

# COUNTY COMMISSION-REGULAR SESSION

## AUGUST 17, 2015

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS MONDAY MORNING, AUGUST 17, 2015, 9:00 A.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, COUNTY CHAIRMAN, JEANIE GAMMON, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

**The Commission was called to order by County Chairman Richard Venable. Sheriff Wayne Anderson opened the commission and Comm. Matthew Johnson gave the invocation. The pledge to the flag was led by Sheriff Wayne Anderson.**

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

MARK BOWERY	DARLENE CALTON
MICHAEL B COLE	JOHN CRAWFORD
JOHN GARDNER	SHERRY GREENE GRUBB
ANDY HARE	TERRY HARKLEROAD
MACK HARR	
BAXTER HOOD	DENNIS L HOUSER
MATTHEW JOHNSON	
KIT MCGLOTHLIN	RANDY MORRELL
BOB NEAL	BOBBY RUSSELL, JR.
CHERYL RUSSELL	PATRICK W SHULL
ANGIE STANLEY	MARK VANCE
BOB WHITE	EDDIE WILLIAMS

22 PRESENT 2 ABSENT (ABSENT- HERRON, KILGORE)

The following pages indicates the action taken by the Commission on re-zoning requests, approval of notary applications and personal surety bonds, motions, resolutions and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Morrell and seconded by Comm. Harkleroad to approve the minutes of the July 20, 2015 Regular Session and August 4, 2015 Called Session. Said motion was approved by voice vote.



**Sullivan County**

**Board of County Commissioners  
235<sup>th</sup> Annual Session**

*Appointments by Sullivan County Mayor:*

**Bays Mountain Park Commission**

Darlene Calton

Term to expire: May 5, 2018

*I, Richard S. Venable, here unto set my hand making the above appointments.*

Handwritten signature of Richard S. Venable in black ink.

Richard S. Venable, Sullivan County Mayor

*Entered into the record of the Sullivan County Board of Commissioners meeting in Regular Session this 17th day of August, 2015.*

Handwritten signature of Jeanie Gammon in black ink.

Jeanie Gammon, County Court Clerk



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Before the Mayor of Sullivan County, Tennessee

IN RE: Blountville Utility District  
Sullivan County, Tennessee

### *Order Appointing Utility District Commissioner*

Upon certification by the Board of Commissioners of the above-named utility district, pursuant to Section 7-82-307 Tennessee Code Annotated, as amended, certifying a vacancy on said Board of Commissioners.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED pursuant to Section 7-82-307, Tennessee Code Annotated, as amended, that the nominee, Bill Winters be appointed to the Board of Commissioners for Blountville Utility District. Said term to expire September 12, 2017.

Handwritten signature of Richard S. Venable in black ink.

Richard S. Venable, Sullivan County Mayor

Approved and entered into the record of the Sullivan County Commission  
this 17th day of August 2015.

Handwritten signature of Jeanie F. Gammon in black ink.

Jeanie F. Gammon, County Clerk



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Before the Mayor of Sullivan County, Tennessee

**IN RE: South Bristol-Weaver Pike Utility District  
Sullivan County, Tennessee**

### *Order Appointing Utility District Commissioner*

Upon certification by the Board of Commissioners of the above-named utility district, pursuant to Section 7-82-307 Tennessee Code Annotated, as amended, certifying a vacancy on said Board of Commissioners.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED pursuant to Section 7-82-307, Tennessee Code Annotated, as amended, that the nominee, Jim Harris be appointed to the Board of Commissioners for South Bristol-Weaver Pike Utility District. Said term to expire May 31, 2019.

Handwritten signature of Richard S. Venable in black ink.

Richard S. Venable, Sullivan County Mayor

Approved and entered into the record of the Sullivan County Commission  
this 17th day of August 2015.

Handwritten signature of Jeanie F. Gammon in black ink.

Jeanie F. Gammon, County Clerk



# Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

## Confirmation of Appointment

Whereas in accordance with T.C.A. §7-86-105(b)(1), Sullivan County Mayor, Richard S. Venable, recommends in favor of making the following reappointments to the Sullivan County Emergency Communications District Board;

Now therefore, the Sullivan County Board of Commissioners hereby confirms the appointment as set below:

### *Sullivan County Emergency Communications District Board*

James (Jim) Bean, EMA Director

Term: October 1, 2015 - September 20, 2019

Confirmed this 17th day of August 2015.

Richard S. Venable, County Mayor

Attest: Jeanie F. Gammon, County Clerk

Commission Action:

- Approved by Roll Call Vote
- Approved by Voice Vote
- Rejected on Vote

AYE	NAY	PASS	ABSENT
22			2



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

### Appointment of Judicial Commissioner (Magistrate)

WHEREAS, the office of Judicial Commissioner was created for Sullivan County pursuant to T.C.A. § 40-1-111; and

WHEREAS, in consideration of Resolution No. 2015-06-39 approved June 15, 2015, the County Legislative Body shall take into consideration the views, comments, and suggestions of the General Session Judges of Sullivan County in making decisions relative to these appointments; and,

WHEREAS, the Sullivan County Mayor received the following list of individuals which have been recommended by the Judges presiding over the Sullivan County General Sessions Courts.

NOW THEREFORE BE IT RESOLVED that the Sullivan County Board of Commissioners appoint the following individuals to serve in the Office of Judicial Commissioner (Magistrate) for Sullivan County:

Eric Senter - 111 Maple Dawn Drive, Bristol, Tennessee

Joe Harrison - 124 Canterbury Place, Bristol, Tennessee

Lowell "Butch" Adkins - 230 Vermont Drive, Kingsport, Tennessee

John D. Parker, Jr. - 1005 West Sullivan St, Kingsport, Tennessee

All appointments will expire July 31, 2016.

*Richard S. Venable*

Richard S. Venable, Sullivan County Mayor

Approved and entered into the record of the Sullivan County Commission this 17th day of August 2015.

*Jeanie F. Gammon*

Jeanie F. Gammon, County Clerk

Commission Action:

- Approved by Roll Call Vote  
 Approved by Voice Vote  
 Rejected on Vote

AYE	NAY	PASS	ABSENT

**\*MOTION Made By Comm. Gardner and Seconded by Comm. Calton THAT THE JUDICIAL COMMISSIONERS WILL BEGIN THEIR TERM OF OFFICE ON SEPTEMBER 1, 2015. MOTION APPROVED 08-17-15 by Voice Vote.**

SULLIVAN COUNTY BOARD OF COMMISSIONERS  
 PUBLIC COMMENT  
 August 17, 2015

PLEASE PRINT

	Name	Street Address	City & State	Please Check if Zoning Issue
1	Don Locklear	359 BRAGER Rd	Bloountville TN 37617	
2	Howard Kangas	1492 Hattendale Farm Rd,	Bloountville TN	
3	Bruce Dotson	221 Trace Ct, Kingsport	37664	
4	Jay Hillman	136 Boardwalk,	Bristol TN	✓
5	Allison Hillman	136 Boardwalk,	Bristol TN	✓
6	Nancy Leich	136 Boardwalk,	Bristol, TN	✓
X7	<del>Spencer McNeckins</del>	<del>398 Cressell Rd</del>	<del>Pinney Flats</del>	
8	Steve Thompson	528 Sugar View Co	Kinrossport TN	
9	Terry Malone	372 Smith St	Bloountville TN 37618	
10	Dianne Helms	991 Sugar Hollow Rd	Pinney Flats	
11	Sara Book	2541 Wrenner Pile	Bristol TN 37620	✓
12	John Brothers	835 N. Poplarville Rd.	Bristol TN <sup>Zone</sup>	✓
13	Danell Rayson	208 Charlifera	Pinney Flats TN Road	
14	Kathy McKenna	440 Buffalo Rd	Bloountville TN 37617	
15	Lisa McWilliams	300 Charlie Ave	Pinney Flats TN 37666	
16	Kaurie Hopkins			
17	Victoria Hunt			

SULLIVAN COUNTY CLERK  
 JEANIE GAMMON COUNTY CLERK  
 3258 HIGHWAY 126 SUITE 101  
 BLOUNTVILLE TN 37617  
 Telephone 423-323-6428  
 Fax 423-279-2725

Notaries to be elected August 17, 2015

JAMIE D ABERNATHY  
 CYNTHIA L. ANDERSON  
 STEPHANIE T. BAILEY  
 ELIZABETH ANNE BLEDSOE  
 LISA M. BREWER  
 MARSHALL H. BUCKNER  
 VONDA D COFFEY  
 JANET F. COX  
 MARSHA A. COX  
 DONNA LYNN DAVIS  
 CARL PATTON EDENS III  
 FRED RICHARD ESSER  
 DONNA SUE FARRELL  
 PHYLLIS L GIBSON  
 DIANE L GRAY  
 DEBRA FORD GREER  
 PATRICIA MAE HAMMONDS

SHERRY C. KESTNER  
 LISA E. KODAK  
 RONNIE LEE LUSTER  
 JOHN W. NECESSARY  
 JUDY M. QUILLIN  
 SUZANNE SENTER  
 ROBERT JOE SHELTON III  
 WENDY SIMPSON  
 TIFFANY PORTER SMELSER  
 RICHARD A SOUDER  
 AMY SUZANNE STEVENS  
 APRIL RENAE SWAFFORD  
 BRANDI NICOLE TAYLOR  
 CYNTHIA DENISE WALKER  
 KIMBERLY WILSON  
 SUSAN ALICE WOLFE

PERSONAL SURETY  
 INDIVIDUAL BOND 1  
 STEPHEN L. GILLY  
 NICHOLAS A. SCHAEFFER  
 BURKE POWERS & HARTY  
 INSURANCE  
 WESTERN SURETY COMPANY  
 10000.00  
 10,000

UPON MOTION MADE BY COMM. HARKLEROAD AND SECONDED BY COMM.  
 HARR AND COLE TO APPROVE THE NOTARY APPLICATIONS HEREON, SAID MOTION  
 WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION. 21 AYE, 3 ABSENT.



STATE OF TENNESSEE  
COUNTY OF SULLIVAN

APPROVAL OF NOTARY  
SURETY BONDS

August 17, 2015

NAME OF NOTARY

PERSONAL SURETY

PERSONAL SURETY

**No Notary Surety Bonds for August 2015**



AGENDA  
Sullivan County Board of County Commission  
August 17 2015

000194

The Sullivan County Board of County Commissioners will hold a public hearing on Monday, August 17, 2015 at 9:00 A.M. in the Sullivan County Courthouse, Blountville, TN to consider the following requests:

(1) File No 06/15/#1 Donna Hilzendager

Reclassify property located at 2549 Weaver Pike from R-1(Low Density/single-Family Residential District) to PBD-3 (Planned Corridor Business District) for the purpose of developing the property for fitness gym and ministry. Property ID No. Tax Map 054, Parcel 12500 and being located in the 21<sup>st</sup> Civil District.

**Bristol Planning**

**PETITION TO SULLIVAN COUNTY FOR REZONING**

A request for rezoning is made by the person named below; said request to go before the Bristol Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Property Owner: Donna Hilzendager

Address: 147 Bristol View Dr.  
Bristol, VA 24201

Phone June 12, 2015 Date of Request 276/696/5387

Property Located in 11 Civil District

[Signature]  
Signature of Applicant

\* Jay and Allison Hilbun  
buyers - under contract

**OFFICE USE ONLY**

Meeting Date 07/20/2015 Time 6:00PM

Place Bristol Easley Annex Bld.

Planning Commission Approved         

Bristol Denied   
6:00 PM

County Commission Approved         

August 17<sup>th</sup> Denied   
9:00 am

Other          Roll Call Vote 1 Aye, 21 Nay,  
2 Absent

Final Action Date 08-17-15

**PROPERTY IDENTIFICATION**

Tax Map No. 054 / Group          / Parcel 125.00

Zoning Map 10 Zoning District R-1 Proposed District PBD-3

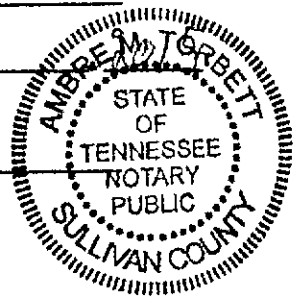
Property Location : 2549 Weaver Pk, Bristol, Tennessee

Purpose of Rezoning: for purpose of developing the property for fitness gym and ministry

The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup> day of June

[Signature]  
[Signature]  
Notary Public



My Commission Expires: July 18, 2017

East End  
Magistrate  
QUESTIONS BEFORE THE COMM.

2nd Vote  
Appt East End  
Magistrate

		No. Roll Call	No. Approve	No. Not out	Harris		Appt Magistrate Election		No.		No.		No.		No.		
		Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay
Harrison	Berry	✓		✓				Owens/Owens						Owens			
Harrison	Calton	✓		✓				Harrison/Harrison						Harrison			
Owens	Cole	✓		✓				Owens/Owens						Owens			
Owens	Crawford	✓		✓				Owens/Cunningham						Owens			
Owens	Hardner	✓		✓				Owens/Owens						Owens			
Harrison	Grubbs	✓		✓				Senter/Cunningham						Harrison			
Harrison	Hare	✓		✓				Senter/Harrison						Harrison			
Harrison	Harkbrood	✓		✓				Owens/Senter						Owens			
Owens	Harr	✓		✓				Owens/Cunningham						Owens			
A	Herron	A		A		A		A A A A						A A			
Harrison	Hood	✓		✓				Senter/Harrison						Harrison			
Owens	Houser	✓		✓				Owens/Cunningham						Owens			
Harrison	Johnson	✓		✓				Senter/Owens						Owens			
A	Kilgore	A		A		A		A A A A						A A			
Harrison	McGlothlin	✓		✓				Senter/Harrison						Harrison			
Owens	Monnell	✓		✓				Owens/Cunningham						Owens			
Harrison	Neal	✓		AA				<del>Senter/Owens</del> Owens/Owens						<del>A</del> Owens			
Owens	Bobby Russell	✓		✓				Senter/Owens						Owens			
Harrison	Gregory Russell	✓		✓				Senter/Harrison						Harrison			
Harrison	Shull	✓		✓				Senter/Harrison						Harrison			
Owens	Stanley	✓		✓				Senter/Harrison						Harrison			
Owens	Vance	✓		✓				Senter/Owens						Owens			
Harrison	White	✓		✓				Senter/Harrison						Harrison			
Harrison	Williams	✓		✓				Senter/Harrison						Harrison			

22 present 21 Aye  
2 Abs 3 Abs

Harrison - 13  
Owens - 9  
3rd Vote  
Magistrates  
East End  
3rd of Final Vote  
Harrison - 13 votes

✓ Senter - 16  
Harrison - 9  
Owens - 12  
Cunningham - 7  
1st Vote  
Magistrates  
East End  
Senter - 16 votes  
Dropped Cunningham  
2nd Vote taken for  
either Harrison or  
Owens

84 votes - 12  
Harrison - 10  
2nd Vote  
Magistrates  
East End  
Neither  
received  
13 votes  
So third  
vote taken

QUESTIONS BEFORE THE COMM.

QUESTIONS BEFORE THE COMM.	No. Presenting		Amend 2nd		Vote		Reconsider		No.	
	1	2	5	6	5	6	5	6	5	6
NAMES OF COMMISSIONERS	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay
Cheryl Russell	✓				✓	✓	✓	✓	✓	✓
Shull	✓				✓	✓	✓	✓	✓	✓
Stanley	✓				✓	✓	✓	✓	✓	✓
Vance	✓				✓	✓	✓	✓	✓	✓
White	✓				✓	✓	✓	✓	✓	✓
Williams	✓				✓	✓	✓	✓	✓	✓
Bowery	✓				✓	✓	✓	✓	✓	✓
Calton	✓				✓	✓	✓	✓	✓	✓
Cole	✓				✓	✓	✓	✓	✓	✓
Crawford	✓				✓	✓	✓	✓	✓	✓
Dardner	✓				✓	✓	✓	✓	✓	✓
Grubbs	✓				✓	✓	✓	✓	✓	✓
Hare	✓				Conflict	Conflict	Conflict	Conflict		
Harkness	✓				✓	✓	✓	✓	✓	✓
Harr	✓				✓	✓	✓	✓	✓	✓
Herron	A		A		A		A		A	
Hood	✓				✓	✓	✓	✓	✓	✓
Houser	✓				✓	✓	✓	✓	✓	✓
Johnson	✓				✓	✓	✓	✓	✓	✓
Kilgore	A		A		A		A		A	
McElbathlin	✓				✓	✓	✓	✓	✓	✓
Marnell	✓				✓	✓	✓	✓	✓	✓
Neal	✓				✓	✓	✓	✓	✓	✓
Bobbey Russell	✓				✓	✓	✓	✓	✓	✓
	1 Aye				4 Aye	13 Aye			18 Aye	11 Aye
	2 Nay				17 Nay	8 Nay			3 Nay	10 Nay
	2 Abs				2 Abs	2 Absent			2 Abs	2 Abs
						1 Abstain				
					Amend- ment #1 to Res. 5	2nd Vote Res #5			To Re-Con- sider Res. #5	Res. 5 1st Vote
gmk										
Nay										
vote										
sex										
Absent										
	Hare - Conflict - TCA Employed w/ School Board - Commit. Vote on Budget On # 5/6									

000198

QUESTIONS BEFORE THE COMM.	7		8		9		10		APOT Magistrate 12		13		No		No	
	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay
Shull	✓									Parker/STILES						
Stanley	✓									Parker/ATKINS						
Vance	✓									Miller/ATKINS						
White	✓									ATKINS/Parker						
Williams	✓									Parker/ATKINS						
Bowery	✓									ATKINS/Chiles						
Calton	✓									ATKINS/Parker						
Cole	✓									ATKINS/Parker						
Crawford	Abstain									Bagley/Miller						
Gardner	✓									Parker/Miller						
Drubble	✓									ATKINS/Miller						
Hare	✓									Parker/ATKINS						
Harpwood	✓									Parker/ATKINS						
Harr	✓									ATKINS/Miller						
Herron	A		A		A		A			A	A	A	A	A	A	A
Hood	✓									ATKINS/Parker						
Houser	✓									Parker/Miller						
Johnson	✓									ATKINS/Miller						
Kilgore	A		A		A		A			A	A	A	A	A	A	A
McClintock	✓									ATKINS/Miller						
Monnell	✓									Miller/ATKINS						
Neal	✓									Miller/ATKINS						
Bobby Russell	✓									Parker/ATKINS						
Cheryl Russell	✓									ATKINS/Parker						
	17 Aye															
	4 Nay															
	3 Abs															
										ATKINS - 18						
										Parker - 13						
										Miller - 10						
										Chiles - 2						
										Bagley - 1						

## RESOLUTIONS ON DOCKET FOR AUGUST 17, 2015

RESOLUTIONS	ACTION
#1 AMENDMENTS TO THE ZONING RESOLUTION	APPROVED 08-17-15
#2 AUTHORIZE THE HIGHWAY DEPARTMENT TO CONTINUE MAINTAINING A DRAINAGE EASEMENT ALONG CARR DRIVE AT KNOBVIEW ROAD	WITHDRAWN 08-17-15
#3 REQUEST THE STATE OF TENNESSEE AND THE TN DEPT OF TRANSPORTATION TO PROCEED WITH THE PLANNING AND CONSTRUCTION OF STATE ROUTE 357	WITHDRAWN 08-17-15
#4 SUBMIT THE 2015-2016 JAG APPLICATION, ACCEPT FUNDS AND APPROPRIATE FUNDS	APPROVED 08-17-15
#5 TO SET THE TAX LEVY IN SULLIVAN COUNTY FOR THE 2015-2016 FISCAL YEAR BEGINNING JULY 1, 2015	APPROVED 08-17-15
#6 TO AUTHORIZE APPROPRIATIONS FOR VARIOUS FUNDS, DEPARTMENTS, INSTITUTIONS, OFFICES, AND AGENCIES OF SULLIVAN COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2015	APPROVED 08-17-15
#7 TO APPROPRIATE FUNDS TO CHARITABLE AND CIVIC ORGANIZATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2015	APPROVED 08-17-15
#8 AUTHORIZING SULLIVAN COUNTY MAYOR AND SULLIVAN COUNTY HIGHWAY COMMISSIONER TO ENTER INTO LOCAL AGENCY PROGRAM AGREEMENT WITH TDOT FOR TRAFFIC SIGNAL AT I-81 INTERCHANGE AT SR-394, EXIT 69	1 <sup>ST</sup> READING 08-17-15
#9 TO SALE ANY WEAPON CONFISCATED BY A LAW ENFORCEMENT OFFICER THAT'S DECLARED CONTRABAND BY A COURT OF RECORD EXERCISING CRIMINAL JURISDICTION PURSUANT TO AMENDED TCA CODE 39-17-1317	APPROVED 08-17-15
#10 TO PERMIT THE INSTALLATION OF PEDESTRIAN CROSSWALKS ON COUNTY ROW	APPROVED 08-17-15
#11 SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE KINGSPORT MALL REDEVELOPMENT DISTRICT INDIAN TRAIL PROJECT AREA	1 <sup>ST</sup> READING 08-17-15
#12 SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT	1 <sup>ST</sup> READING 08-17-15



**SULLIVAN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**



August 2015

Item	<b>CONSENT AGENDA</b>	Resolution
4	RESOLUTION to Submit the 2015-2016 JAG Application, Accept Funds and Appropriate Funds	2015-07-45
9	RESOLUTION to Sale any Weapon confiscated by a law enforcement officer that's declared contraband by a court of record exercising criminal jurisdiction pursuant to amended TCA Code 39-17-1317	2015-08-53
10	RESOLUTION to Permit the Installation of Pedestrian Crosswalks on County ROW	2015-08-54

**CONSENT AGENDA APPROVED 08-17-15 VOICE VOTE UPON MOTION BY  
 COMM. GARDNER, SECOND BY COMM. WHITE**



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Item 1  
No. 2015-08-00

To the Board of Sullivan County Commissioners and Richard S. Venable, Mayor of Sullivan County, meeting in Regular Session this 17<sup>th</sup> day of August, 2015.

**RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION**

WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider rezoning petition(s) and/or the Zoning Resolution Text Amendment(s), conduct the appropriate public hearing as required by law, and vote upon the proposed amendment(s) individually, by roll call vote, and that the vote be valid and binding, and that any necessary amendments to the official zoning map or resolution code book be made by the Planning & Codes Department.

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

Duly passed and approved this 17<sup>th</sup> day of August, 2015.

Attest: Jeanie Gammon  
Jeanie Gammon, County Clerk

Approved: Richard S. Venable  
Richard S. Venable, County Mayor

**Sponsor: John Gardner**  
**Prime Co-Sponsor(s): John Crawford**

**ACTION: APPROVED VOICE VOTE**



*Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 2  
No. 2015-06-37

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18<sup>th</sup> day of May 2015.

**RESOLUTION To Authorize the Sullivan County Highway Department to Continue Maintaining a Drainage Easement along Carr Drive at Knobview Road**

WHEREAS, within the last year there has been a lack of understanding in maintaining the drainage easement including the mowing of a bank and clean-out of a ditch along Carr Drive at the intersection of Knobview Road; and,

WHEREAS, said maintenance of drainage easement has been performed by the Sullivan County Highway Department since 1974 which can be confirmed by former Sullivan County Commissioner Joe Mike Akard (1974-1978); and

WHEREAS, during periods of heavy rain, water collecting from other parcels in Carr Estates has a natural flow to empty into a culvert located on the corner of Carr Drive and Knobview Road and due to the lack of maintenance causes parcels 15, 16, and 17 on Carr Drive to be flooded; and

WHEREAS, according to the Sullivan County Road Atlas there is a forty to fifty foot right-of-way on Carr Drive and more specifically as recorded on maps in the Sullivan County Planning Office there is a forty foot right-of-way on the portion of Carr Drive referenced herein; and

WHEREAS, in addition to the above right-of-way, recorded in Plat Book 13, page 27 and Plat Book 13, page 32 there exists a ten foot drainage easement crossing Knobview Road and then continuing along said parcels 16 and 17 on Carr Drive.

**NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session that the Sullivan County Highway Department be authorized to continue maintaining the drainage easement located along Carr Drive at Knobview Road in Blountville. And that said maintenance includes mowing of the bank and clean-out of the ditch on a regular basis along parcels 16 and 17 on Carr Drive (also known as lots 2 & 3 on the maps recorded in the Sullivan County Planning Office in May & June of 1973).**

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 \_\_\_\_\_ 2015.

Attested: \_\_\_\_\_  
Jeanie Gammon, County Clerk

Approved: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Dennis Houser**

**Prime Co-Sponsor(s): Commissioners Mack Harr, Mike Cole**

**ACTIONS: 1<sup>st</sup> Reading 6/15/15; Deferred 7/20/15; Withdrawn by Sponsor 08-17-15.**



## Sullivan County

### Board of County Commissioners 235<sup>th</sup> Annual Session

Item 3  
No. 2015-06-41

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of June 2015.

#### **RESOLUTION To Request the State of Tennessee and the Tennessee Department of Transportation to Proceed with the Planning and Construction of State Route 357**

WHEREAS, the Sullivan County Commission acting on behalf of the citizens of Sullivan County wish to encourage the State of Tennessee and the Tennessee Department of Transportation to proceed with the planning and construction of State Route 357; and

WHEREAS, the construction of State Route 357 will enable a viable means of travel for industry, residents, and tourists in Sullivan County, as well as, the northeast Tennessee region.

**NOW THEREFORE BE IT RESOLVED** by the Sullivan County Board of Commissioners meeting in Regular Session hereby respectfully requests the State of Tennessee and the Tennessee Department of Transportation to initiate the remaining planning stages and proceed with the construction of State Route 357 in Sullivan County in the near future.

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 \_\_\_\_\_ 2015.

Attested: \_\_\_\_\_  
Jeanie Gammon, County Clerk

Approved: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Bob Neal**

**Prime Co-Sponsor(s): Commissioner Bill Kilgore**

**ACTIONS: 1<sup>st</sup> Reading 06/15/15; Deferred 7/20/15; Withdrawn by Sponsor 08-17-15.**



*Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 4  
No. 2015-07-45

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of July, 2015.

**RESOLUTION to Submit the 2015-2016 JAG Application, Accept Funds and Appropriate Funds**

WHEREAS, the Sullivan County Sheriff's Office has administered the 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 2015-2016 grant amount is \$24,015.00 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 Mayor to execute and submit the 2015-2016 Department of Justice for a "JAG" GRANT application in the amount of \$24,015.00 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 (\$24,015.00), as required by the grant contract. The revenue and expenditure account codes for the Grant are 47990-913 and 54110.400.913, respectively.

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 17th day of August 2015.

Attested: Jeannie F. Gammon  
Jeannie F. Gammon, County Clerk

Approved: Richard S. Venable  
Richard Venable, County Mayor

**Sponsored By: Commissioner John Crawford  
Prime Co-Sponsor(s): Commissioners Mark Vance, Matthew Johnson, Joe Herron**

**Actions: First Reading 7/20/15;  
VOICE VOTE**



## Sullivan County

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 5  
No. 2015-08-49

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Called Session this 4<sup>th</sup> day of August 2015.

**RESOLUTION To Set the Tax Levy in Sullivan County for the 2015-2016 Fiscal Year Beginning July 1, 2015**

WHEREAS, the budget documents submitted for approval set the Tax Levy in Sullivan County for the 2015-2016 fiscal year, beginning July 1, 2015;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners approve the combined property tax rate for Sullivan County, Tennessee, for the Fiscal Year 2015-2016, beginning July 1, 2015; that said tax rate shall be \$2.5754 on each \$100.00 of taxable property; and that said tax is to provide revenue for each of the following funds and otherwise conform to the following levies:

<b>FUND</b>	<b>RATE</b>
General	0.7715
Solid Waste	0.0200
Highway	0.0787
General Purpose School	1.4708
School Capital Projects (Renovations)	0.0967
General Debt Service	0.1377
<b>TOTAL</b>	<b>2.5754</b>

**BE IT RESOLVED** that certain revenues including the county's portion of local option sales tax, cable franchise tax, interest income, and wholesale beer tax are allocated at the designated amount in this document to the respective funds will all amounts in excess of those amounts reverting to the General Fund.

**BE IT RESOLVED** that all resolutions approved by the Board of County Commissioners of Sullivan County which are in conflict with this resolution are hereby repealed.

**BE IT FURTHER RESOLVED** that this resolution takes effect from and after its passage, the public welfare requiring it. This resolution shall be spread upon the minutes of the Board of County Commissioners.

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 17th day of August 2015.

Attest: Jeanie Gammon  
Jeanie Gammon, County Clerk

Approved: Richard S. Venable  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Eddie Williams**

**Prime Co-Sponsor(s): Commissioner ~~Bob White~~ Mark Vance, Terry Harkleroad**

**ACTIONS: AMENDMENT #1 made by Comm. Shull, 2nd by Comm. Gardner to change proposed rate to 2.4254. Amendment failed by roll call vote 08-17-15.**

**RESOLUTION VOTED ON and FAILED BY ROLL CALL VOTE 11AYE, 10 NAY, 2 ABSENT.**

**MOTION THEN MADE BY COMM. HOOD, 2nd by COMM. WHITE TO RECONSIDER ACTION ON RESOLUTION #5. MOTION APPROVED 18 AYE, 3 NAY, 2 ABSENT.**

**RESOLUTION APPROVED ON SECOND VOTE 13 AYE, 8 NAY, 2 ABSENT.**

**\*COMM. HARE ABSTAINED VOTING (EMPLOYEE OF SCHOOL DEPT.)**



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Item 6  
No. 2015-08-50

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Called Session this 4<sup>th</sup> day of August 2015.

**RESOLUTION To Authorize Appropriations for Various Funds, Departments, Institutions, Offices, and Agencies of Sullivan County for the Fiscal Year Beginning July 1, 2015**

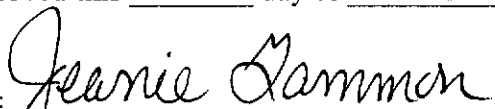
WHEREAS, the budget documents submitted for approval make appropriations for various funds, departments, institutions, offices, and agencies of Sullivan County for the 2015-2016 Fiscal Year, beginning July 1, 2015;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session approves that the amounts set out in the attached document for the purpose of meeting the expenses of various funds, departments, institutions, offices, and agencies of Sullivan County for the year beginning July 1, 2015 and ending June 30, 2016.


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 17th day of August 2015.

Attest:

  
Jeanie Gammon, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Eddie Williams**

**Prime Co-Sponsor(s): Commissioner ~~Bob White~~ Mark Vance, Terry Harkleroad**

**ACTIONS: Amended by Sponsor THAT \$12,500 BE ADDED FOR BRISTOL PARKS AND RECREATION. Amendment approved with Resolution.08-17-15.  
APPROVED ROLL CALL 13 AYE, 8 NAY, 2 ABSENT, 1 ABSTAIN**





*Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 7  
No. 2015-08-51

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Called Session this 4<sup>th</sup> day of August 2015.

**RESOLUTION To Appropriate Funds to Charitable and Civic Organizations for the Fiscal Year Beginning July 1, 2015**

WHEREAS, the budget documents submitted for approval make appropriations to Charitable and Civic Organizations for the 2015-2016 fiscal year, beginning July 1, 2015;

**NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners approve the appropriations for the 2015-2016 fiscal year to Charitable and Civic Organizations as per the attached list.**

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 17th day of August 2015.

Attest: Jeanie Gammon  
Jeanie Gammon, County Clerk

Approved: Richard S. Venable  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Eddie Williams**

**Prime Co-Sponsor(s): Commissioner ~~Bob White~~ Mark Vance, Terry Harkleroad**

**ACTIONS: Amended by Sponsor THAT \$12,500 BE ADDED FOR BRISTOL PARKS AND RECREATION. Amendment approved with Resolution 08-17-15.**

**APPROVED ROLL CALL 17 AYE, 4 NAY, 2 ABSENT, 1 ABSTAIN.**

<b>ORGANIZATION</b>	<b>AMOUNT</b>
AVOCA FIRE DEPARTMENT	\$ 106,081
BLOOMINGDALE FIRE DEPT	140,829
BLUFF CITY VFD	106,081
CITY OF BRISTOL FIRE DEPT	141,408
EAST SULLIVAN FIRE DEPT	106,081
HICKORY TREE FIRE DEPT	106,081
CITY OF KINGSPORT FIRE DEPT.	187,225
PINEY FLATS FIRE DEPT	106,081
SULLIVAN COUNTY FIRE DEPT	123,455
SULLIVAN WEST FIRE DEPT	123,455
WARRIORS PATH FIRE DEPT	140,829
421 AREA EMERGENCY SER. / VFD	106,081
SULLIVAN CO. FIREFIGHTERS ASSN.	5,150
FIRE TRUCK CONTRIBUTION - WARRIORS PATH VFD	168,817
FIRE TRUCK CONTRIBUTION - CITY OF KINGSPORT	168,817
BLOUNTVILLE EMERGENCY RESPONSE	56,331
SOUTH HOLSTON RESCUE SQUAD	56,331
KINGSPORT LIFE SAVING CREW	125,830
BLUFF CITY RESCUE SQUAD	56,331
S-B-K ANIMAL SHELTER	364,517
BRISTOL SPEECH & HEARING	8,000
MTN. REGION SPEECH & HEARING	16,000
FRONTIER HTH - BR. REG. MENTAL HTH.	15,491
FRONTIER HTH - HOL. REG. MENTAL HTH.	15,491
FRONTIER HTH - BR. ALC. & DRUG	5,355
FRONTIER HTH - HOL. ALC. & DRUG	5,355
FRONTIER HTH - HOL. M. H. ALC. & DRUG	5,355
FRONTIER HTH - BR. REG. REHAB.	12,750
FRONTIER HTH - KPT. CTR. OF OPPOR.	9,562
CHILD ADVOCACY CENTER	15,000
C. A. S. A.	13,850
FIRST TN HUMAN RESOURCES AGENCY	10,000
KINGSPORT PARKS AND RECREATION	15,000
BLUFF CITY PARK	5,000
BLOUNTVILLE FARMERS MARKET	2,500
BRISTOL VETERANS SERVICE	3,900
KINGSPORT VETERANS SERVICE	8,000
TN REHABILITATION CENTER AT ELIZABETHTON	10,239
Total	\$ 2,672,659

**\*AMENDED BY SPONSOR WILLIAMS TO ADD \$12,500 for BRISTOL PARKS AND RECREATION  
APPROVED 08-17-15.**



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Item 8  
No. 2015-08-52

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 17<sup>th</sup> day of August, 2015.

**RESOLUTION Authorizing Sullivan County Mayor and Sullivan County Highway Commissioner to Enter Into Local Agency Program Agreement with Tennessee Department of Transportation for Traffic Signal at I-81 Interchange at SR-394, Exit 69**

WHEREAS, the Tennessee Department of Transportation desires to install a traffic signal at I-81 interchange at SR-394, Exit 69; and

WHEREAS, the State of Tennessee Department of Transportation ("TDOT") has submitted to Sullivan County a proposed Local Agency Program Agreement relative to this project, a copy of which is attached to this Resolution, wherein TDOT agrees to install the traffic signal as set forth in the agreement in exchange for Sullivan County maintaining and operating said traffic signal upon completion of the work by TDOT as well as other obligations set forth in the agreement;

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes Sullivan County Mayor and Sullivan County Highway Commissioner, on behalf of Sullivan County, Tennessee, to enter into the attached Local Agency Program Agreement with the State of Tennessee Department of Transportation for Traffic Signal at I-81 Interchange at SR-394, Exit 69.**

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

Approved this 17th day of August, 2015.

Attest: \_\_\_\_\_  
Jeanie Gammon, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Terry Harkleroad  
Prime Co-Sponsor(s): Commissioner John Gardner**

**ACTIONS: 1st Reading 08-17-15;**



## Sullivan County

Board of County Commissioners  
235<sup>th</sup> Annual Session

Item 9  
No. 2015-08-53

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17<sup>th</sup> day of August 2015.

**RESOLUTION to Sale any Weapon confiscated by a law enforcement officer that's declared contraband by a court of record exercising criminal jurisdiction pursuant to amended TCA code 39-17-1317**

WHEREAS, any confiscated weapon by a law enforcement officer and declared contraband by the court may be ordered to be sold by the court; and

WHEREAS, the confiscated weapon shall be sold at a public auction not later than six (6) months from the date of the court order and conducted by the sheriff, and;

WHEREAS, the proceeds from the sale shall be deposited in the county general fund and allocated solely for law enforcement purposes; and

WHEREAS, the sale shall be advertised in a daily or weekly newspaper for a minimum of three (3) editions and not less than thirty (30) days prior to the sale;

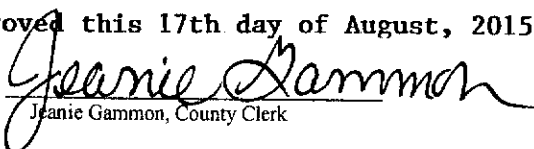
**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approve the Sullivan County Sheriff's Office to sale any confiscated weapon declared contraband by the court with proceeds allocated solely for law enforcement purposes in accordance with amended TCA Section 39-17-1317.**

**Program # and Revenue & Expenditure Acct codes to be assigned by Accounts & Budgets.**

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

Approved this 17th day of August, 2015.

Attest:

  
Jeanie Gammon, County Clerk

Approve:

  
Richard S. Venable, County Mayor

Sponsored By: Commissioner Joe Herron  
Prime Co-Sponsor(s): Commissioner Cheryl Russell

ACTIONS: Voice Vote



*Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 10  
No. 2015-08-54

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17<sup>th</sup> day of August 2015.

**RESOLUTION to Permit the Installation of Pedestrian Crosswalks on County ROW**

WHEREAS, Sunnyside Baptist Church is located at 406 Cooks Valley Road; Kingsport, Sullivan County, Tennessee and has property and facilities occupying both sides of Cooks Valley Road, and,

WHEREAS, County residents attend and worship at Sunnyside Baptist Church throughout the week and weekends, and,

WHEREAS, the Sullivan County Sheriff's Department has recorded at least one accident resulting in multiple injuries to pedestrians crossing Cook's Valley Road in the vicinity of the Church and the Church has reported several near-collisions with pedestrians.

**NOW THEREFORE BE IT RESOLVED that the Sullivan County Highway Department (SCHD) be directed and permitted to install two (2) crosswalks on Cooks Valley Road within the property extents of Sunnyside Baptist Church. One crosswalk to be installed as soon as possible and a future crosswalk to be installed once the westward expansion of the Sunnyside campus is complete. Aerial view of the Church and road is attached. Crosswalk marking will be in accordance with Section 7C.03 of the Manual on Uniform Traffic Control Devices, Federal Highway Administration, 2003 Edition. All markings shall be at the grade of the ROW and any modifications required for handicap accessibility shall be the responsibility of the Church. Once crosswalks are complete, supplemental signage shall be installed by the SCHD.**

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

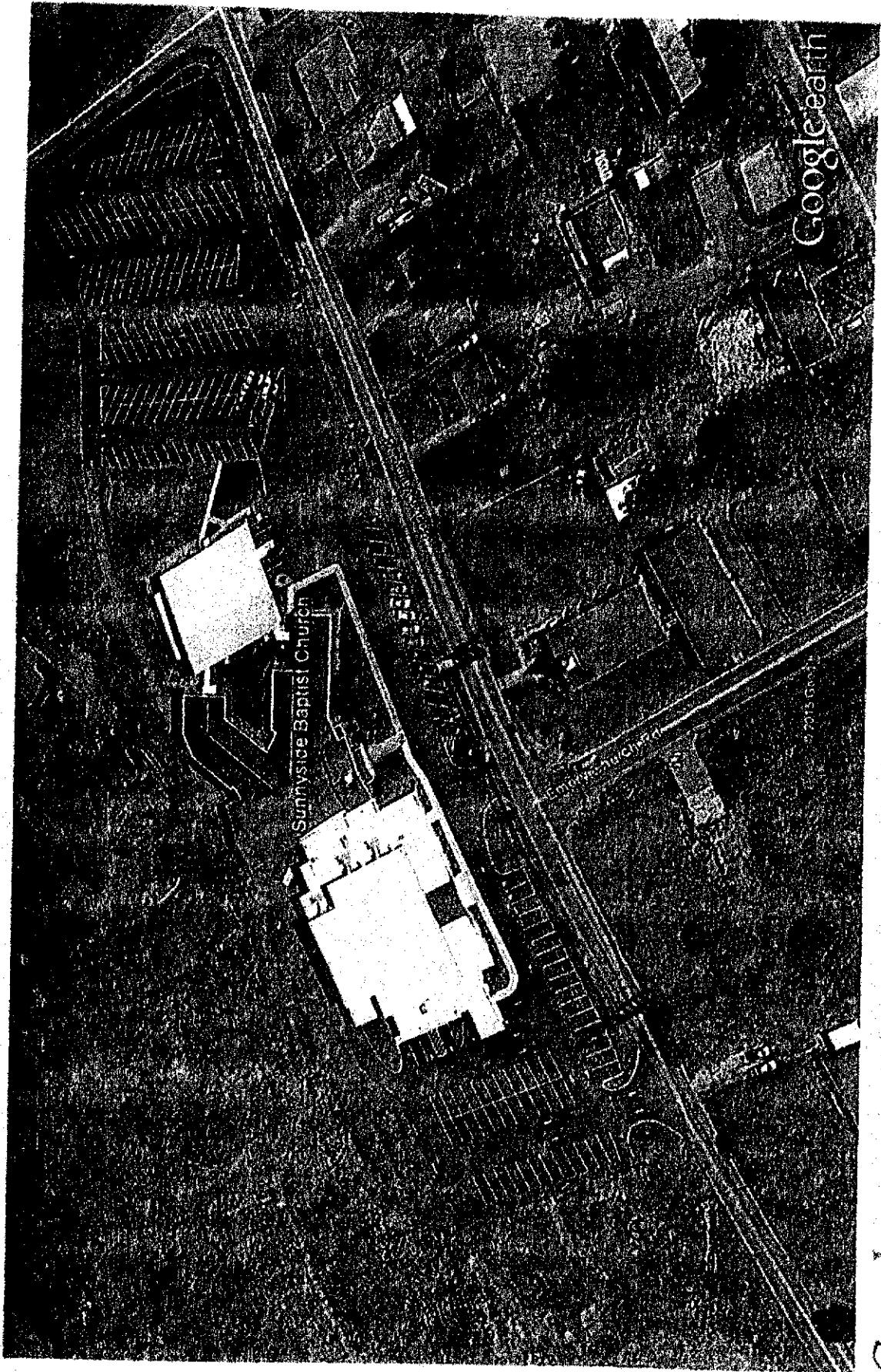
Approved this 17<sup>th</sup> day of August, 2015.

Attested: Jeanie Gammon Approved: Richard S. Venable  
Jeanie Gammon, County Clerk Richard S. Venable, County Mayor

**Introduced By: Commissioner: Matthew Johnson**

**Seconded By: Commissioner(s): Terry Harkleroad, Mark Bowery, John Crawford**

**ACTIONS: Voice Vote**



Google earth

feet  
meters

100

500



## *Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 11  
No. 2015-08-55

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17<sup>th</sup> day of August 2015.

### **RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE KINGSPORT MALL REDEVELOPMENT DISTRICT INDIAN TRAIL PROJECT AREA**

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

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Identified Districts & Study Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee pursuant to Resolution No. \_\_\_\_\_; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 12, 2015, to determine the necessity for the adoption of a Redevelopment Plan for the Kingsport Mall Redevelopment District – Indian Trail Project Area 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 Proposal for the Kingsport Mall Redevelopment District – Indian Trail Project Area have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, 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 Project known as The Overlook at Indian Trail to be located within the Kingsport Mall Redevelopment District.

**NOW, THEREFORE, be it resolved by the Sullivan County Commission as follows:**

**1. That the Redevelopment Plan for the Kingsport Mall Redevelopment District – Indian Trail Project Area, along with the proposed Amendment, as presented and recommended by KHRA, a copy of the Plan and Amendment being attached hereto as Exhibit A and Exhibit B, respectively, 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 Kingsport Mall Redevelopment Plan – Indian Trail Project Area as amended for use in support of the project known as The Overlook at Indian Trail 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 KHRA is hereby authorized and empowered to implement the Redevelopment Plan on behalf of Sullivan County through the execution of a Redevelopment Agreement which shall prohibit from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

5. This resolution is restricted solely to the Kingsport Mall Redevelopment District – Indian Trail Project Area and is not an approval or denial of any other Redevelopment Plan or District.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

Attest: \_\_\_\_\_  
Jeanie Gammon, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

Sponsored By: Commissioner John Crawford  
Prime Co-Sponsor(s): Commissioner ~~Bill Kilgore~~ white

ACTIONS: 1st Reading 08-17-15;



**KINGSPORT MALL REDEVELOPMENT DISTRICT  
INDIAN TRAIL PROJECT  
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 known as The Overlook at Indian Trail (“The Overlook”) to be located within the existing Kingsport Mall Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Kingsport Mall Redevelopment District was designated as a Redevelopment District by Kingsport Housing and Redevelopment Authority (“KHRA”) in 2002. The Redevelopment District originally contained the former Kingsport Mall which was a shopping mall which included Montgomery Ward, Hill’s, Heilig-Myers, and several other small businesses as tenants and some adjacent vacant property much of which was in a floodplain or contained wetlands. Many of the tenants of the mall had filed bankruptcy, relocated or closed their businesses prior to approval of the Redevelopment Plan. A significant portion of the Kingsport Mall Redevelopment District has now been redeveloped into a retail shopping complex known as East Stone Commons. East Stone Commons was developed with the assistance of tax increment financing approved in 2004. The current total property tax assessment for the East Stone Commons area in 2014 was \$27,570,800 and it generated approximately \$482,533 in City and County property taxes. The tax increment financing for the East Stone Commons Project Area was paid off in 2015 almost five years ahead of schedule and the property taxes from this project area will now be paid to the City and County as all other taxes are paid. However, a portion of the original redevelopment district still remains undeveloped due in part to flood plain and wetlands issues. Development of this area is critical to complete the transformation of the original redevelopment area. The property on which The Overlook will be located is the vacant property adjacent to East Stone Commons. The Indian Trail Project Area of the Kingsport Mall Redevelopment District is shown on the map attached as Exhibit One (“Project Area”).

The Project Area is recognized as having a potential economic return to the City and County primarily due to its desirable location near Stone Drive and Eastman Road and East Stone Commons. Delay of the redevelopment of this site will continue to have a deteriorative impact on the adjacent commercial areas. The use of TIF will allow the redevelopment of a well-located site which has remained unused in the intervening 13 years. The existing blighted influence, flood plain issues, and wetlands would all be remediated or eliminated by implementation of the proposed Redevelopment Project. Redevelopment of this area would also help alleviate the shortage of market rate apartment units available for rent in the Kingsport and Sullivan County markets. Available apartment units also assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

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

1. Long-term vacant and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties.
4. Lack of storm water drainage and other flood control measures which is detrimental to the health and safety of the community.

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. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property should continue to be zoned R-4 by the City of Kingsport.

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

**C. Estimated Cost of the Project.**

The total estimated costs of all the proposed improvements to be made by Indian Trail, LLC (the "Developer") for The Overlook, is \$17,656,674. The proposed improvements include removal of the existing asphalt, utility and site work and construction of 168 units of 1, 2 and 3 bedroom apartments plus 6 stand-alone garages, clubhouse, pool, storage spaces and other related amenities (the "Redevelopment Project"). In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon Sullivan County Tax Map 047P, Control Map 047P, Group A, Parcel 005.40 which is the sole tax parcel within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$14,200,000.00 from a permanent loan to the Developer, Developer investment of \$2,000,000.00 and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$1,500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Kingsport (the "City") and Sullivan County,

Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$180,360.00. This results in annual property tax payments to the City in the amount of \$3,733.45 and annual property tax payments to the County in the amount of \$4,158.02. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$7,012,040.00. Based on current tax rates, this would result in total estimated annual city taxes of \$145,149.23 and total estimated annual county taxes of \$161,655.57. Because Sullivan County has dedicated \$0.1667 of its \$2.3054 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.3402 of its \$2.07 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 E 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 administration fee and statutory debt service set aside is \$138,803.68. The estimated total available increment from City of Kingsport taxes after the administration fee and statutory debt service set aside is \$112,265.68 resulting in an estimated total annual available tax increment from City and County of \$251,069.36. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. 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 fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before April 15, 2033. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2013 tax year is approximately \$1,263,075,815.00. The total assessment of Sullivan County's real property tax base for the 2013 tax year is approximately \$2,990,802,295.00. The current assessment of the Project Area represents 0.00014% of the City of Kingsport's property tax base and 0.000060% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.00555% of the current City of Kingsport tax base and 0.00234% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 209 total jobs could

be created during the construction phase of the Redevelopment Project with a total economic impact of \$25,384,679 which results in significant local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities and creates a total of approximately 43 jobs which creates a total economic impact of \$4,341,340 which results in significant additional 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 a need for market rate rental housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

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

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2015 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, 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 KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2032.

#### H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph (E) (2), compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected 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, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

#### J. Excluded Taxes.

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

#### K. Interpretation.

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

L. Conditions of Tax Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose. The redevelopment agreement shall also prohibit the Project from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

EXHIBIT ONE

MAP OF INDIAN TRAIL PROJECT AREA LOCATED IN KINGSPORT MALL  
REDEVELOPMENT DISTRICT

Parcel: 047P A 00410 00011047P Tax Year: 2015 Location: INDIAN TRAIL DR  
Owner Name: INDIAN TRAIL LLC Mailing: 1550 HWY 126 BRISTOL TN 37620



Field	Value
ASSMT CLASS	08
FINAL VALUE	450900
MUN CODE	360
NEIGHBORHOOD	A60
OWNER NAME	INDIAN TRAIL LLC
PARCEL NUMBER	047P A 00410 00011047P
TOTAL IMP VALUE	0
TOTAL LAND VALUE	450900

EXHIBIT TWO

TIF ESTIMATE  
INDIAN TRAIL PROJECT AREA  
KINGSPORT MALL  
REDEVELOPMENT DISTRICT

Total Original Assessed Value	\$180,360.00
County Tax Rate	2.3054
City Tax Rate	2.07
Total Proposed Assessed Value	\$7,012,040.00
County Debt Service Set Aside	0.1667
City Debt Service Set Aside	0.3402
Total Proposed County Taxes	\$161,655.57
Current County Taxes	\$4,158.02
Proposed County Increment	\$157,497.55
County Debt Service Set Aside	\$11,388.41
Total Available County Increment	\$146,109.14
Net County Increment after Fee	\$138,803.68
Total Proposed City Taxes	\$145,149.23
Current City Taxes	\$3,733.45
Proposed City Increment	\$141,415.78
City Debt Service Set Aside	\$23,241.38
Total Available City Increment	\$118,174.40
Net City Increment After Fee	\$112,265.68
<b>Net Available City and County Increment</b>	<b>\$251,069.36</b>





## *Sullivan County*

*Board of County Commissioners  
235<sup>th</sup> Annual Session*

Item 12  
No. 2015-08-56

To the Honorable Richard S. Venable, Chairman, and the Board of Sullivan County Commissioners meeting in Regular Session this 17<sup>th</sup> day of August 2015.

### **RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE RIVERBEND REDEVELOPMENT DISTRICT**

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

WHEREAS, KHRA has prepared a document entitled "Redevelopment Plan for Identified Districts & Study Areas" in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee pursuant to Resolution No. \_\_\_\_\_; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on August 12, 2015, to determine the necessity for the adoption of a Redevelopment Plan for the Riverbend 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 Proposal for the Riverbend Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the 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 Project known as Riverbend Villas to be located within the Riverbend Redevelopment District.

**NOW, THEREFORE, be it resolved by the Sullivan County Commission as follows:**

**1. That the Redevelopment Plan for the Riverbend Redevelopment District along with the proposed Amendment, as presented and recommended by KHRA, a copy of the Plan and Amendment being attached hereto as Exhibit A and Exhibit B, respectively, 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 Riverbend Redevelopment Plan as amended for use in support of the project known as Riverbend Villas 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 KHRA is hereby authorized and empowered to implement the Redevelopment Plan on behalf of Sullivan County through the execution of a Redevelopment Agreement which shall prohibit from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

5. This resolution is restricted solely to the Riverbend Redevelopment District and is not an approval or denial of any other Redevelopment Plan or District.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attested: \_\_\_\_\_  
Jeanie Gammon, County Clerk

Approved: \_\_\_\_\_  
Richard S. Venable, County Mayor

Introduced By: Commissioner: Joe Herron  
Seconded By: Commissioner(s): John Gardner

ACTIONS: 1st Reading 08-17-15;

## RIVERBEND REDEVELOPMENT DISTRICT 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 known as Riverbend Villas ("Riverbend Villas") to be located within the newly created Riverbend Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The property on which Riverbend Villas will be located is the property adjacent to Walmart on Fort Henry Drive which has remained mostly undeveloped in spite of commercial activity around it. The Riverbend Redevelopment District is shown on the map attached as Exhibit One ("Project Area"). The Project Area consists of approximately 23.33 acres which includes two structures for which permits were issued with no inspections beyond foundation and construction was never completed. The two shell buildings have been in existence since 2008 with no utilities hooked up to the structures and no maintenance since that time. The structures were never sealed to the elements and have shown extreme deterioration to the point of demolition by neglect. Much of the property within the Project Area was graded with little to no control of erosion from the site. The property was cited for violations on several occasions. No progress has been made on the abandoned development for several years. This condition has not only negatively affected development in the nearby areas but has allowed harboring of nuisance animals and shows general signs of neglect. In order to combat these issues for the site it is proposed that the Project Area be designated as the Riverbend Redevelopment District and be afforded all tax incentives as appropriate to encourage new land uses in the area.

The Project Area is recognized as having a potential economic return to the City and County primarily due to its desirable location near Fort Henry Drive. Delay of the redevelopment of this site will continue to have a deteriorative impact on the adjacent commercial areas. The use of TIF will allow the redevelopment of a well-located site which has previously been underutilized. The existing blight, dilapidated structures and negative impact on surrounding areas would all be remediated or eliminated by implementation of the proposed Redevelopment Project. Redevelopment of this area would also provide the opportunity to help alleviate the existing shortage of market rate apartment units available for rent in the Kingsport and Sullivan County markets. Available apartment units also assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

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

1. Long-term vacant and underutilized property.
2. Dilapidated structures which continue to decay due to improper construction and lack of utilities and maintenance.
3. The continued deterioration of the property due to unfinished grading and erosion control and negative impact to the surrounding properties.

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

**B. District Zoning and Land Use.**

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property should continue to be zoned B-4P (Planned Business District) by the City of Kingsport.

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

**C. Estimated Cost of the Project.**

The total estimated costs of all the proposed improvements to be made by Riverbend Villas Apartments, LLC (the "Developer") for Riverbend Villas, is \$20,417,793.00. The proposed improvements include removal of the existing asphalt, utility and site work and construction of 266 units of 1, 2 and 3 bedroom apartments plus stand alone garages, clubhouse, pool, storage spaces and other related amenities (the "Redevelopment Project"). In addition, one-third of the tax increment financing loan proceeds will be dedicated to the design and development of a City owned 13 acre riverfront park and recreation area along the Holston River which will be for the benefit of all City and County residents. KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon portions of Sullivan County Tax Map 077H, Control Map 077H, Group C, Parcel 002.00, 002.05 and 002.15 which are the sole tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$16,334,234.00 from a permanent loan to the Developer, Developer investment of \$2,083,559.00, and tax-increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$3,000,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). If the actual available TIF loan amount is less than \$3,000,000.00, the proceeds from the loan shall be disbursed allocated one-third to the City park project and two-thirds to the Riverbend Villas project. Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$199,800.00. This results in annual property tax payments to the City in the amount of \$4,135.86 and annual property tax payments to the County in the amount of \$4,606.19. The Redevelopment Project

would result in a total estimated assessed value for property within the Project Area of \$7,600,000.00. Based on current tax rates, this would result in total estimated annual city taxes of \$157,320.00 and total estimated annual county taxes of \$175,210.40. Because Sullivan County has dedicated \$0.1667 of its \$2.3054 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.3402 of its \$2.07 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 E 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 administration fee and statutory debt service set aside is \$150,354.67. The estimated total available increment from City of Kingsport taxes after the administration fee and statutory debt service set aside is \$121,608.23 resulting in an estimated total annual available tax increment from City and County of \$271,962.90. A detailed calculation of these estimated projections is attached hereto as Exhibit Two. 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 fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before April 15, 2032. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2013 tax year is approximately \$1,263,075,815.00. The total assessment of Sullivan County's real property tax base for the 2013 tax year is approximately \$2,990,802,295.00. The current assessment of the Project Area represents 0.00016% of the City of Kingsport's property tax base and 0.00007% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.00602% of the current City of Kingsport tax base and 0.00254% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated as many as 200 new local jobs could be created during the construction phase of the Redevelopment Project which would result in approximately \$14,000,000 in salaries over the course of the project and approximately \$3,000,000.00 in local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities which means approximately 75 new local jobs which creates approximately \$3,000,000.00 in local income and \$600,000 in 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 a need for market rate rental housing has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

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

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2015 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, 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 KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2031 [or 2032].

#### H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KHRA pursuant to Paragraph (E) (2), compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected 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, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax-Increment.

KHRA shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by KHRA. The redevelopment agreement to be entered into between KHRA and Developer shall contain such terms as KHRA believes reasonably necessary to accomplish this purpose. The redevelopment agreement shall also prohibit the Project from accepting or otherwise benefiting from state or federal low income housing subsidies such as Section 8 or low income housing tax credits while any TIF Indebtedness related to this Project remains unpaid.

EXHIBIT ONE

MAP OF RIVERBEND REDEVELOPMENT DISTRICT

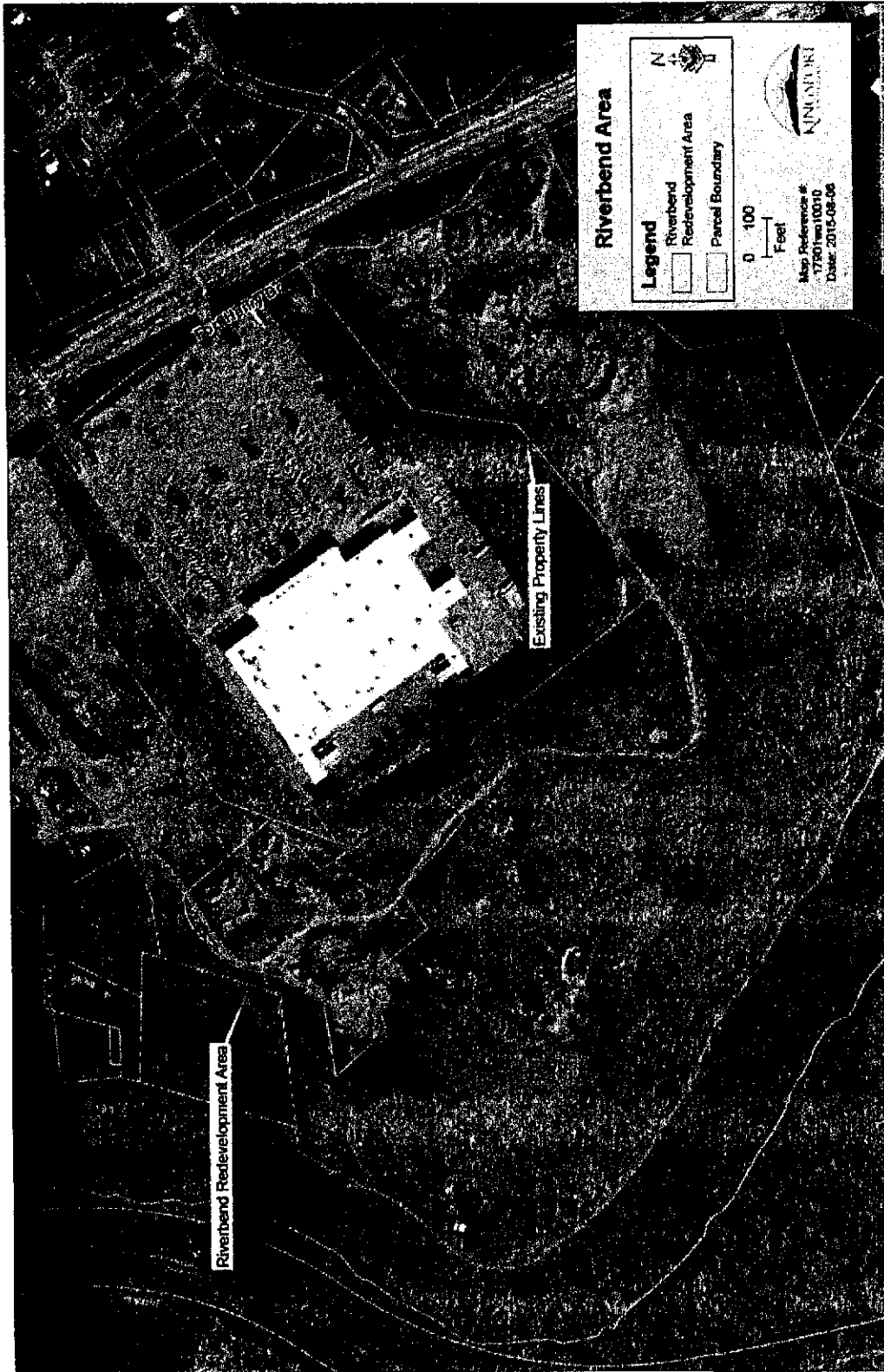




EXHIBIT TWO

TIF ESTIMATE  
RIVERBEND REDEVELOPMENT DISTRICT

Total Original Assessed Value	\$199,800.00
County Tax Rate	2.3054
City Tax Rate	2.07
Total Proposed Assessed Value	\$7,600,000.00
County Debt Service Set Aside	0.1667
City Debt Service Set Aside	0.3402
Total Proposed County Taxes	\$175,210.40
Current County Taxes	\$4,606.19
Proposed County Increment	\$170,604.21
County Debt Service Set Aside	\$12,336.13
Total Available County Increment	\$158,268.08
Net County Increment after Fee	\$150,354.67
Total Proposed City Taxes	\$157,320.00
Current City Taxes	\$4,135.86
Proposed City Increment	\$153,184.14
City Debt Service Set Aside	\$25,175.48
Total Available City Increment	\$128,008.66
Net City Increment After Fee	\$121,608.23
<b>Net Available City and County Increment</b>	<b>\$271,962.90</b>

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**1. Public Entity:**  
 Name: Sullivan County Tennessee  
 Address: 3411 Hwy 126, Suite 202  
Blountville, TN 37617  
 Debt Issue Name: TRAN - General Purpose School  
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required

**2. Face Amount:** \$ 2,000,000.00  
 Premium/Discount: \$ \_\_\_\_\_

**3. Interest Cost:** \_\_\_\_\_ %  Tax-exempt  Taxable  
 TIC  NIC  
 Variable: Index \_\_\_\_\_ plus \_\_\_\_\_ basis points; or  
 Variable: Remarketing Agent \_\_\_\_\_  
 Other: \_\_\_\_\_

**4. Debt Obligation:**  
 TRAN  RAN  CON  
 BAN  CRAN  GAN  
 Bond  Loan Agreement  Capital Lease  
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

**5. Ratings:**  
 Unrated  
 Moody's: Aa2 Standard & Poor's: \_\_\_\_\_ Fitch: \_\_\_\_\_

**6. Purpose:**

		BRIEF DESCRIPTION
<input type="checkbox"/> General Government	_____ %	_____
<input checked="" type="checkbox"/> Education	1.09 %	TRAN for General Purpose School Fund
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

**7. Security:**  
 General Obligation  General Obligation + Revenue/Tax  
 Revenue  Tax Increment Financing (TIF)  
 Annual Appropriation (Capital Lease Only)  Other (Describe): \_\_\_\_\_

**8. Type of Sale:**  
 Competitive Public Sale  Interfund loan \_\_\_\_\_  
 Negotiated Sale  Loan Program \_\_\_\_\_  
 Informal Bid

**9. Date:**  
 Dated Date: 08/04/2015 Issue/Closing Date: 08/04/2015

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$2,000,000.00	1.0900 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**

No costs or professionals

	AMOUNT <small>(Round to nearest \$)</small>	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____ %		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs <u>Document Fee</u>	\$ 250	
<b>TOTAL COSTS</b>	<b>\$ 250</b>	

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (if different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

**13. Disclosure Document / Official Statement:**

None Prepared

EMMA link \_\_\_\_\_ or

Copy attached

**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?  Yes  No

Is there a continuing disclosure obligation agreement related to this debt?  Yes  No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy?  Yes  No

**16. Written Derivative Management Policy:**

No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?  Yes  No

**17. Submission of Report:**

To the Governing Body: on 08/17/2015 and presented at public meeting held on 08/17/2015

Copy to Director to OSLF: on 08/14/2015 either by:

Mail to: \_\_\_\_\_ OR  Email to: StateAndLocalFinancePublicDebtForm@cot.tn.gov

505 Deaderick Street, Suite 1600  
James K. Polk State Office Building  
Nashville, TN 37243-1402

**18. Signature:** *Richard S. Venable*

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Richard Venable</u>	<u>Alan Mahaffey</u>
Title	<u>County Mayor</u>	<u>Sullivan County Accounts and Budgets</u>
Firm	<u>Sullivan County Government</u>	<u>Sullivan County Government</u>
Email	<u>rvenable@sullivancountyttn.gov</u>	<u>alan.mahaffey@sullivancountyttn.gov</u>
Date	<u>08/13/2014</u>	<u>08/13/2014</u>

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**1. Public Entity:**  
 Name: Sullivan County Tennessee  
 Address: 3411 Hwy 126, Suite 202  
Blountville, TN 37617  
 Debt Issue Name: TRAN - General Purpose School  
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required

**2. Face Amount:** \$ 3,745,785.00  
 Premium/Discount: \$ \_\_\_\_\_

**3. Interest Cost:** \_\_\_\_\_ %  Tax-exempt  Taxable  
 TIC  NIC  
 Variable: Index \_\_\_\_\_ plus \_\_\_\_\_ basis points; or  
 Variable: Remarketing Agent \_\_\_\_\_  
 Other: \_\_\_\_\_

**4. Debt Obligation:**  
 TRAN  RAN  CON  
 BAN  CRAN  GAN  
 Bond  Loan Agreement  Capital Lease  
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

**5. Ratings:**  
 Unrated  
 Moody's Aa2 Standard & Poor's \_\_\_\_\_ Fitch \_\_\_\_\_

**6. Purpose:**

		BRIEF DESCRIPTION
<input type="checkbox"/> General Government	_____ %	_____
<input checked="" type="checkbox"/> Education	<u>1.09</u> %	<u>TRAN for General Purpose School Fund</u>
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

**7. Security:**  
 General Obligation  General Obligation + Revenue/Tax  
 Revenue  Tax Increment Financing (TIF)  
 Annual Appropriation (Capital Lease Only)  Other (Describe): \_\_\_\_\_

**8. Type of Sale:**  
 Competitive Public Sale  Interfund Loan \_\_\_\_\_  
 Negotiated Sale  Loan Program \_\_\_\_\_  
 Informal Bid

**9. Date:**  
 Dated Date: 08/04/2015 Issue/Closing Date: 08/04/2015

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$ 3,745,785.00	1.0900 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____ %		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**

No Recurring Costs

	AMOUNT (Basis points/S)	FIRM NAME (if different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

**13. Disclosure Document / Official Statement:**

None Prepared

EMMA link \_\_\_\_\_ or

Copy attached

**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?  Yes  No

Is there a continuing disclosure obligation agreement related to this debt?  Yes  No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy?  Yes  No

**16. Written Derivative Management Policy:**

No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?  Yes  No

**17. Submission of Report:**

To the Governing Body: on 08/17/2015 and presented at public meeting held on 08/17/2015

Copy to Director to OSLF: on 08/14/2015 either by:

Mail to: \_\_\_\_\_ OR  Email to: StateAndLocalFinance.PublicDebtForm@cot.tn.gov

505 Deaderick Street, Suite 1600  
James K. Polk State Office Building  
Nashville, TN 37243-1402

**18. Signatures:**

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Richard Venable</u>	<u>Alan Mahaffey</u>
Title	<u>County Mayor</u>	<u>Sullivan County Accounts and Budgets</u>
Firm	<u>Sullivan County Government</u>	<u>Sullivan County Government</u>
Email	<u>rvenable@sullivancountytn.gov</u>	<u>alan.mahaffey@sullivancountytn.gov</u>
Date	<u>08/13/2014</u>	<u>08/13/2014</u>

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**1. Public Entity:**  
 Name: Sullivan County Tennessee  
 Address: 3411 Hwy 126, Suite 202  
Blountville, TN 37617  
 Debt Issue Name: TRAN - School Cafeteria Fund  
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required

**2. Face Amount:** \$ 557,759.00  
 Premium/Discount: \$ \_\_\_\_\_

**3. Interest Cost:** \_\_\_\_\_ %  Tax-exempt  Taxable  
 TIC  NIC  
 Variable: Index \_\_\_\_\_ plus \_\_\_\_\_ basis points; or  
 Variable: Remarketing Agent \_\_\_\_\_  
 Other: \_\_\_\_\_

**4. Debt Obligation:**  
 TRAN  RAN  CON  
 BAN  CRAN  GAN  
 Bond  Loan Agreement  Capital Lease  
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

**5. Ratings:**  
 Unrated  
 Moody's Aa2 Standard & Poor's \_\_\_\_\_ Fitch \_\_\_\_\_

**6. Purpose:**

		BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government	<u>1.09</u> %	<u>TRAN for Sullivan County Cafeteria Fund</u>
<input type="checkbox"/> Education	_____ %	_____
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

**7. Security:**  
 General Obligation  General Obligation + Revenue/Tax  
 Revenue  Tax Increment Financing (TIF)  
 Annual Appropriation (Capital Lease Only)  Other (Describe): \_\_\_\_\_

**8. Type of Sale:**  
 Competitive Public Sale  Interfund Loan \_\_\_\_\_  
 Negotiated Sale  Loan Program \_\_\_\_\_  
 Informal Bid

**9. Date:**  
 Dated Date: 08/04/2015 Issue/Closing Date: 08/04/2015



**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$557,759.00	1.0900 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____ %		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

### REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

**13. Disclosure Document / Official Statement:**

None Prepared

EMMA link \_\_\_\_\_ or

Copy attached

**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?  Yes  No

Is there a continuing disclosure obligation agreement related to this debt?  Yes  No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy?  Yes  No

**16. Written Derivative Management Policy:**

No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?  Yes  No

**17. Submission of Report:**

To the Governing Body: on 08/17/2015 and presented at public meeting held on 08/17/2015

Copy to Director to OSLF: on 08/14/2015 either by:

Mail to: \_\_\_\_\_ OR  Email to: StateAndLocalFinancePublicDebtForm@cot.tn.gov

505 Deaderick Street, Suite 1600  
James K. Polk State Office Building  
Nashville, TN 37243-1402

**18. Signatures:**

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Richard Venable</u>	<u>Alan Mahaffey</u>
Title	<u>County Mayor</u>	<u>Sullivan County Accounts and Budgets</u>
Firm		<u>Sullivan County Government</u>
Email	<u>rvenable@sullivancountyttn.gov</u>	<u>alan.mahaffey@sullivancountyttn.gov</u>
Date	<u>08/13/2014</u>	<u>08/13/2014</u>

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**1. Public Entity:**  
 Name: Sullivan County Tennessee  
 Address: 3411 Hwy 126, Suite 202  
Blountville, TN 37617  
 Debt Issue Name: TRAN - General Fund  
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

**2. Face Amount:** \$ 2,000,000.00  
 Premium/Discount: \$ \_\_\_\_\_

**3. Interest Cost:** \_\_\_\_\_ %  Tax-exempt  Taxable  
 TIC  NIC  
 Variable: Index \_\_\_\_\_ plus \_\_\_\_\_ basis points; or  
 Variable: Remarketing Agent \_\_\_\_\_  
 Other: \_\_\_\_\_

**4. Debt Obligation:**  
 TRAN  RAN  CON  
 BAN  CRAN  GAN  
 Bond  Loan Agreement  Capital Lease  
 If any of the notes listed above are issued pursuant to Title 5, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

**5. Ratings:**  
 Unrated  
 Moody's Aa2 Standard & Poor's \_\_\_\_\_ Fitch \_\_\_\_\_

			BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government	<u>1.09</u> %		<u>TRAN for Sullivan County General Fund</u>
<input type="checkbox"/> Education	_____ %		_____
<input type="checkbox"/> Utilities	_____ %		_____
<input type="checkbox"/> Other	_____ %		_____
<input type="checkbox"/> Refunding/Renewal	_____ %		_____

**7. Security:**  
 General Obligation  General Obligation + Revenue/Tax  
 Revenue  Tax Increment Financing (TIF)  
 Annual Appropriation (Capital Lease Only)  Other (Describe): \_\_\_\_\_

**8. Type of Sale:**  
 Competitive Public Sale  Interfund Loan \_\_\_\_\_  
 Negotiated Sale  Loan Program \_\_\_\_\_  
 Informal Bid

**9. Date:**  
 Dated Date: 08/04/2015 Issue/Closing Date: 08/04/2015

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$ 2,000,000.00	1.0900 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**

No Recurring Costs

	<b>AMOUNT</b> (Basis points/\$)	<b>FIRM NAME</b> (if different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

**13. Disclosure Document / Official Statement:**

None Prepared

EMMA link \_\_\_\_\_ or

Copy attached

**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?  Yes  No

Is there a continuing disclosure obligation agreement related to this debt?  Yes  No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy?  Yes  No

**16. Written Derivative Management Policy:**

No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?  Yes  No

**17. Submission of Report:**

To the Governing Body: on 08/17/2015 and presented at public meeting held on 08/17/2015

Copy to Director to OSLF: on 08/14/2015 either by:

Mail to: \_\_\_\_\_ OR  Email to: StateAndLocalFinance.PublicDebtForm@cot.tn.gov

505 Deaderick Street, Suite 1600  
James K. Polk State Office Building  
Nashville, TN 37243-1402

**18. Signatures:**

	<b>AUTHORIZED REPRESENTATIVE</b>	<b>PREPARER</b>
Name	<u>Richard Venable</u>	<u>Alan Mahaffey</u>
Title	<u>County Mayor</u>	<u>Sullivan County Accounts and Budgets</u>
Firm	<u>Sullivan County Government</u>	<u>Sullivan County Government</u>
Email	<u>rvenable@sullivancountytn.gov</u>	<u>alan.mahaffey@sullivancountytn.gov</u>
Date	<u>08/13/2014</u>	<u>08/13/2014</u>

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**1. Public Entity:**  
 Name: Sullivan County Tennessee  
 Address: 3411 Hwy 126, Suite 202  
Blountville, TN 37617  
 Debt Issue Name: TRAN - General Fund  
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

**2. Face Amount:** \$ 3,217,330.00  
 Premium/Discount: \$ \_\_\_\_\_

**3. Interest Cost:** \_\_\_\_\_ %  Tax-exempt  Taxable  
 TIC  NIC  
 Variable: Index \_\_\_\_\_ plus \_\_\_\_\_ basis points; or  
 Variable: Remarketing Agent \_\_\_\_\_  
 Other: \_\_\_\_\_

**4. Debt Obligation:**  
 TRAN  RAN  CON  
 BAN  CRAN  GAN  
 Bond  Loan Agreement  Capital Lease  
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").

**5. Ratings:**  
 Unrated  
 Moody's Aa2 Standard & Poor's \_\_\_\_\_ Fitch \_\_\_\_\_

**6. Purpose:**

			BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government	<u>1.09</u>	%	<u>TRAN for Sullivan County General Fund</u>
<input type="checkbox"/> Education	_____	%	_____
<input type="checkbox"/> Utilities	_____	%	_____
<input type="checkbox"/> Other	_____	%	_____
<input type="checkbox"/> Refunding/Renewal	_____	%	_____

**7. Security:**  
 General Obligation  General Obligation + Revenue/Tax  
 Revenue  Tax Increment Financing (TIF)  
 Annual Appropriation (Capital Lease Only)  Other (Describe): \_\_\_\_\_

**8. Type of Sale:**  
 Competitive Public Sale  Interfund Loan \_\_\_\_\_  
 Negotiated Sale  Loan Program \_\_\_\_\_  
 Informal Bid

**9. Date:**  
 Dated Date: 08/04/2015 Issue/Closing Date: 08/04/2015

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$ 3,217,330.00	1.0900 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

**REPORT ON DEBT OBLIGATION**  
(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

**13. Disclosure Document / Official Statement:**

None Prepared

EMMA link \_\_\_\_\_ or

Copy attached

**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?  Yes  No

Is there a continuing disclosure obligation agreement related to this debt?  Yes  No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy?  Yes  No

**16. Written Derivative Management Policy:**

No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?  Yes  No

**17. Submission of Report:**

To the Governing Body: on 08/17/2015 and presented at public meeting held on 08/17/2015

Copy to Director to OSLF: on 08/14/2015 either by:

Mail to: 505 Deaderick Street, Suite 1600  
James K. Polk State Office Building  
Nashville, TN 37243-1402

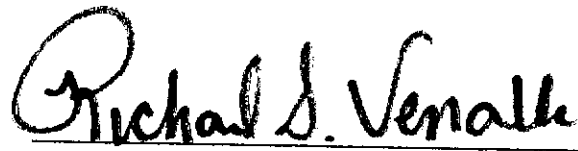
OR  Email to: [StateAndLocalFinance.PublicDebtForm@cot.tn.gov](mailto:StateAndLocalFinance.PublicDebtForm@cot.tn.gov)

**18. Signatures:**

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Richard Venable</u>	<u>Alan Mahaffey</u>
Title	<u>County Mayor</u>	<u>Sullivan County Accounts and Budgets</u>
Firm	<u>Sullivan County Government</u>	<u>Sullivan County Government</u>
Email	<u>rvenable@sullivancountyttn.gov</u>	<u>alan.mahaffey@sullivancountyttn.gov</u>
Date	<u>08/13/2014</u>	<u>08/13/2014</u>



AND THEREUPON COUNTY COMMISSION ADJOURNED UPON  
MOTION MADE BY COMM. WHITE TO MEET AGAIN IN REGULAR  
SESSION SEPTEMBER 21, 2015.

A handwritten signature in black ink that reads "Richard S. Venable". The signature is written in a cursive style with a large initial "R".

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RICHARD VENABLE

COMMISSION CHAIRMAN