

**ANDERSON COUNTY
REGULAR SESSION
COUNTY COMMISSION
SEPTEMBER 16, 2019**

BE IT RESOLVED THAT THE ANDERSON COUNTY COMMISSION MET IN REGULAR SESSION ON SEPTEMBER 16, 2019 WITH THE FOLLOWING COMMISSIONERS PRESENT: CHUCK FRITTS, TRACY WANDELL, ROBERT JAMESON, RICK MEREDITH, DENVER WADDELL, JOSH ANDERSON, SHAIN VOWELL, TIM ISBEL, ROBERT MCKAMEY, JERRY WHITE, CATHERINE DENENBERG, STEVE MEAD, JERRY CREASEY, THERESA SCOTT AND PHIL YAGER. ABSENT: BOB SMALLRIDGE.

Prayer was led by Commissioner Vowell.

Pledge of Allegiance led by Commissioner Scott.

1. Commissioner Yager made a motion to approve the Consent Agenda. Seconded by Commissioner Scott. Motion carried by voice vote.

- August 13, 2019 and August 19, 2019 County Commission Minutes
- Approval of Notary and Notary Bonds
- Courtesy Resolutions and Proclamations (Exhibit A)
- Committee Reports
 - ADA Oversight Committee Meeting Minutes (8-5-19)
 - Anderson County Ethics Commission Minutes (8-21-19)
 - Finance Committee Minutes (8-27-19)(9-9-19)

Notaries

Stephanie Renee Davis

Autumn Lawson

Kimberly Darynee Elledge

Charles Timothy Melton

Dudley Fagan

Cory Denise Perkins

Cynthia G Gordon

Linda D Qualls

Vickie M Gray

Susan Sanchez

Payton Grace Johnson

Emily Sawyer

Randall C Kirby

Nicole Squibb

Katherine Endsley

Roger Williams

Notary Bonds

Western Surety Company

CBIC

Janae Holmes

Robert Grey Stooksbury

Jennifer L Wells

Sara Jayne Burke

Erin E Gassaway

Liberty Mutual

Stephanie Corn

Fran Webb Davies

Samantha Royster

Old Republic

Katherine D Burns

Merchants

Cynthia Denise Mercado

SBCA

Gwen Pereda

2. Commissioner Meredith made a motion to move Item 14 on the Regular Agenda to Item 6 A. Seconded by Commissioner Yager. Motion carried by voice vote.

Commissioner Scott made a motion to move Item 12 Operations Committee Report to Item 7 with the other Committee Reports. Seconded by Commissioner Meredith. Motion carried by voice vote.

Commissioner Mead made a motion to go into Executive Session before New Business as Item 14. Seconded by Commissioner Yager. Motion carried by voice vote.

Commissioner McKamey made a motion to approve the Regular Agenda as amended. Seconded by Commissioner Meredith. Motion carried by voice vote.

Public Hearing Report

No action at this time.

Elections

3. Commissioner Isbel made a motion to nominate Commissioner Wandell as Chairman. Seconded by Commissioner White.

Commissioner McKamey made a motion for nominations to cease and Commissioner Wandell be elected by acclamation.

Motion carried by voice vote that Commissioner Wandell be Chairman of County Commission.

4. Commissioner Mead made a motion to nominate Commissioner Fritts as Vice Chairman. Seconded by Commissioner Denenberg. Commissioner Fritts declined the nomination.

Commissioner White nominated Commissioner Anderson as Vice Chairman.

Commissioner McKamey made a motion for nominations to cease and Commissioner Anderson be elected by acclamation.

Motion carried by voice vote that Commissioner Anderson be Vice Chairman of County Commission.

5. Commissioner Wandell appointed Commissioner Yager as Parliamentarian.

Nominating Committee

6. Commissioner Fritts made a motion to approve Jeff Watson to the Beer Board with a term expiring 9/22. Seconded by Commissioner White. Motion carried by voice vote.

7. Commissioner Fritts made a motion to approve the 2019/2020 County Commission Committees/Boards, Committees and Commissions. Seconded by Commissioner Denenberg. Motion carried by voice vote.

RLI

Amy Rhedessa McLaughlin

8. Commissioner Fritts made a motion that the expiring members that expressed they wanted to stay on their boards and committees to remain on the board for another term. Seconded by Commissioner Meredith. Motion carried by voice vote.

9. Commissioner Meredith made a motion to reappoint Jack Shelton to the ACWA Board term expiring 9/23. Seconded by Commissioner Isbel. Motion carried by voice vote.

10. Commissioner White made a motion to reappoint Zenith "Rickey" Rose to the ACWA Board term expiring 9/23. Seconded by Commissioner Scott. Motion carried by voice vote.

New Business

11. Commissioner Jameson made a motion to approve resolution 19-09-773 approving an Economic Impact Plan for the Glen Alpine Economic Development Area.(Exhibit B) Seconded by Commissioner Meredith. Voting aye: Wandell, Jameson, Meredith, Anderson, Isbel, McKamey, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: Fritts, Waddell and Vowell. Absent: Smallridge. Motion passed.

12. Commissioner Meredith made a motion to approve resolution 19-09-775 approving an Economic Impact Plan for the STNL Development Area and resolution 19-09-776 approving an Economic Impact Plan for the SW Clinton Partnership Development Area. (Exhibit C) Seconded by Commissioner Yager. Voting aye: Wandell, Jameson, Meredith, Isbel, McKamey, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: Fritts, Waddell, Anderson and Vowell. Absent: Smallridge. Motion passed.

13. Commissioner McKamey made a motion to refer the Matrix to Operations Committee for discussion for future projects. Seconded by Commissioner Yager. Motion carried by voice vote.

Purchasing

14. Commissioner Scott made a motion to approve the following contracts. Seconded by Commissioner Mead.

- Frank's Painting Services, Board of Education-One year contract with four one year renewal options for painting services.
- PDS Web Development-One year contract with four one year renewal options for Website Development and Website Hosting for the county.
- Holston Gases, EMS-One year contract with four one year renewal options for medical gases.
- Comcast, Tourism-Three year contract for internet and business television.

15. McKamey made a motion to accept the \$350,000.00 bid for 205 South Main. Seconded by Commissioner Yager. Voting aye: Fritts, Jameson, Waddell, McKamey and Mead. Voting no: Wandell, Meredith, Anderson, Vowell, Isbel, White, Denenberg, Creasey, Scott and Yager. Absent: Smallridge. Motion failed.

Commissioner Fritts amended the motion that proceeds from bid go to pay on loan for 205 South Main. Seconded by Mead. Motion carried by voice vote.

Commissioner Meredith made a motion to defer for 30 days the sale of 205 South Main. Seconded by Commissioner Creasey. Voting aye: Wandell, Meredith, Vowell, Isbel, White, Creasey, Scott and Yager.

Voting no: Fritts, Jameson, Waddell, Anderson, McKamey, Denenberg and Mead. Absent: Smallridge. Motion failed.

16. Commissioner Scott made a motion to refer to Operations Committee to do some kind of fencing at 205 South Main to secure the property so that people and other businesses can't utilize it as free space. Seconded by Commissioner Creasey. Motion carried by voice vote.

17. Commissioner Fritts made a motion to approve the following contracts. Seconded by Commissioner Denenberg. Motion carried by voice vote.

- Paperless Pay Corporation, Finance Department-Three year contract for electronic W2 distribution.
- Roof Designs, Board of Education-One year contract for architectural services.

18. Commissioner Mead made a motion to approve a contract with Stryker for maintenance on cardiac monitors for EMS for four years. Seconded by Commissioner Fritts. Motion carried by voice vote.

Budget

19. Commissioner Fritts made a motion to approve the following school appropriations. Seconded by Commissioner Mead. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

<u>Decrease Reserve Code:</u>		
177-ESG-34585	Restricted for Capital Project	\$4,565,926.04
<u>Increase Expenditure Code:</u>		
177-ESG-76100-707	Building Improvements	\$4,565,926.04
<u>Increase Revenue Code:</u>		
141-43551-SEFFS	Restricted for Education- Special Education Fees for Services	\$110,000.00
<u>Increase Expenditure Codes:</u>		
141-71200-399-SEFFS	Other Contracted Services	\$70,000.00
141-71200-429-SEFFS	Instructional Materials	2,000.00
141-72220-399-SEFFS	Other Contracted Services	<u>38,000.00</u>
	Total Increased Expenditures	\$110,000.00
<u>Decrease Reserve Code:</u>		
141-39000	Unassigned Fund Balance	\$15,000.00
(amendment will be from 141-34555 Restricted for Education and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Code:</u>		
141-72210-524	Professional Development	\$15,000.00
<u>Decrease Reserve Code:</u>		
141-39000	Unassigned Fund Balance	\$36,603.00
(amendment will be from 141-34555 Restricted for Education and a JE will replenish the reserve for 39000)		
<u>Increase Revenue Code:</u>		
141-43990	Other Charges for Services	<u>\$20,000.00</u>
	Total Increases and Decreases:	\$56,603.00

Increase Expenditure Code:

141-72250-499-CHMB	Technology-Other Supplies & Materials- Chrome Book Repairs	\$56,603.00
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20. Commissioner Fritts made a motion to approve the following school transfers. Seconded by Commissioner Yager. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

Increase Expenditure Code:

141-71100-399	Regular Instruction- Other Contracted Services	\$272,038.00
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Decrease Expenditure Codes:

141-71100-195	Regular Instruction- Substitute Teachers	\$51,000.00
141-71100-198	Regular Instruction- Non Certified Teachers	129,500.00
141-71100-201	Regular Instruction- Social Security	11,191.00
141-71100-212	Regular Instruction- Medicare	2,588.00
141-71200-195	Special Education- Substitute Teachers	11,510.00
141-71200-198	Special Education- Non Certified Teachers	27,513.00
141-71200-201	Special Education- Social Security	2,419.00
141-71200-212	Special Education- Medicare	566.00
141-71300-195	Vocational Education- Substitute Teachers	32,500.00
141-71300-201	Vocational Education- Social Security	2,635.00
141-71300-212	Vocational Education- Medicare	616.00
	Total Decreased Expenditures	\$272,038.00

Increase Expenditure Codes:

141-72120-105-COSH	Coordinated School Health Director	\$1,002.00
141-72120-204-COSH	State Retirement	5,214.00
141-72120-206-COSH	Life Insurance	60.00
141-72120-207-COSH	Medical Insurance	9,105.00
141-72120-355-COSH	Travel	6,350.00
141-72120-499-COSH	Other Materials and Supplies	32,995.00
	Total Increased Expenditures	\$54,726.00

Decrease Expenditure Codes:

141-72120-204	State Retirement	\$5,214.00
141-72120-206	Life Insurance	60.00
141-72120-207	Medical Insurance	9,105.00
141-72120-212	Medicare	1,002.00
141-72120-355	Travel	6,350.00
141-72120-499	Other Material and Supplies	32,995.00
	Total Decreased Expenditures	\$54,726.00

Increase Expenditure Code:

141-72220-399	Other Contracted Services	\$65,000.00
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<u>Decrease Expenditure Code:</u>		
141-71200-399	Other Contracted Services	\$65,000.00
<u>Increase Expenditure Code:</u>		
141-72620-105	Maintenance of Plant-Supervisor/Director	\$15,057.71
<u>Decrease Expenditure Code:</u>		
141-72620-167	Maintenance of Plant- Maintenance Personnel	\$15,057.71

21. Commissioner Fritts made a motion to approve the following non-school appropriations. Seconded by Commissioner Denenberg. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$80,000.00
(amendment will be from 101-34525-4000 Jail Commissary and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Code:</u>		
101-54260-799	Capital Outlay	\$80,000.00
<u>Decrease Reserve Codes:</u>		
122-34525-1000	Restricted for Public Safety	\$45,000.00
122-34525	Restricted for Public Safety	<u>45,000.00</u>
	Total Decreased Reserves	\$90,000.00
<u>Increase Expenditure Code:</u>		
122-54150-716	Law Enforcement Equipment	\$90,000.00
<u>Increase Revenue Codes:</u>		
101-40250	Litigation tax- General	\$25,000.00
101-42310	General Sessions Court Fines	<u>5,000.00</u>
	Total Increased Revenue	\$30,000.00
<u>Increase Expenditure Code:</u>		
101-53100-799	Circuit Court- Capital Outlay	\$30,000.00
<u>Increase Revenue Code:</u>		
101-43396-1000	Data Processing Fee- County Clerk	\$1,295.00
<u>Increase Expenditure Code:</u>		
101-52500-435	Office Supplies	\$1,295.00
<u>Increase Revenue Code:</u>		
101-46990-6000	Data Processing- County Clerk	\$524.97
<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$5,747.94
(amendment will be from 101-34515 Restricted- County Clerk Data Processing and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Codes:</u>		
101-52500-709	Data Processing Equipment	\$5,747.94
101-52500-411	Data Processing Supplies	<u>524.97</u>
	Total Increased Expenditures	\$6,272.91

<u>Increase Expenditure Codes:</u>		
101-51500-709	Data Processing Equipment	\$1,764.68
<u>Increase Revenue Code:</u>		
101-46190	Other General Government Grant- Computer Equipment- Election	\$1,764.68
<u>Increase Expenditure Code:</u>		
101-55120-732-ANML	Cat Dormitory Project	\$6,000.00
<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$6,000.00
(amendment will be from 101-34530-ANML and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Code:</u>		
101-55120-399-ANML	Other Contracted Services	\$10,000.00
<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$10,000.00
(amendment will be from 101-34530-ANML and a JE will replenish the reserve for 39000)		
101-55120-399	Other Contracted Services	\$12,057.00
<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$12,057.00
(amendment will be from 101-34530-ANML and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Code:</u>		
101-58500-316	Contributions to Other Agencies- Contributions (ACEDA)	\$25,000.00
<u>Decrease Reserve Code:</u>		
101-39000	Unassigned Fund Balance	\$25,000.00
(amendment will be from 101-34690-1000 Committed for Other Purposes- Industrial and Land Purchase and a JE will replenish the reserve for 39000)		
<u>Increase Expenditure Code:</u>		
101-51240-791-TRGR	Construction/Park Improvements- Tourism Enhancement Grant	\$71,151.05
<u>Decrease Reserve Codes:</u>		
101-39000	Unassigned Fund Balance	\$44,901.05
(amendment will be from 101-34635-TRGR Committed- Tourism Enhancement Grant and a JE will replenish the reserve for 39000)		
101-39000	Unassigned Fund Balance	\$25,000.00
(amendment will be from 101-34555-DOCK Restricted- Tourism Enhancement Grant- TVA and a JE will replenish the reserve for 39000)		
101-39000	Unassigned Fund Balance	\$1,250.00
<u>Increase Revenue Code:</u>		
101-47590-VOCA	Federal Thru State VOCA Grant	\$67,795.00
<u>Decrease Expenditure Codes:</u>		
101-53600-307-VOCA	Communication	\$118.00
101-53600-599-VOCA	Other Charges	<u>250.00</u>
	Total Decreased Expenditures	\$368.00
<u>Increase Expenditure Codes:</u>		
101-53600-105-VOCA	Salary-Clerical	\$43,731.00
101-53600-201-VOCA	Social Security	2,712.00

101-53600-204-VOCA	Retirement	\$3,204.00
101-53600-206-VOCA	Life Insurance	99.00
101-53600-207-VOCA	Medical Insurance	5,162.00
101-53600-208-VOCA	Dental Insurance	250.00
101-53600-209-VOCAS/T	Disability	298.00
101-53600-210-VOCA	Unemployment	70.00
101-53600-212-VOCA	Medicare	634.00
101-53600-355-VOCA	Travel	3,300.00
101-53600-499-VOCA	Other Supplies & Materials	5,372.00
101-53600-524-VOCA	Staff Development	1,500.00
101-39000	Unassigned Fund Balance	<u>1,831.00</u>
	Total Increased Expenditures	\$68,163.00

Increase Expenditure Code:

131-62000-402	Asphalt	\$300,000.00
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Decrease Reserve Code:

131-34550	Restricted for Highways	\$300,000.00
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22. Commissioner Scott made a motion to approve the following non-school transfers. Seconded by Commissioner Fritts. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

Decrease Expenditure Codes:

101-53100-307-0200	Circuit Court Internet	\$8,200.00
101-52300-307	Property Assessor- Communications	6,000.00
101-52500-307	Clerk's Internet	<u>8,000.00</u>
	Total Decreased Expenditures	\$22,000.00

Increase Expenditure Code:

101-58900-307	Misc. Communications	\$22,000.00
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Decrease Expenditure Codes:

101-54900-307	Motor Pool- Communication	\$900.00
101-52500-307	County Clerk- Communication	8,000.00
101-54110-307	Sheriff- Communication	28,000.00
101-54210-307	Detention Center- Communication	23,000.00
101-53100-307	General Sessions- Communication	8,931.15
101-54410-307	Emergency Management Agency- Communication	6,202.03
101-51240-307	Parks and Recreation- Communication	<u>1,400.00</u>
	Total Decreased Expenditures	\$76,433.18

Increase Expenditure Code:

101-58900-307	Misc. Communications	\$76,433.18
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23. Commissioner Fritts made a motion to approve the following general fund unassigned fund balance appropriations. Seconded by Commissioner Denenberg. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

Increase Expenditure Codes:

101-51400-161	County Attorney-Office Manager	\$8,008.00
101-51400-133	County Attorney- Paralegal	1,311.00
101-51400-201	County Attorney-Social Security	578.00
101-51400-204	County Attorney- Retirement	683.00
101-51400-209	County Attorney- S/T Disability	63.00
101-51400-212	County Attorney- Medicare	<u>135.00</u>
	Total Increased Expenditures	\$10,778.00

Decrease Reserve Code:

101-39000	Unassigned Fund Balance	\$10,778.00
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Decrease Reserve Code:

101-39000	Unassigned Fund Balance	\$22,015.03
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Increase Expenditure Codes:

101-58900-307-BCTI	Misc. Communications	\$19,327.80
101-58900-499-BCTI	Ethernet Switch Struck by lightning	<u>2,687.23</u>
	Total Increased Expenditures	\$22,015.03

Increase Expenditure Code:

101-52600-524	Staff Development	\$1,000.00
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Decrease Reserve Code:

101-39000	Unassigned Fund Balance	\$1,000.00
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Decrease Reserve Code:

101-39000	Unassigned Fund Balance	\$100,000.00
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Increase Expenditure Code:

101-58500-312-ASAP	Contracts with Other Agencies	\$100,000.00
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24. Commissioner Yager made a motion to approve to enter into contract on the RFP for a new badge system for the Court House and satellite offices. Seconded by Commissioner Scott. Motion carried by voice vote.

25. Commissioner Yager made a motion to approve the following appropriation. Seconded by Commissioner Scott. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson, Vowell, Isbel, White, Denenberg, Mead, Creasey, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

Increase

101-51310-399		\$110,690.00
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Decrease

101-34520-CSCOM	Restricted for Admin. of Justice Courthouse Security by Commission	\$110,690.00
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26. Commissioner Meredith made a motion that Sherriff Barker take the lead and be project manager on the installation of the new security system. Seconded by Commissioner Yager. Motion carried by voice vote.

27. Commissioner Isbel made a motion to approve the following appropriation for the Medford Volunteer Fire Department. Seconded by Commissioner Vowell. Voting aye: Fritts, Wandell, Jameson, Meredith, Waddell, Anderson Vowell, Isbel, White, Denenberg, Mead, Creaeay, Scott and Yager. Voting no: none. Absent: McKamey and Smallridge. Motion passed.

Increase

101-51900-316	Other General Admin-Contrib	\$25,000.00
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Decrease

101-39000	Unassigned	\$25,000.00
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Operations

28. Commissioner Isbel made a motion to approve the 2019/2020 Holiday Schedule as presented. Seconded by Commissioner Fritts. Motion carried by voice vote.

29. Commissioner Isbel made a motion to approve that ESG conduct a detailed engineering project development study. Seconded by Commissioner Denenberg. Motion carried by voice vote.

30. Commissioner Isbel made a motion to approve resolution 19-09-770 and MOU for local government participation in the Electronic Monitoring Indigency Fund. (Exhibit D) Seconded by Commissioner Scott. Motion carried by voice Vote.

31. Commissioner Isbel made a motion for lease between the City of Clinton and AC for land for the proposed animal shelter in concept. Seconded by Commissioner Denenberg. Motion carried by voice vote.

32. Commissioner Mead made a motion to approve resolution 19-09-771 authorizing Anderson County to apply for and match the 2019 TDOT Multimodal Access Grant. (Exhibit E) Seconded by Commissioner Isbel. Motion carried by voice vote.

33. Commissioner Mead made a motion to defer resolution 19-09-771 to re-establish and levy a litigation tax for ASAP. Seconded by Commissioner Creasey. Motion carried by voice vote.

Departments

34. Commissioner Scott made a motion to defer to the next County Commission meeting an update on delinquent taxes and the process of these taxes by Tax Attorney Trippy Teno. Seconded by Commissioner Yager. Motion carried by voice vote.

Director of Schools

No action at this time.

Mayor

No action at this time.

Law Director

No action at this time.

Executive Session

35. Commissioner Yager made a motion to go into Executive Session. Seconded by Commissioner Scott. Motion carried by voice vote.

New Business

36. Commissioner Scott made a motion to approve the settlement for Jennings as presented. Seconded by Commissioner Denenberg. Motion carried by voice vote.

37. Commissioner Mead made a motion to engage Taylor Knight in the Williams case as needed. Seconded by Commissioner Yager. Motion carried by voice vote.

38. Commissioner Scott made a motion in regards to Knox Energy that we give the Law Director the authority to engage with Bobby Lee. Seconded by Commissioner Yager. Motion carried by voice vote.

Meeting adjourned.



Tracy Wandell, Chairman
County Commission



Jeff Cole
County Clerk



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EXHIBIT PAGE

SEPTEMBER 16, 2019

EXHIBIT A: RESOLUTION HONORING SERGENT CHARLES DOUGLAS BEACH

EXHIBIT B: RESOLUTION OF THE COUNTY COMMISSION OF ANDERSON COUNTY, TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE GLEN ALPINE ECONOMIC DEVELOPMENT AREA

EXHIBIT C: RESOLUTION 19-06-775 APPROVING AN ECONOMIC IMPACT PLAN FOR THE STNL DEVELOPMENT AREA AND RESOLUTION 19-09-776 APPROVING AN ECONOMIC IMPACT PLAN FOR THE SW CLINTON PARTNERSHIP DEVELOPMENT AREA

EXHIBIT D: RESOLUTION 19-09-770 FOR LOCAL GOVERNMENT PARTICIPATION IN THE ELECTRONIC MONITORING INDIGENCY FUND AN MOU

EXHIBIT E: RESOLUTION 19-09-771 AUTHORIZING ANDERSON COUNTY TO APPLY FOR AND MATCH THE 2019 TDOT MULTIMODAL ACCESS GRANT

***ALL ORIGINALS OF DOCUMENTS KEPT IN THE ANDERSON COUNTY CLERK'S CLINTON LOCATION LOCATED AT 100 N MANIN ST ROOM 111**

Anderson County, Tennessee Board of Commissioners

RESOLUTION NO. 19-09-774

RESOLUTION HONORING SERGEANT CHARLES DOUGLAS BEACH

WHEREAS, Sergeant Charles Douglas Beach has served the Anderson County Sheriff's Office and the citizens of this great county since March 1, 1982; and

WHEREAS, on July 12, 2019 he announced his retirement from the Sheriff's office with over thirty-seven (37) years of distinguished service under seven (7) different sheriffs; and

WHEREAS, during his career Sgt. Beach has supervised numerous departmental units and received several honors and letters of commendation along the way; and

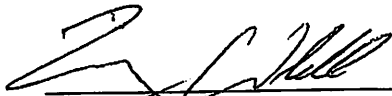
WHEREAS, Sgt. Beach has also served his Country as a member of the United States Army 278th Armored Cavalry Regiment participating in an overseas deployment in support of Operation Iraqi Freedom; and


WHEREAS, although his final shift has ended and he has hung-up his duty belt for the last time Sergeant Beach's legacy will always be remembered in the hearts of his fellow co-workers and the many citizens he positively encouraged and influenced during his career.

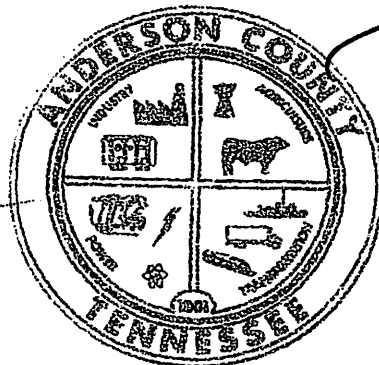
NOW THEREFORE, BE IT RESOLVED, by the Anderson County Board of Commissioners meeting this 16th day of September 2019 that we honor, congratulate and express our sincerest gratitude to Sgt. Charles Beach for his thirty-seven (37) years of dedicated service to the Anderson County Sheriff's Office and the citizens of our great county. Furthermore, in honor of his service to Anderson County we authorize the transfer of his assigned duty weapon and badge pursuant to *Tenn. Code Ann. § 8-8-218 and Anderson County Resolution 18-08-702*.

BE IT FURTHER RESOLVED that we hereby proclaim September 20th, 2019 as "Sergeant Charles Douglas Beach Day" in honor of his service to Anderson County and our great Nation.


RESOLVED, DULY PASSED AND EFFECTIVE this 16th day of September 2019.


Tracy Wandell, Chairman


Sheriff Russell Barker




Terry Frank, County Mayor

ATTEST:

Jeff Cole, County Clerk

Resolution No. 19-09-723

**A RESOLUTION OF THE COUNTY COMMISSION OF ANDERSON COUNTY,
TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE GLEN
ALPINE ECONOMIC DEVELOPMENT AREA**

WHEREAS, The Industrial Development Board of Anderson County (the "Board") has submitted to Anderson County, Tennessee (the "County") an economic impact plan (the "Economic Impact Plan") regarding the development of an area generally located at 2210 North Charles G. Seivers Boulevard, Clinton, Anderson County, Tennessee (the "Plan Area");

WHEREAS, the development of the Plan Area is expected to include retail shops, restaurants, a hotel, and office space (the "Project");

WHEREAS, the Economic Impact Plan would permit certain tax increment incentives ("Tax Increment Incentives") to be provided pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated (the "Act"); and

WHEREAS, the Board has approved the submission to the County of the Economic Impact Plan at a meeting on July 18, 2019; and

WHEREAS, the proceeds of the Tax Increment Incentives would be used to pay or finance eligible costs under the Act (the "TIF Eligible Costs") relating to the development of the Plan Area; and

WHEREAS, certain incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the Board as provided in the Economic Impact Plan to be used to assist in providing the Tax Increment Incentives; and

WHEREAS, a portion of the TIF Revenues will be applied to pay costs of maintaining the Project; and

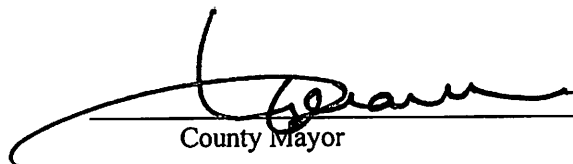
WHEREAS, any financing of the Board secured by TIF Revenues shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the Board, the City of Clinton or the County; and

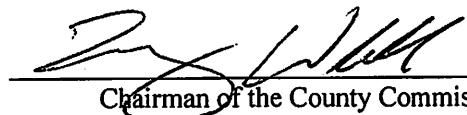
WHEREAS, the Board of Directors of the Board has approved and submitted the Economic Impact Plan to the County Commission of Anderson County, Tennessee for approval in accordance with Tenn. Code Ann. § 7-53-312; and

WHEREAS, the Board of Directors of the Board held a public hearing related to the Economic Impact Plan, and a summary of that public hearing has been provided to the County Commission of Anderson County;

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Anderson County, Tennessee (the "County Commission"), that (i) the Economic Impact Plan, in the form attached hereto as Exhibit A, being in the interests of the citizens of Anderson County, Tennessee, is hereby approved by the County Commission and (ii) the officers of the County are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan.

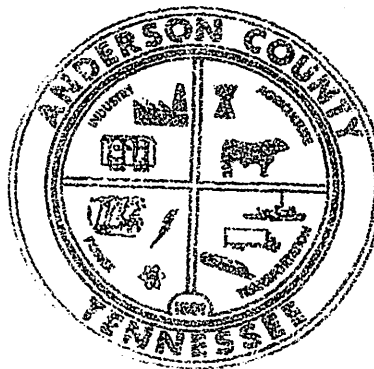
Adopted and approved this 16th day of September, 2019.


County Mayor


Chairman of the County Commission

ATTEST:

County Clerk



CERTIFICATE

I, Jeff Cole, County Clerk of Anderson County, Tennessee and keeper of the official minutes of the County Commission of Anderson County, Tennessee (the "County Commission"), do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the County Commission at a meeting duly called and held on Sept 16, 2019, and that such resolution remains in full force and effect on the date hereof.

This 16 day of Sept, 2019.



County Clerk

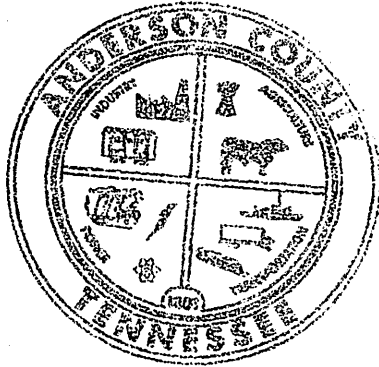


Exhibit A

Economic Impact Plan

(see attached)

26996426.1

**THE INDUSTRIAL DEVELOPMENT BOARD OF
ANDERSON COUNTY**

ECONOMIC IMPACT PLAN

FOR

THE GLEN ALPINE ECONOMIC DEVELOPMENT AREA

I. Authority for Economic Impact Plan

Industrial development corporations ("IDBs") are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tennessee Code Annotated § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

II. The Project

Blackhorse Capital Partners, a Tennessee general partnership, or an affiliate thereof (collectively, the "Developer") has purchased certain tracts of real property generally located at 2210 North Charles G. Seivers Boulevard, in the City of Clinton, Anderson County, Tennessee. Such property consists of approximately 8.3 acres and is ideally situated for commercial development. The Developer has proposed to develop a retail shopping center to include retail shops, restaurants and office space. This development will be in an area designated by the Developer as "Glen Alpine," and such commercial retail development is collectively referred to herein as the "Project." The Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(15).

In order to make the Project financially feasible, Developer has requested that Anderson County, Tennessee (the "County") and the City of Clinton, Tennessee (the "City") approve, as part of this Economic Impact Plan, a plan for tax increment financing through The Industrial Development Board of Anderson County (the "Board") pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs of the improvements that are needed to permit the construction and operation of the Project. The proceeds of the tax increment financing would be used to pay eligible costs, in accordance with the Tax Increment Act (as defined below), relating to the Project.

III. Boundaries of Plan Area

The Project is generally located at the intersection of North Charles G. Seivers Boulevard and Sinking Springs Road, near Interstate 75, within the City and the County. The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below, includes only the property on which the Project will be located. The area that

will be subject to this Economic Impact Plan (the "Plan Area") is shown on Exhibit A attached hereto. A list of the parcels included in the Plan Area is also attached as part of Exhibit A. The Plan Area is hereby declared to be subject to this Economic Impact Plan, and the Project is hereby identified as the project that will be located within the Plan Area.

IV. Financial Assistance to Project

The Board will provide financial assistance to the Project by applying the proceeds of the tax increment financing described herein to pay a portion of certain costs that will be incurred in connection with the development of the Project. Some of the costs are expected to include traffic and road improvements and related grading, excavating and site work, the acquisition cost of the land for the public road, the cost of installation of utilities, parking areas, and sidewalks and associated soft costs. The Board will pay and/or reimburse the Developer for all or a portion of the eligible cost of such improvements upon receipt of adequate documentation of such costs. In connection with the issuance of any tax increment financing, the Board and the Developer will enter into a development agreement specifying the scope and the cost of the improvements and fees to be reimbursed.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues pursuant to this Economic Impact Plan to pay certain costs relating to privately-owned land without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Board will not apply the proceeds of the tax increment financing authorized hereunder to pay costs as to which such a written determination is required without first obtaining such written determination.

V. Expected Benefits to City and County

Numerous benefits will accrue to the City and the County as a result of the development of the Plan Area. The development of retail shopping centers and office space, such as the Project, will assist the County and the Board in promoting economic development. When companies select locations for manufacturing, distribution and office facilities, a significant factor that is considered by site selection firms is the quality of life for the companies' employees in each community being considered as a possible location. By providing a wider array of retail shopping and office space choices, the Project will assist the County and the Board with economic development recruiting and help expand the economic base of the City and County.

Both the City and the County are also expected to receive substantial additional taxes as a result of the development of the Plan Area. The ad valorem real property taxes for the Plan Area for the year 2018 were \$24,515.00 for the City and the County combined, which are the base taxes relating to the Plan Area. Development of the Plan Area will increase the value of the real property within the Plan Area, leading to an increase in ad valorem real property taxes. Following the reappraisal of the Project after construction is completed, the combined annual real property taxes payable to the City and the County are expected to be approximately \$123,580.00. Of this total, the base taxes described above plus approximately \$9,252.00 in taxes

that are allocable to paying debt service on the City's and the County's general obligation debt will be allocated to the City and the County. These additional taxes will immediately benefit the City and the County. Once the tax increment financing described below is paid, the remaining incremental property tax revenues will be payable to the City and the County, and the City and the County will benefit from those incremental taxes at that point and for years to come. The City and the County will also benefit from additional personal property taxes to the extent not allocated to pay debt service on the tax increment financing described below.

Furthermore, the City and the County are expected to receive substantial additional sales tax revenues as a result of the development of the Project. When the retail operations are at full projected sales volumes, the annual local sales tax revenue generated is projected to be approximately \$661,051. Additionally, the retail and operations are expected to support a total of 100 full time and part time jobs. Moreover, local contractors and/or subcontractors are expected to be used for the construction of the Project, and local sales and use tax revenues are expected to be generated on the building materials for the construction of the Project.

VI. Distribution of Property Taxes and Tax Increment Financing

a. Distribution of Taxes. Property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the County and the City on the real and personal property within the Plan Area will be divided and distributed as follows in accordance with Tenn. Code Ann. § 7-53-312(c) and Title 9, Chapter 23 of the Tennessee Code Annotated, being the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"):

i. The portion of the real and personal property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan (the "Base Tax Amount") shall be allocated to and, as collected, paid to the County and the City as all other taxes levied by the County and the City on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the County and the City only the taxes actually imposed.

ii. The excess of real and personal property taxes over the Base Tax Amount (the "TIF Revenues") shall be allocated and, as collected, paid into a separate fund of the Board, created to hold such payments until the tax proceeds in the fund are to be applied to pay debt service on the obligations expected to be issued by the Board that are described to pay the costs of the public improvements described above.

This allocation is subject to the provisions of Tenn. Code Ann. §7-53-312(j) and the Tax Increment Act, which requires that taxes levied upon property within the Plan Area for the payment of debt service of the County and the City shall not be allocated to the Board. Furthermore, in accordance with the Board's TIF Policies, for each year that TIF Revenues are allocated to the Board, the Board is authorized to retain a portion of such TIF Revenues equal to 0.25% of the original aggregate principal amount borrowed by the Board hereunder for payment of the Board's administrative expenses (the "Annual Administrative Fee"); provided, however,

that in accordance with Tenn. Code Ann. § 9-23-105, the Annual Administrative Fee in any year shall not exceed 5% of the TIF Revenues for such year.

The Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within in the Plan Area instead of on an aggregate basis as permitted by the Tax Increment Act. If the Board opts to have such calculations made based upon each parcel, the Board shall give notice to the City and the County that such methodology will be used prior to the first allocation date of any TIF Revenues.

The Board is also authorized to designate, by notice to the City and the County, that the allocation of TIF Revenues from any parcel or group of parcels in the Plan Area shall begin in any tax year during or before the 2023 tax year in order to match TIF Revenues with the application of TIF Revenues for the purposes provided herein, subject to the time limitation on allocations provided below. Allocations of TIF Revenues by the City and the County shall be made no later than sixty (60) days from the last day that such tax revenues are not overdue. Delinquent taxes to be allocated to the Board shall be paid by the City and the County no later than sixty (60) days after each date such delinquent taxes are collected, together with interest thereon to the extent required by the Tax Increment Act.

b. TIF Obligations. In order to pay for the costs of the public improvements needed for the Project, the Board intends to use the incremental tax revenues that it would receive as a result of the adoption of the Economic Impact Plan to pay debt service on obligations incurred to finance such costs. This tax increment financing will be structured as follows:

i. The Board will borrow not to exceed \$1,250,000 through the issuance and sale of notes, bonds or other obligations of the Board. The Board shall pledge any and all TIF Revenues allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the County or the City in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues and are otherwise non-recourse to the Board.

ii. The proceeds of the notes, bonds or obligations shall be used to pay eligible costs relating to the Project as described above, costs of issuances relating to notes, bonds or obligations and capitalized interest on the notes, bonds or other obligations for a maximum period of two (2) years from the date of completion of the Project.

c. Time Period. Taxes on the real and personal property within the Plan Area will be divided and distributed as provided in this Section of the Economic Impact Plan for a period, as to each parcel in the Plan Area, not in excess of twenty (20) tax years as to any parcel, but, in any event, such allocations shall cease when there are not eligible costs, including debt service, to be paid from the TIF Revenues.

d. Finding of Economic Benefit. The Board, the County and the City, by the adoption of this Economic Impact Plan, find that the use of the TIF Revenues as described herein, is in

furtherance of promoting economic development in the City and County.

VII. Approval Process

Pursuant to Tenn. Code Ann. § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

a. The Board holds a public hearing relating to the proposed Economic Impact Plan after publishing notice of such hearing in a newspaper of general circulation in the County and the City at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board may submit the Economic Impact Plan to the County and the City for their approval.

b. The governing bodies of the County and the City must approve the Economic Impact Plan. The Economic Impact Plan may be approved by resolution of the County Commission or City Council, whether or not the local charter provisions of the governing bodies provide otherwise. If either the County or the City make any changes to this Economic Impact Plan in connection with their approval hereof, such changes must be approved by the Board and the governing body of the City or County that did not make such change.

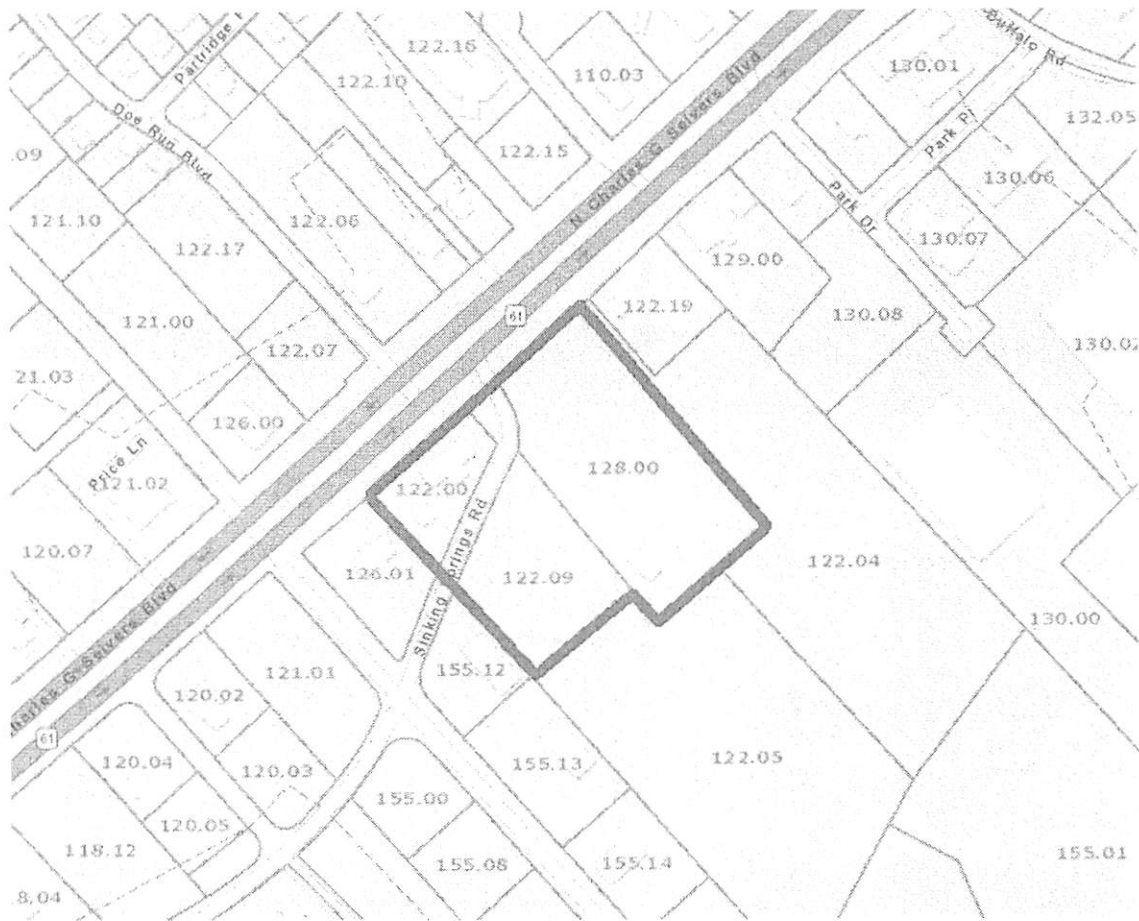
c. Once the Economic Impact Plan has been approved by the governing bodies of the County and the City, the Plan and related documentation shall be filed with the local taxing officials and the Comptroller of the State as required by the Tax Increment Act and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

Exhibit A
(to Economic Impact Plan)

Parcels comprising the Plan Area

<u>Tax ID Number</u>	<u>2018 City Taxes</u>	<u>2018 County Taxes</u>	<u>Total Base Taxes</u>
043 12800 000	\$2,394.00	\$7,029.00	\$9,423.00
043 12200 000	\$2,604.00	\$7,642.00	\$10,246.00
043 12209 000	\$0.00	\$4,846.00	\$4,846.00
Total	\$4,998.00	\$19,517.00	\$24,515.00

Map of Plan Area



Anderson County, Tennessee Board of Commissioners

RESOLUTION NO. 19-09-775

A RESOLUTION OF THE COUNTY COMMISSION OF ANDERSON COUNTY, TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE STNL DEVELOPMENT AREA

WHEREAS, The Industrial Development Board of Anderson County (the "Board") has submitted to Anderson County, Tennessee (the "County") an economic impact plan (the "Economic Impact Plan") regarding the development of an area generally located on Fox Family Lane, Clinton, Anderson County, Tennessee (the "Plan Area");

WHEREAS, the development of the Plan Area is expected to include a Tractor Supply Company retail store (the "Project");

WHEREAS, the Economic Impact Plan would permit certain tax increment incentives ("Tax Increment Incentives") to be provided pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated (the "Act"); and

WHEREAS, the Board has approved the submission to the County of the Economic Impact Plan at a meeting on August 29, 2019; and

WHEREAS, the proceeds of the Tax Increment Incentives would be used to pay or finance eligible costs under the Act (the "TIF Eligible Costs") relating to the development of the Plan Area; and

WHEREAS, certain incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the Board as provided in the Economic Impact Plan to be used to assist in providing the Tax Increment Incentives; and

WHEREAS, a portion of the TIF Revenues will be applied to pay costs of maintaining the Project; and

WHEREAS, any financing of the Board secured by TIF Revenues shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the Board, the City of Clinton or the County; and

WHEREAS, the Board of Directors of the Board has approved and submitted the Economic Impact Plan to the County Commission of Anderson County, Tennessee for approval in accordance with Tenn. Code Ann. § 7-53-312; and

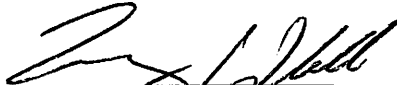
WHEREAS, the Board of Directors of the Board held a public hearing related to the Economic Impact Plan, and a summary of that public hearing has been provided to the County Commission of Anderson County;

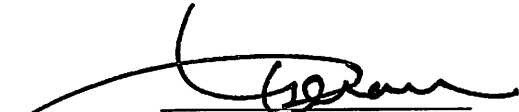
NOW, THEREFORE, BE IT RESOLVED by the County Commission of Anderson County, Tennessee (the "County Commission"), that (i) the Economic Impact Plan, in the form attached hereto as

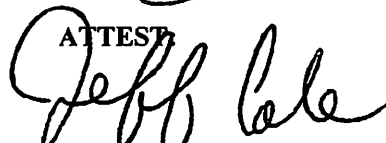
Exhibit A, being in the interests of the citizens of Anderson County, Tennessee, is hereby approved by the County Commission and (ii) the officers of the County are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan.

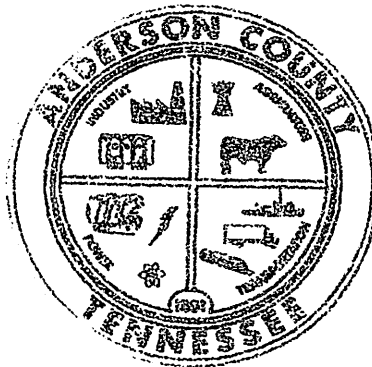
RESOLVED, AND APPROVED this 16th day of September 2019. This Resolution shall take effect immediately the public welfare requiring same.

APPROVED:


Tracy Wandell, Chairman


Terry Frank, County Mayor

ATTEST

Jeff Cole, County Clerk



CERTIFICATE

I, Jeff Cole, County Clerk of Anderson County, Tennessee and keeper of the official minutes of the County Commission of Anderson County, Tennessee (the "County Commission"), do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the County Commission at a meeting duly called and held on 9-16-19, 2019, and that such resolution remains in full force and effect on the date hereof.

This 16 day of Sept, 2019.



County Clerk

Exhibit A

Economic Impact Plan

(see attached)

26996066.1

**THE INDUSTRIAL DEVELOPMENT BOARD OF
ANDERSON COUNTY**

**ECONOMIC IMPACT PLAN
FOR
STNL DEVELOPMENT AREA**

I. Authority for Economic Impact Plan

Industrial development corporations (“IDBs”) are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tenn. Code Ann. § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

II. The Project

STNL Clinton, LLC, a Tennessee limited liability company (the “Developer”), has proposed to purchase certain tracts of real property located on Fox Family Lane in Clinton, Anderson County, Tennessee. Such property consists of approximately 2.9 acres and is ideally situated for commercial development. The Developer has proposed to develop a Tractor Supply Company retail store on the property. This retail development is referred to herein as the “Project.” The Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(15).

In order to make the Project financially feasible, the Developer has requested that Anderson County, Tennessee (the “County”) and the City of Clinton, Tennessee (the “City”) approve, as part of this Economic Impact Plan, a plan for tax increment financing through The Industrial Development Board of Anderson County (the “Board”) pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs of the improvements that are needed to permit the construction and operation of the Project. The proceeds of the tax increment financing would be used to pay eligible costs, in accordance with the Tax Increment Act (as defined below), relating to the Project.

III. Boundaries of Plan Area

The Project is generally located on Fox Family Lane, near Interstate 75, within the City and the County. The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below, includes only the property on which the Project will be located. The area that will be subject to this Economic Impact Plan (the “Plan Area”) is shown on Exhibit A attached hereto. A list of the parcels included in the Plan Area is also attached as part of Exhibit A. Upon the Developer's purchase of the property depicted in the Plan Area, the purchased portion of the two parcels listed on Exhibit A will be joined together as a single tax parcel. The Plan Area is hereby declared to be subject to this Economic Impact Plan, and the Project is hereby identified as the project that will be located within the Plan Area.

IV. Financial Assistance to Project

The Board will provide financial assistance to the Project by applying the proceeds of the tax increment financing described herein to pay or reimburse all or a portion of eligible costs that will be incurred by the Developer in connection with the development of the Project. These eligible costs include the costs of public infrastructure, which is defined under Tenn. Code Ann. § 9-23-102(16) as roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues to pay costs other than the costs of public infrastructure without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Developer shall not seek a written determination from the State without the prior approval of the Board by resolution of the Board. The Board will not apply the proceeds of the tax increment financing authorized hereunder to pay costs as to which such a written determination is required without first obtaining such written determination.

The Board will pay and/or reimburse the Developer for all or a portion of the eligible costs, including any costs approved by a written determination of the State, upon receipt of adequate documentation of such costs but only with the proceeds of the tax increment financing provided herein. In connection with the issuance of any tax increment financing, the Board and the Developer will enter into a development agreement specifying the scope and the cost of the improvements and fees to be paid and/or reimbursed.

V. Expected Benefits to City and County

Numerous benefits will accrue to the City and the County as a result of the development of the Plan Area. Both the City and the County are expected to receive substantial additional taxes as a result of the development of the Plan Area. The Plan Area includes the majority of one tax parcel and a small portion of another tax parcel, known as The Center at Fox Run Lot 3 and The Center at Fox Run Lot 5 respectively, as set forth on Exhibit A. The taxes for the 2018 tax year, which will be the base taxes within the meaning of the Tax Increment Act, are estimated to be as shown on Exhibit A. The Property Assessor for the County will be requested to provide a reasonable allocation of the taxes for The Center at Fox Run Lot 3 and The Center at Fox Run Lot 5 for the 2018 tax year applicable to the portion of real property within the Plan Area in order to finalize the amount of such base taxes. Development of the Plan Area will increase the value of the real property within the Plan Area, leading to an increase in ad valorem real property taxes. Following the reappraisal of the Project after construction is completed, the combined annual real property taxes payable to the City and the County are expected to be approximately \$56,396. Of this total, the base taxes described above plus the amount allocable to paying debt service on the City's and the County's general obligation debt will be retained by the City and the County. These additional taxes for debt service will immediately benefit the City and the County. After the tax increment financing described below is paid, the remaining incremental property tax revenues will be payable to the City and the County, and the City and the County will benefit from those incremental taxes at that point and for years to come. The City and the County will also benefit from additional personal property taxes to the extent not allocated to pay debt service on the tax increment financing described below.

Furthermore, the City and the County are expected to receive substantial additional sales tax revenues as a result of the development of the Project. If the Tractor Supply Company retail store reaches

its projected revenues after being fully established, the annual local sales revenue generated is projected to be \$3,500,000, with local sales tax revenues to be shared by the City and the County, estimated to be \$96,250.00 annually. Additionally, the operations of the retail store are expected to support a total of 5 full time and 5 part time jobs, with an initial annual payroll of approximately \$275,000.

VI. Distribution of Property Taxes and Tax Increment Financing

a. **Distribution of Taxes.** Property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the County and the City on the real and personal property within the Plan Area will be divided and distributed as follows in accordance with Tenn. Code Ann. § 7-53-312(c) and Title 9, Chapter 23 of the Tennessee Code Annotated, being the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"):

i. The portion of the real and personal property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan (the "Base Tax Amount") shall be allocated to and, as collected, paid to the County and the City as all other taxes levied by the County and the City on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the County and the City only the taxes actually imposed.

ii. The excess of real and personal property taxes over the Base Tax Amount (the "TIF Revenues") shall be allocated and, as collected, paid into a separate fund of the Board, created to hold such payments until the tax proceeds in the fund are to be applied to pay debt service on the obligations expected to be issued by the Board that are described to pay eligible costs, as described above.

This allocation is subject to the provisions of Tenn. Code Ann. §7-53-312(j) and the Tax Increment Act, which requires that taxes levied upon property within the Plan Area for the payment of debt service of the County and the City shall not be allocated to the Board. Furthermore, in accordance with the Board's TIF Policies, for each year that TIF Revenues are allocated to the Board, the Board is authorized to retain a portion of such TIF Revenues equal to 0.25% of the original aggregate principal amount borrowed by the Board as tax increment financing for payment of the Board's administrative expenses (the "Annual Administrative Fee"); provided, however, that in accordance with Tenn. Code Ann. § 9-23-105, the Annual Administrative Fee in any year shall not exceed 5% of the TIF Revenues for such year.

b. **TIF Obligations.** In order to pay for or reimburse eligible costs, as described above, needed for the Project, the Board intends to use the incremental tax revenues that it would receive as a result of the adoption of the Economic Impact Plan to pay debt service on obligations incurred to finance such costs. This tax increment financing will be structured as follows:

i. The Board will borrow not to exceed \$660,000 through the issuance and sale of notes, bonds or other obligations of the Board. The Board shall pledge any and all TIF Revenues allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the County or the City in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues and shall otherwise be non-recourse to the Board.

ii. The proceeds of the notes, bonds or obligations shall be used to pay eligible costs relating to the Project as described above, costs of issuances relating to notes, bonds or obligations and capitalized interest on the notes, bonds or other obligations for a maximum period of two (2) years from the date of completion of the Project.

c. Time Period. Taxes on the real and personal property within the Plan Area will be divided and distributed as provided in this Section of the Economic Impact Plan for a period, as to each parcel in the Plan Area, not in excess of twenty (20) tax years as to any parcel, but, in any event, such allocations shall cease when there are not eligible costs, including debt service, to be paid from the TIF Revenues.

d. Finding of Economic Benefit. The Board, the County and the City, by the adoption of this Economic Impact Plan, find that the use of the TIF Revenues as described herein, is in furtherance of promoting economic development in the City and County.

VII. Approval Process

Pursuant to Tenn. Code Ann. § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

a. The Board holds a public hearing relating to the proposed Economic Impact Plan after publishing notice of such hearing in a newspaper of general circulation in the County and the City at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board may submit the Economic Impact Plan to the County and the City for their approval.

b. The governing bodies of the County and the City must approve the Economic Impact Plan. The Economic Impact Plan may be approved by resolution of the County Commission or the City Council, whether or not the local charter provisions of the governing bodies provide otherwise. If either the County or the City make any changes to this Economic Impact Plan in connection with their approval hereof, such changes must be approved by the Board and the governing body of the City or County that did not make such change.

c. Once the Economic Impact Plan has been approved by the governing bodies of the County and the City, the Plan and related documentation shall be filed with the local taxing officials and the Comptroller of the State as required by the Tax Increment Act and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

Exhibit A
(to Economic Impact Plan)

Parcels comprising the Plan Area

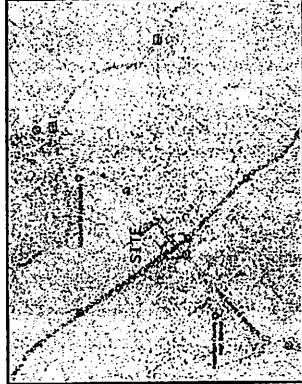
	<u>Tax ID Number</u>	<u>2018 City Taxes</u>	<u>2018 County Taxes</u>	<u>Total Base Taxes</u>
The Center at Fox Run Lot 3	043 058.21	\$1,858.00*	\$5,453.00*	\$7,311.00*
The Center at Fox Run Lot 5	043 058.20	\$153.00**	\$450.00**	\$603.00**
	Total	\$2,012.00	\$5,903.00	\$7,914.00

* As discussed in the Economic Impact Plan, the Plan Area includes 2.37 acres or 94 percent of The Center at Fox Run Lot 3, which encompasses a total of 2.52 acres. The Property Assessor for the County will be requested to provide a reasonable allocation of the taxes for the year 2018 applicable to the portion of real property within the Plan Area. The numbers provided are the preliminary estimate provided by the Property Assessor for the County.

** As discussed in the Economic Impact Plan, the Plan Area includes 0.52 acres or 3.25 percent of The Center at Fox Run Lot 5, which encompasses a total of 15.98 acres. The Property Assessor for the County will be requested to provide a reasonable allocation of the taxes for the year 2018 applicable to the portion of real property within the Plan Area. The numbers provided are the preliminary estimate provided by the Property Assessor for the County.

26887140.5

Map of Plan Area



LOCATION MAP (N.T.S)

ENGINEER: WEST CAMPBELL & ASSOC., L.P.
PROFESSIONAL ENGINEER
NO. 10318
CLINTON, TN 37033
PREPARED FOR: SUE CLAYTON, LLC
8110 CORPORATE PARK DRIVE
CLINTON, TN 37033
OWNER: PNC ENTERPRISES, LP
CLINTON, TN 37117

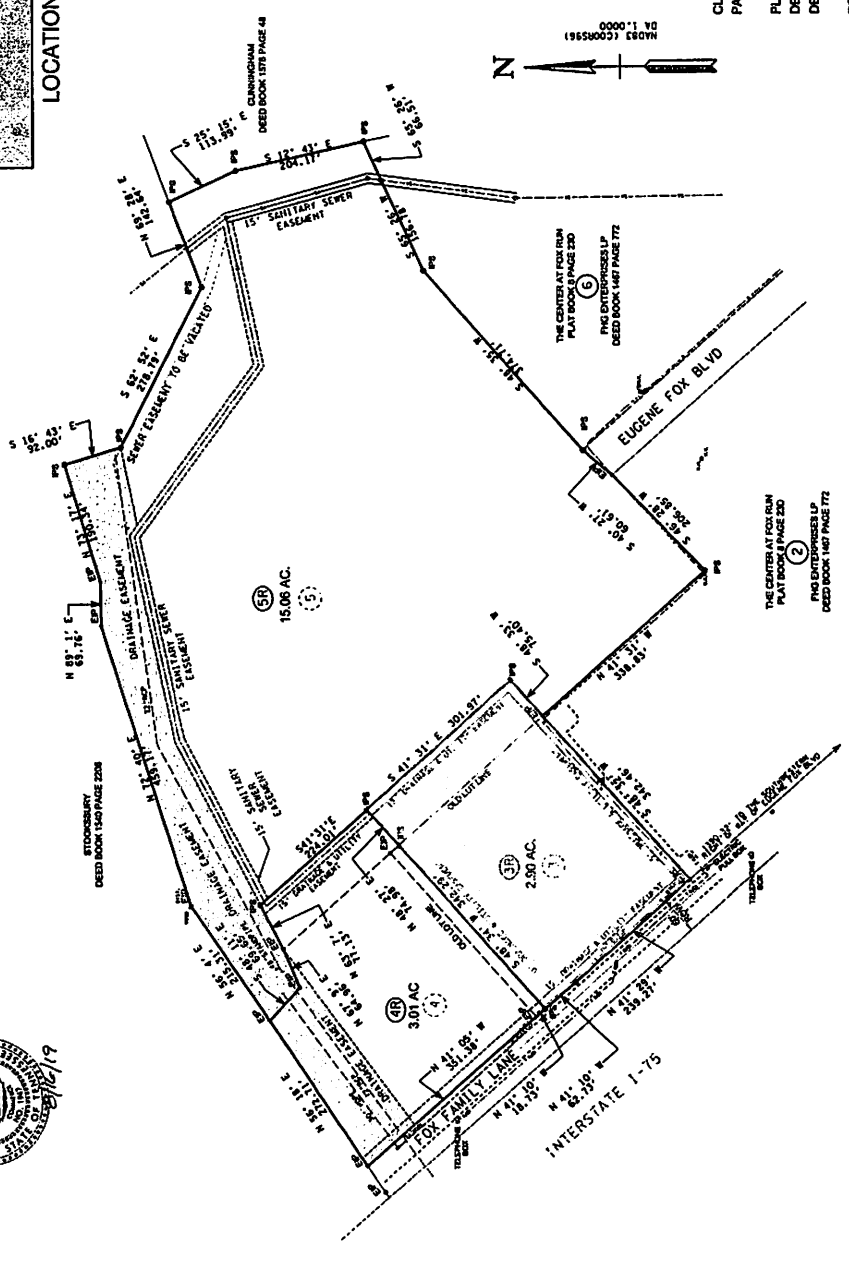
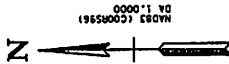
I hereby certify that this is a correct and true copy of the plat as shown on the original drawing, and that the same is a true and correct copy of the original drawing as shown on the original drawing.

CERTIFICATE OF ADOPTION
This is to certify that the plan shown and described hereon is a true and correct copy of the original drawing as shown on the original drawing, and that the same is a true and correct copy of the original drawing as shown on the original drawing.



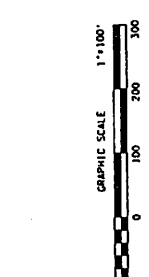
LEGEND

- CLIP EXISTING HIGH PILE (1 FT. HIGH)
CLIP EXISTING LOW PILE (1 FT. HIGH)
0/1 8 1/2 IN. DIA.
0/2 4 IN. DIA.
0/3 2 IN. DIA.
0/4 1 1/2 IN. DIA.
0/5 1 IN. DIA.
0/6 3/4 IN. DIA.
0/7 1/2 IN. DIA.
0/8 1 IN. DIA.
0/9 1 1/2 IN. DIA.
0/10 2 IN. DIA.
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0/58 96 IN. DIA.
0/59 98 IN. DIA.
0/60 100 IN. DIA.



GLT MAP 43
PARCELS 58.20, 58.21, & 40.06
PLAT BOOK 8 PAGE 230
DEED BOOK 1487 PAGE 707
DEED BOOK 1487 PAGE 772
TOTAL AREA: 20.87 ACRES
NUMBER OF LOTS: 3
ZONED B-4

NOTES:
1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RECORD.
2) DRAINAGE & UTILITY EASEMENTS ALONG INTERIOR OF LOT 3R AS SHOWN.
3) A 15' DRAINAGE & UTILITY EASEMENT INSIDE ALL OTHER LOT LINES AND ALONG FOR FAMILY LANE AS PREVIOUSLY RECORDED.
4) BASED ON FEMA FLOOD PANEL 410217 DATED 1/17/2007. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



B-4 ZONING
AREA, YARD & HEIGHT REQUIREMENTS:
MINIMUM BUILDING SETBACKS
FRONT - 30'
REAR - 25'
SIDE - 15'
MAXIMUM HEIGHT OF STRUCTURE - 35 FEET

FINAL PLAT OF
THE CENTER AT FOX RUN
RESUBDIVISION OF LOTS 3, 4, & 5
DEED NO. 018
ANDERSON CO., TN
SCALE
1"=100'
DRAWN BY
ROBERT G. CAMPBELL & ASSOC., L.P.
PROFESSIONAL ENGINEER
NO. 10318
DATE
8/19/19

*The Plan Area is shown in the yellow highlighted area.

Anderson County, Tennessee Board of Commissioners

RESOLUTION NO. 19-09-776

A RESOLUTION OF THE COUNTY COMMISSION OF ANDERSON COUNTY, TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE SW CLINTON PARTNERSHIP DEVELOPMENT AREA

WHEREAS, The Industrial Development Board of Anderson County (the "Board") has submitted to Anderson County, Tennessee (the "County") an economic impact plan (the "Economic Impact Plan") regarding the development of an area generally located at the intersection of Frank Price Boulevard and North Charles G. Seivers Boulevard, in the City of Clinton, Anderson County, Tennessee (the "Plan Area");

WHEREAS, the development of the Plan Area is expected to include a retail shopping center with retail shops, restaurants and office space (the "Project");

WHEREAS, the Economic Impact Plan would permit certain tax increment incentives ("Tax Increment Incentives") to be provided pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated (the "Act"); and

WHEREAS, the Board has approved the submission to the County of the Economic Impact Plan at a meeting on August 29, 2019; and

WHEREAS, the proceeds of the Tax Increment Incentives would be used to pay or finance eligible costs under the Act (the "TIF Eligible Costs") relating to the development of the Plan Area; and

WHEREAS, certain incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the Board as provided in the Economic Impact Plan to be used to assist in providing the Tax Increment Incentives; and

WHEREAS, a portion of the TIF Revenues will be applied to pay costs of maintaining the Project; and

WHEREAS, any financing of the Board secured by TIF Revenues shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the Board, the City of Clinton or the County; and


WHEREAS, the Board of Directors of the Board has approved and submitted the Economic Impact Plan to the County Commission of Anderson County, Tennessee for approval in accordance with Tenn. Code Ann. § 7-53-312; and

WHEREAS, the Board of Directors of the Board held a public hearing related to the Economic Impact Plan, and a summary of that public hearing has been provided to the County Commission of Anderson County;


NOW, THEREFORE, BE IT RESOLVED by the County Commission of Anderson County, Tennessee (the "County Commission"), that (i) the Economic Impact Plan, in the form attached hereto as Exhibit A, being in the interests of the citizens of Anderson County, Tennessee, is hereby approved by the County Commission and (ii) the officers of the County are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan.

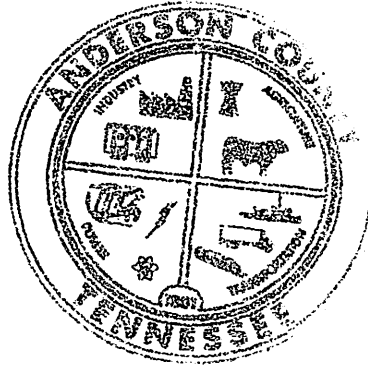
RESOLVED, AND APPROVED this 16th day of September 2019. This Resolution shall take effect immediately the public welfare requiring same.

APPROVED:


Tracy Wandell, Chairman


Terry Frank, County Mayor

ATTEST:

Jeff Cole, County Clerk



CERTIFICATE

I, Jeff Cole, County Clerk of Anderson County, Tennessee and keeper of the official minutes of the County Commission of Anderson County, Tennessee (the "County Commission"), do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the County Commission at a meeting duly called and held on 9-16-19, 2019, and that such resolution remains in full force and effect on the date hereof.

This 16 day of Sept, 2019.

Jeff Cole
County Clerk

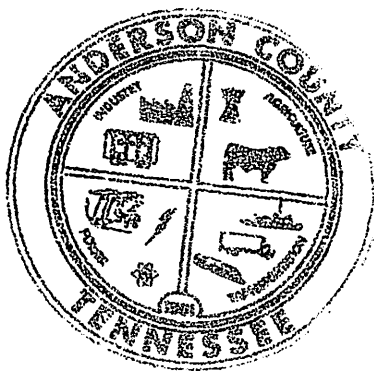


Exhibit A

Economic Impact Plan

(see attached)

26996426.1

**THE INDUSTRIAL DEVELOPMENT BOARD OF
ANDERSON COUNTY**

ECONOMIC IMPACT PLAN

FOR

SW CLINTON PARTNERSHIP DEVELOPMENT AREA

I. Authority for Economic Impact Plan

Industrial development corporations ("IDBs") are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tennessee Code Annotated § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

II. The Project

SW General Partnership, a Tennessee general partnership, or an affiliate thereof (collectively, the "Developer") has purchased certain tracts of real property located at the intersection of Frank Price Boulevard and North Charles G. Seivers Boulevard, in the City of Clinton, Anderson County, Tennessee. Such property consists of approximately 1.6 acres and is ideally situated for commercial development. The Developer has proposed to develop a retail shopping center to include retail shops, restaurants and office space. This retail development is collectively referred to herein as the "Project." The Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(15).

In order to make the Project financially feasible, the Developer has requested that Anderson County, Tennessee (the "County") and the City of Clinton, Tennessee (the "City") approve, as part of this Economic Impact Plan, a plan for tax increment financing through The Industrial Development Board of Anderson County (the "Board") pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs of the improvements that are needed to permit the construction and operation of the Project. The proceeds of the tax increment financing would be used to pay eligible costs, in accordance with the Tax Increment Act (as defined below), relating to the Project.

III. Boundaries of Plan Area

The Project is generally located at the intersection of Frank Price Boulevard and North Charles G. Seivers Boulevard, adjacent to the Hollingsworth Center and a Walgreens location, within the City and the County. The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below, includes only the property on which the Project will be located. The area that will be subject to this Economic Impact Plan

(the "Plan Area") is shown on Exhibit A attached hereto. A list of the parcels included in the Plan Area is also attached as part of Exhibit A. The Plan Area is hereby declared to be subject to this Economic Impact Plan, and the Project is hereby identified as the project that will be located within the Plan Area.

IV. Financial Assistance to Project

The Board will provide financial assistance to the Project by applying the proceeds of the tax increment financing described herein to pay or reimburse all or a portion of eligible costs that will be incurred by the Developer in connection with the development of the Project. These eligible costs include the costs of public infrastructure, which is defined under Tenn. Code Ann. § 9-23-102(16) as roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues to pay costs other than the costs of public infrastructure without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Developer shall not seek a written determination from the State without the prior approval of the Board by resolution of the Board. The Board will not apply the proceeds of the tax increment financing authorized hereunder to pay costs as to which such a written determination is required without first obtaining such written determination.

The Board will pay and/or reimburse the Developer for all or a portion of the eligible costs, including any costs approved by a written determination of the State, upon receipt of adequate documentation of such costs but only with the proceeds of the tax increment financing provided herein. In connection with the issuance of any tax increment financing, the Board and the Developer will enter into a development agreement specifying the scope and the cost of the improvements and fees to be paid and/or reimbursed.

V. Expected Benefits to City and County

Numerous benefits will accrue to the City and the County as a result of the development of the Plan Area. The development of retail shopping centers and office space, such as the Project, will assist the County and the Board in promoting economic development. When companies select locations for manufacturing, distribution and office facilities, a significant factor that is considered by site selection firms is the quality of life for the companies' employees in each community being considered as a possible location. By providing a wider array of retail shopping and office space choices, the Project will assist the County and the Board with economic development recruiting and help expand the economic base of the City and County.

Both the City and the County are also expected to receive substantial additional taxes as a result of the development of the Plan Area. The ad valorem real property taxes for the Plan Area

for the year 2018 were \$7,614 for the City and the County combined, which are the base taxes relating to the Plan Area. Development of the Plan Area will increase the value of the real property within the Plan Area, leading to an increase in ad valorem real property taxes. Following the reappraisal of the Project after construction is completed, the combined annual real property taxes payable to the City and the County are expected to be approximately \$46,577. Of this total, the base taxes described above plus approximately \$3,633 in taxes that are allocable to paying debt service on the City's and the County's general obligation debt will be retained by the City and the County. These additional taxes for debt service will immediately benefit the City and the County. After the tax increment financing described below is paid, the remaining incremental property tax revenues will be payable to the City and the County, and the City and the County will benefit from those incremental taxes at that point and for years to come. The City and the County will also benefit from additional personal property taxes to the extent not allocated to pay debt service on the tax increment financing described below.

Furthermore, the City and the County are expected to receive substantial additional sales tax revenues as a result of the development of the Project. When the retail operations are at full projected sales volumes, the annual local sales revenue generated is projected to be approximately \$400,000. Additionally, the retail and operations are expected to support a total of 40 full time and part time jobs. Moreover, local contractors and/or subcontractors are expected to be used for the construction of the Project, and local sales and use tax revenues are expected to be generated on the building materials for the construction of the Project.

VI. Distribution of Property Taxes and Tax Increment Financing

a. Distribution of Taxes. Property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the County and the City on the real and personal property within the Plan Area will be divided and distributed as follows in accordance with Tenn. Code Ann. § 7-53-312(c) and Title 9, Chapter 23 of the Tennessee Code Annotated, being the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"):

i. The portion of the real and personal property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan (the "Base Tax Amount") shall be allocated to and, as collected, paid to the County and the City as all other taxes levied by the County and the City on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the County and the City only the taxes actually imposed.

ii. The excess of real and personal property taxes over the Base Tax Amount (the "TIF Revenues") shall be allocated and, as collected, paid into a separate fund of the Board, created to hold such payments until the tax proceeds in the fund are to be applied to pay debt service on the obligations expected to be issued by the Board that are described to pay eligible costs, as described above.

This allocation is subject to the provisions of Tenn. Code Ann. §7-53-312(j) and the Tax

Increment Act, which requires that taxes levied upon property within the Plan Area for the payment of debt service of the County and the City shall not be allocated to the Board. Furthermore, in accordance with the Board's TIF Policies, for each year that TIF Revenues are allocated to the Board, the Board is authorized to retain a portion of such TIF Revenues equal to 0.25% of the original aggregate principal amount borrowed by the Board as tax increment financing for payment of the Board's administrative expenses (the "Annual Administrative Fee"); provided, however, that in accordance with Tenn. Code Ann. § 9-23-105, the Annual Administrative Fee in any year shall not exceed 5% of the TIF Revenues for such year.

The Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within in the Plan Area instead of on an aggregate basis as permitted by the Tax Increment Act. If the Board opts to have such calculations made based upon each parcel, the Board shall give notice to the City and the County that such methodology will be used prior to the first allocation date of any TIF Revenues.

The Board is also authorized to designate, by notice to the City and the County, that the allocation of TIF Revenues from any parcel or group of parcels in the Plan Area shall begin in any tax year during or before the 2020 tax year in order to match TIF Revenues with the application of TIF Revenues for the purposes provided herein, subject to the time limitation on allocations provided below. Allocations of TIF Revenues by the City and the County shall be made no later than sixty (60) days from the last day that such tax revenues are not overdue. Delinquent taxes to be allocated to the Board shall be paid by the City and the County no later than sixty (60) days after each date such delinquent taxes are collected, together with interest thereon to the extent required by the Tax Increment Act.

b. TIF Obligations. In order to pay for or reimburse eligible costs, as described above, needed for the Project, the Board intends to use the incremental tax revenues that it would receive as a result of the adoption of the Economic Impact Plan to pay debt service on obligations incurred to finance such costs. This tax increment financing will be structured as follows:

i. The Board will borrow not to exceed \$627,782 through the issuance and sale of notes, bonds or other obligations of the Board. The Board shall pledge any and all TIF Revenues allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the County or the City in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues and shall otherwise be non-recourse to the Board.

ii. The proceeds of the notes, bonds or obligations shall be used to pay eligible costs relating to the Project as described above, costs of issuances relating to notes, bonds or obligations and capitalized interest on the notes, bonds or other obligations for a maximum period of two (2) years from the date of completion of the Project.

c. Time Period. Taxes on the real and personal property within the Plan Area will be

divided and distributed as provided in this Section of the Economic Impact Plan for a period, as to each parcel in the Plan Area, not in excess of twenty (20) tax years as to any parcel, but, in any event, such allocations shall cease when there are not eligible costs, including debt service, to be paid from the TIF Revenues.

d. Finding of Economic Benefit. The Board, the County and the City, by the adoption of this Economic Impact Plan, find that the use of the TIF Revenues as described herein, is in furtherance of promoting economic development in the City and County.

VII. Approval Process

Pursuant to Tenn. Code Ann. § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

a. The Board holds a public hearing relating to the proposed Economic Impact Plan after publishing notice of such hearing in a newspaper of general circulation in the County and the City at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board may submit the Economic Impact Plan to the County and the City for their approval.

b. The governing bodies of the County and the City must approve the Economic Impact Plan. The Economic Impact Plan may be approved by resolution of the County Commission or the City Council, whether or not the local charter provisions of the governing bodies provide otherwise. If either the County or the City make any changes to this Economic Impact Plan in connection with their approval hereof, such changes must be approved by the Board and the governing body of the City or County that did not make such change.

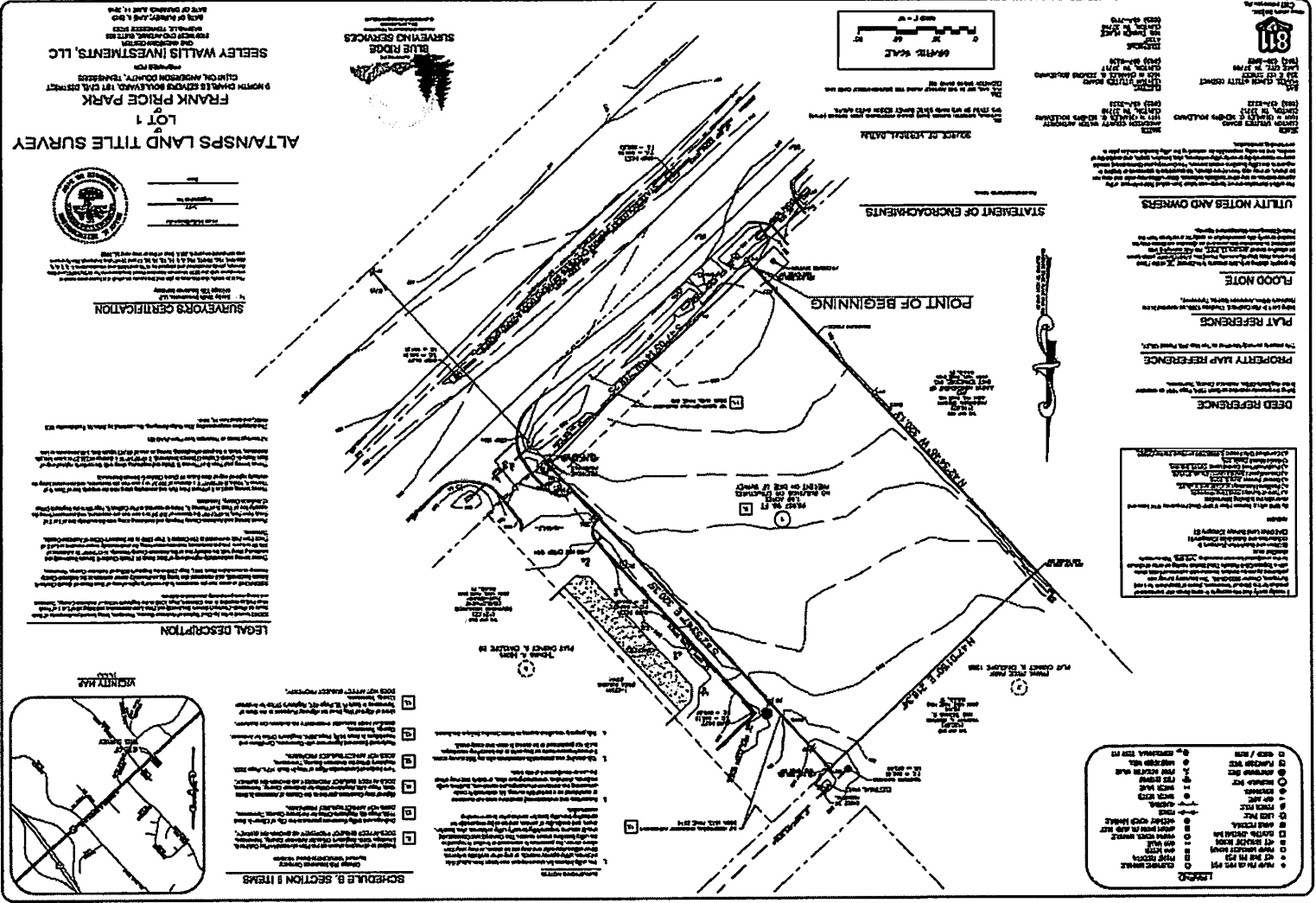
c. Once the Economic Impact Plan has been approved by the governing bodies of the County and the City, the Plan and related documentation shall be filed with the local taxing officials and the Comptroller of the State as required by the Tax Increment Act and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

Exhibit A
(to Economic Impact Plan)

Parcels comprising the Plan Area

<u>Tax ID Number</u>	<u>2018 City Taxes</u>	<u>2018 County Taxes</u>	<u>Total Base Taxes</u>
043 12007 000	\$1,935.00	\$5,679.00	\$7,614.00

Map of Plan Area



LEGEND

- 10' R/W PER 551
- 15' R/W PER 551
- 20' R/W PER 551
- 30' R/W PER 551
- 40' R/W PER 551
- 50' R/W PER 551
- 60' R/W PER 551
- 75' R/W PER 551
- 100' R/W PER 551
- 125' R/W PER 551
- 150' R/W PER 551
- 175' R/W PER 551
- 200' R/W PER 551
- 225' R/W PER 551
- 250' R/W PER 551
- 275' R/W PER 551
- 300' R/W PER 551
- 325' R/W PER 551
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- 375' R/W PER 551
- 400' R/W PER 551
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- 750' R/W PER 551
- 775' R/W PER 551
- 800' R/W PER 551
- 825' R/W PER 551
- 850' R/W PER 551
- 875' R/W PER 551
- 900' R/W PER 551
- 925' R/W PER 551
- 950' R/W PER 551
- 975' R/W PER 551
- 1000' R/W PER 551

DEED REFERENCE

1. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:

- 1. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 2. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 3. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 4. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 5. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 6. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 7. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 8. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 9. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:
- 10. Deed of Conveyance to the State of Tennessee, dated and recorded as follows:

PROPERTY MAP REFERENCE

The property being surveyed is shown on the following map:

- 1. Map of the State of Tennessee, dated and recorded as follows:
- 2. Map of the State of Tennessee, dated and recorded as follows:
- 3. Map of the State of Tennessee, dated and recorded as follows:
- 4. Map of the State of Tennessee, dated and recorded as follows:
- 5. Map of the State of Tennessee, dated and recorded as follows:
- 6. Map of the State of Tennessee, dated and recorded as follows:
- 7. Map of the State of Tennessee, dated and recorded as follows:
- 8. Map of the State of Tennessee, dated and recorded as follows:
- 9. Map of the State of Tennessee, dated and recorded as follows:
- 10. Map of the State of Tennessee, dated and recorded as follows:

FLOOD NOTE

The property being surveyed is located in a flood plain area. The flood plain is shown on the following map:

- 1. Map of the State of Tennessee, dated and recorded as follows:
- 2. Map of the State of Tennessee, dated and recorded as follows:
- 3. Map of the State of Tennessee, dated and recorded as follows:
- 4. Map of the State of Tennessee, dated and recorded as follows:
- 5. Map of the State of Tennessee, dated and recorded as follows:
- 6. Map of the State of Tennessee, dated and recorded as follows:
- 7. Map of the State of Tennessee, dated and recorded as follows:
- 8. Map of the State of Tennessee, dated and recorded as follows:
- 9. Map of the State of Tennessee, dated and recorded as follows:
- 10. Map of the State of Tennessee, dated and recorded as follows:

UTILITY NOTES AND OWNERS

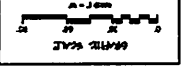
The utility lines shown on this map are as follows:

- 1. Electric Lines - Owned by the Tennessee Valley Authority (TVA)
- 2. Gas Lines - Owned by the Tennessee Gas Company
- 3. Water Lines - Owned by the Tennessee Valley Authority (TVA)
- 4. Sewer Lines - Owned by the Tennessee Valley Authority (TVA)
- 5. Telephone Lines - Owned by the Tennessee Valley Authority (TVA)
- 6. Cable Lines - Owned by the Tennessee Valley Authority (TVA)
- 7. Other Utility Lines - Owned by the Tennessee Valley Authority (TVA)

STATEMENT OF ENCROACHMENTS

The following encroachments are shown on this map:

- 1. Encroachment of the State of Tennessee, dated and recorded as follows:
- 2. Encroachment of the State of Tennessee, dated and recorded as follows:
- 3. Encroachment of the State of Tennessee, dated and recorded as follows:
- 4. Encroachment of the State of Tennessee, dated and recorded as follows:
- 5. Encroachment of the State of Tennessee, dated and recorded as follows:
- 6. Encroachment of the State of Tennessee, dated and recorded as follows:
- 7. Encroachment of the State of Tennessee, dated and recorded as follows:
- 8. Encroachment of the State of Tennessee, dated and recorded as follows:
- 9. Encroachment of the State of Tennessee, dated and recorded as follows:
- 10. Encroachment of the State of Tennessee, dated and recorded as follows:



ALTA/SPS LAND TITLE SURVEY
LOT 1
FRANK PRICE PARK
 9 NORTH CHARLES STONER BOULEVARD, EAST CIVIL DISTRICT
 CLINTON ANDERSON COUNTY, TENNESSEE
 REGISTERED PROFESSIONAL SURVEYOR
SEELY WALLIS INVESTMENTS, LLC
 DATE OF SURVEY: APRIL 14, 2014
 DATE OF REVISION: APRIL 14, 2014



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

LEGAL DESCRIPTION

The following is a legal description of the land being surveyed:

1. The north-south boundary line of the land being surveyed is as follows:

2. The east-west boundary line of the land being surveyed is as follows:

3. The diagonal boundary line of the land being surveyed is as follows:

4. The diagonal boundary line of the land being surveyed is as follows:

5. The diagonal boundary line of the land being surveyed is as follows:

6. The diagonal boundary line of the land being surveyed is as follows:

7. The diagonal boundary line of the land being surveyed is as follows:

8. The diagonal boundary line of the land being surveyed is as follows:

9. The diagonal boundary line of the land being surveyed is as follows:

10. The diagonal boundary line of the land being surveyed is as follows:



SCHEDULE B, SECTION 1 ITEMS

The following items are shown on this map:

- 1. Easement of the State of Tennessee, dated and recorded as follows:
- 2. Easement of the State of Tennessee, dated and recorded as follows:
- 3. Easement of the State of Tennessee, dated and recorded as follows:
- 4. Easement of the State of Tennessee, dated and recorded as follows:
- 5. Easement of the State of Tennessee, dated and recorded as follows:
- 6. Easement of the State of Tennessee, dated and recorded as follows:
- 7. Easement of the State of Tennessee, dated and recorded as follows:
- 8. Easement of the State of Tennessee, dated and recorded as follows:
- 9. Easement of the State of Tennessee, dated and recorded as follows:
- 10. Easement of the State of Tennessee, dated and recorded as follows:

Anderson County, Tennessee
Board of Commissioners

RESOLUTION #19-09-770

A RESOLUTION FOR LOCAL GOVERNMENT PARTICIPATION IN THE ELECTRONIC
MONITORING INDIGENCY FUND

WHEREAS, pursuant to Chapter 505 of the 2019 Public Acts, a local government shall have the option to participate in the Electronic Monitoring Indigency Fund ("EMIF") relative to the payment of costs for eligible transdermal monitoring devices, other alternative drug and alcohol monitoring devices, and global positioning monitoring devices for its indigent defendants (collectively, "Devices"). Participation shall be demonstrated through a resolution legally adopted and approved by the Local Government's legislative body accepting the liability associated with participation and containing the budgeted amount that the Local Government commits to its participation in the EMIF;

WHEREAS, Anderson County Government ("Local Government") desires to participate in the EMIF relative to the payment of costs associated with Devices until such time as the Local Government withdraws its participation in the EMIF.

WHEREAS, the Local Government agrees that in order to participate in the EMIF for the payment of costs associated with Devices, it shall adopt this resolution containing a budgeted amount for the upcoming fiscal year and sign a memorandum of understanding with the State of Tennessee ("State") about the payment of costs;

WHEREAS, through the memorandum of understanding between the Local Government and the State, the State may bill the local government for its budgeted amount by drawing from either the Local Government's Local Government Investment Pool ("LGIP") account or from a bank account designated by the Local Government for costs associated with Devices;

WHEREAS, the State may also obtain money from participating Local Governments for costs associated with Devices from the Local Government's state-shared taxes;

WHEREAS, through the Local Government's participation and for the duration of its participation period, the Local Government will be responsible for fifty percent (50%) of the cost associated with Devices that have been ordered on or after July 1, 2019;

WHEREAS, the Local Government understands through the execution of this document that the State will provide funds matching each Local Government's budgeted amount for participation in the fund, subject to an appropriation by the State and the solvency of either or both of the accounts contained in the EMIF;

WHEREAS, for each upcoming fiscal year, the Local Government agrees that it will work cooperatively with the State to develop its budgeted amount for participation in the fund prior to approval by the Local Government's legislative body to determine if the State anticipates having sufficient funds to provide its fifty percent (50%) match;

WHEREAS, for each year of participation subsequent to the Local Government's initial participation year, and no later than a date certain established by the State Treasurer, the Local Government shall notify the State Treasurer of the budgeted amount that is approved for its continued participation in the EMIF within thirty (30) days after the Local Government budget is approved by the local legislative body along with a copy of the approved budget; said budgeted amount shall appropriate the funds necessary for the Local Government to meet its liabilities;

WHEREAS, to the extent that the Local Government does not pay its costs associated with Devices, the State will cease paying its portion of the costs, and the State will not approve any claims or pay any invoices on a going forward basis until such time that the Local Government has sufficient funds;

WHEREAS, subject to applicable rules, policies, procedures and guidance from the State, a Local Government may amend its budget by reducing and not increasing its budgeted amount;

WHEREAS, the Local Government shall be solely responsible for its liability in its EMIF participation as indicated in applicable laws, rules, this resolution and memorandum of understanding; and

WHEREAS, should a Local Government withdraw its participation from the EMIF, the Local Government shall pay outstanding liabilities for Device invoices for claims that were approved during the period of time the Local Government participated in EMIF.

NOW, THEREFORE, BE IT RESOLVED the Anderson County Board of Commissioners hereby authorizes the Local Government participation in EMIF with the Local Government being solely responsible for meeting the requirements, conditions, limitations and restrictions relative to the payment of its liabilities associated with participation in the EMIF. The Anderson County Board of Commissioners has also adopted a budget appropriating the funds necessary to meet the Local Government's liabilities associated with its participation in EMIF and has committed a budgeted amount of _____ that will be used to fund its participation for the fiscal year beginning July 1, 2019. A copy of the budget is attached hereto;

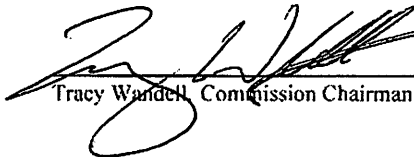
STATE OF TENNESSEE
COUNTY OF ANDERSON

I, Jeff Cole, County Clerk of Anderson County, Tennessee, do hereby certify that this is a true and exact copy of the foregoing Resolution that was approved and adopted in accordance with applicable law at a meeting held on the 15 day of Sept, 2019, the original of which is on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand, and the seal of the



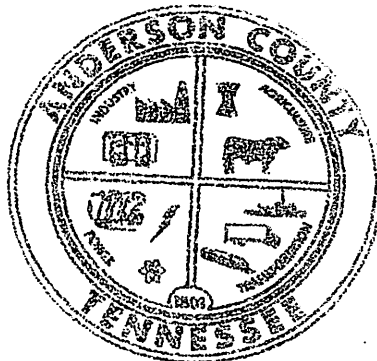
APPROVED:



Tracy Wandell, Commission Chairman



Terry Frank, Anderson County Mayor



ELECTRONIC MONITORING INDIGENCY FUND

MEMORANDUM OF UNDERSTANDING

WHEREAS, based on (Anderson County's) "Local Government" participation in the Electronic Monitoring Indigency Fund ("EMIF") by resolution, the Department of Treasury ("Department") and the Local Government have agreed to enter into this memorandum of understanding ("MOU"). The EMIF shall be composed of two (2) accounts: an account used for the payment of eligible costs associated with the lease, purchase, installation, removal and maintenance of ignition interlock devices ("Ignition Interlock Account") and an account used for the payment of eligible costs associated with the use of transdermal monitoring devices, other alternative alcohol or drug monitoring devices, and global positioning monitoring devices ("Other Alternative Drug and Alcohol Monitoring Device Account").

I. PURPOSE

The purpose of this MOU is to outline the roles and responsibilities and the payment process for the Local Government costs associated with the Local Government's participation in the EMIF relative to eligible transdermal monitoring devices; other alternative drug and alcohol monitoring devices; and global positioning monitoring devices for its indigent defendants (collectively, "Device" or "Devices").

II. PAYMENT PROCESS

A. Through the Local Government's participation in the EMIF, it will pay fifty percent (50%) of the costs associated with Devices for its indigent defendants with the State of Tennessee ("State") paying the other fifty percent (50%), subject to the transfer of money from the Ignition Interlock Account to the Other Alternative Drug and Alcohol Monitoring Account as well as an appropriation by the State.

B. In obtaining money from the Local Government, the Department will bill the Local Government on a monthly basis by providing it with a statement of costs associated with Devices by either collecting the costs from the Local Government's Local Government Investment Pool Account ("LGIP") or a Local Government's designated bank account. The Local Government chooses the following payment option (check one):

A journal draft from the Local Government's LGIP account on a monthly basis for Device invoices. In order to utilize this option, the Local Government must deposit its full budgeted amount for participation in the EMIF with the Department in a lump sum within thirty (30) business days from the date the budgeted amount is approved. The Local Government's funds will be placed in a designated LGIP account and will earn interest at the applicable rates to the credit of the Local Government; or

ACH draft from a bank account designated by the Local Government in twelve (12) equal monthly installments.

C. The State may also obtain money from participating Local Governments for costs associated with Devices from the Local Government's state-shared taxes.

D. At the conclusion of any fiscal year, should the Local Government have a balance in either account option listed above in excess of its EMIF liabilities, the Local Government may opt to have the fund returned to the Local Government or roll the funds into the next fiscal year for participation in EMIF.

E. In the event that the Local Government fails to pay its liabilities as established in this MOU, the State may also obtain money from participating Local Governments for costs associated with Devices from the Local Government's state-shared taxes.

F. Should the Local Government not pay its fifty percent (50%) of costs associated with Devices, the State will cease paying its portion of the costs and the Department will not approve any claims or pay any invoices as of the date that the Local Government cannot pay its costs and until such time that the Local Government has sufficient funds available to pay its costs as provided in this MOU.

III. DURATION

This MOU will become effective upon signature by the authorized representatives for the Department and the Local Government and will remain in effect until modified or terminated upon the mutual agreement of the Department and Local Government. This MOU will be automatically terminated if the Local Government withdraws its participation from the EMIF for the payment of costs associated with Devices, and the Local Government pays outstanding liabilities to the EMIF in accordance with the terms of this MOU and applicable laws, rules, policies, procedures and guidance.

IV. SURVIVAL

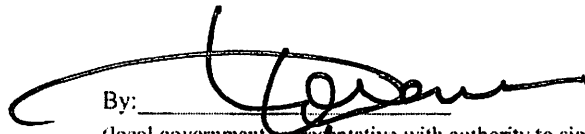
The terms, provisions, representations, and warranties contained in this MOU which by their sense and context are intended to survive the performance and termination of this MOU, shall so survive the completion of performance and termination of this MOU.

V. CONTACT INFORMATION

Department of Treasury:
Brian Derrick, Director of Accounting
Tennessee Department of Treasury
502 Deaderick Street
Andrew Jackson Building, 14th Floor
Nashville, Tennessee 37243
(615) 532-3840
Email: Brian.Derrick@tn.gov

Local Government:
Name/Title of Representative: Terry Frank/Mayor
Name of Local Government: Anderson Co. Gov't
Address: 100 N. Main Street, S
Telephone: (865) 457-6200
Email: tfrank@andersontn.org

By: _____
David H. Lillard, Jr., State Treasurer
Date: _____

By: 
(local government representative with authority to sign)
Date: 9/22/19

Anderson County, Tennessee
Board of Commissioners

RESOLUTION NO. 19-09-771

A RESOLUTION AUTHORIZING ANDERSON COUNTY TO APPLY FOR AND MATCH
THE 2019 TDOT MULTIMODAL ACCESS GRANT

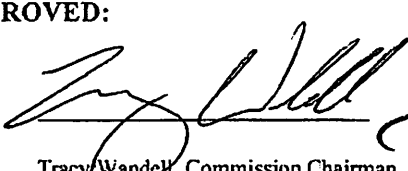
WHEREAS, the Multimodal Access Grant provides 95% state funds with a 5% local match for the purpose of supporting the transportation needs of transit users, pedestrians, and bicyclists through infrastructure projects that address multimodal gaps in the State highway network; and

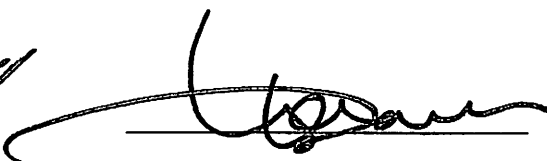
WHEREAS, Anderson County has committed to providing necessary matching funds of five (5%) funding match required by the Multimodal Access program for the construction of sidewalks that will enhance pedestrian safety around the active hub that is Norwood Elementary School and Norwood Middle School adjacent to SR62/SR61.

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners hereby authorizes the County Mayor or her representative to prepare an application to the Tennessee Department of Transportation, Multimodal Access Program, to fund the proposed construction of sidewalks. The application would seek grant funds not to exceed an amount of \$1 million (95%) with a maximum matching amount not to exceed \$50,000 (5%) from Anderson County.

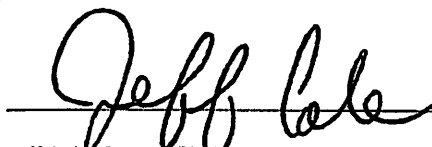
ADOPTED this the 16th day of September, 2019.

APPROVED:


Tracy Wandell, Commission Chairman


Mrs. Terry Frank, Anderson County Mayor

ATTEST:


Jeff Cole, County Clerk

