21/2026	5/21/2026	5/1/2042

Debt Purpose

Purpose	Percentage	Description
Refunding	100%	Refund a portion of the outstanding 2017 bonds
Education	0%	N/A
General Government	0%	N/A
Other	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	\$98,500.00	N/A	Stephens Inc.
Legal Fees - Bond Counsel	\$70,000.00	N/A	Bass, Berry & Sims PLC
Rating Agency Fees	\$52,000.00	N/A	Moody's Ratings
Printing and Advertising Fees	\$1,646.25	N/A	iPreo
Paying Agent Fees	\$900.00	\$650.00/year	U.S. Bank Trust Company, National Association
Escrow Agent	\$500.00	N/A	U.S. Bank Trust Company, National Association
Underwriter's Discount \$	\$123,521.25	N/A	Huntington Securities, Inc.
TOTAL COSTS	\$347,067.50		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2027	\$3,150,000.00	5.000%
2028	\$3,115,000.00	5.000%
2029	\$3,270,000.00	5.000%
2030	\$3,435,000.00	5.000%
2031	\$3,610,000.00	5.000%
2032	\$3,790,000.00	5.000%
2033	\$3,980,000.00	5.000%
2034	\$4,180,000.00	5.000%
2035	\$4,385,000.00	5.000%
2036	\$4,610,000.00	5.000%
2037	\$4,835,000.00	5.000%
2038	\$5,080,000.00	5.000%
2039	\$5,335,000.00	5.000%
2040	\$5,595,000.00	5.000%
2041	\$5,880,000.00	4.000%
2042	\$6,115,000.00	4.000%
TOTAL AMOUNT	\$70,365,000.00	

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Larry Bailey - Director of Finance

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Richard S. Venable

Title/Position

County Mayor

Email

rvenable@sullivancountytn.gov

Alternate Email

larry.bailey@sullivancountytn.gov

Signature - Preparer (Submitter) of This Form

Name	Title/Position
Jeff Oldham	Member
Email	Alternate Email
joldham@bassberry.com	ava.young@bassberry.com
Relationship to Public Entity	Organization
Bond Counsel	Bass, Berry & Sims PLC - Nashville

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

Verify Form Accuracy

Date to be Presented at Public Meeting	Date to be emailed/mailed to members of the governing body
05/21/2026	N/A

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.