

COUNTY COMMISSION-REGULAR SESSION

APRIL 18, 2024

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, APRIL 18, 2024, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMMISSIONER JOHN GARDNER, CHAIRMAN PRO TEM AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Chairman Pro Tem John Gardner, Corporal Dustin Joyner opened the commission and Commissioner Larry Crawford gave the invocation. The pledge to the flag was led by Corporal Dustin Joyner.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK IRESON
DARLENE CALTON	SAMUEL "SAM" JONES
	DWIGHT KING
MICHAEL COLE	TONY LEONARD
LARRY CRAWFORD	MICHAEL HUNTER LOCKE
JOYCE NEAL CROSSWHITE	JESSICA MEANS
JOHN GARDNER	ARCHIE PIERCE
HERSHEL GLOVER	
CHERYL HARVEY	
DAVID HAYES	ZANE VANOVER
	TRAVIS WARD

18 PRESENT, 6 ABSENT

ABSENT AT ROLL CALL: CARR, CROSS, HORNE, MCMURRAY, SLAGLE, STIDHAM

NOTE: CARR IN AT 6:03 PM, CROSS IN AT 6:05 PM, MCMURRAY IN AT 6:13 PM.

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

Motion was made by Comm. Akard and seconded by Comm. Crawford to approve the minutes of the Regular Session of the County Commission held on March 21, 2024. Approved 20 Yes, 4 Absent.

Agenda subject voting report

427

Meeting name

Sullivan County April 18 2024

4/18/2024

1 Speaker Pro Tempore John Gardner presiding. Call to order by Sheriff Jeff Cassidy

Description Sullivan County Commission

April 18, 2024

6:00 p.m.

Chairman Venable, Richard

Total vote result

Voting start time 6:01:14 PM
Voting stop time 6:01:41 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	18
Total Present	18
Total Seats	28
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

Name	Yes	Absent
Akard, David ()	X	
Calton, Darlene ()	X	
Carr, Joe ()		X
Cole, Michael ()	X	
Crawford, Larry ()	X	
Cross, Andrew ()		X
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
Glover, Hershel ()	X	
Harvey, Cheryl ()	X	
Hayes, David ()	X	
Horne, Daniel ()		X
Ireson, Mark ()	X	
Jones, Sam ()	X	
King, Dwight ()	X	
Leonard, Tony ()	X	
Locke, Hunter ()	X	
McMurray, Joe ()		X
Means, Jessica ()	X	
Pierce, Archie ()	X	
Slagle, Matt ()		X
Stidham, Gary ()		X
Vanover, Zane ()	X	
Ward, Travis ()	X	

SULLIVAN COUNTY
Board of County Commissioners
April 18, 2024
6:00 p.m.
Commission Room
Historic Sullivan County Courthouse

AGENDA

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Mayor/Chairman Richard Venable presiding.
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Guest Speakers, Proclamations, Bonds for Officials
 - 1) Renewal of \$100,000 bond for Purchasing Agent Kristina Davis
- ❖ Appointments:
 - 1) Constable, District 9.

- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ (Minutes are provided to commission members electronically and are available to the public at www.sullivancountyclerktn.com/commission-minutes)
- ❖ Approval of Notaries Public
- ❖ Public Comment
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Announcements and Adjournment



Sullivan County
Board of County Commissioners
244th Annual Session

Approval of Bond for Kristina Davis
Purchasing Director

WHEREAS, in accordance with *Tennessee Code Annotated, Title 8, Chapter 19*, the County Legislative Body for Sullivan County has the authority to authorize and approve statutory bonds for elected and appointed officials serving Sullivan County; and

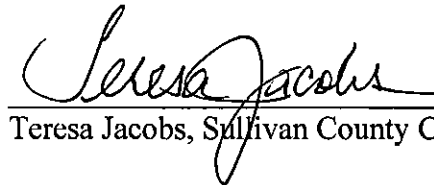
WHEREAS, the bond for Kristina Davis, Purchasing Director, is due for renewal;

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED pursuant to *Tennessee Code Annotated, Title 8, Chapter 19*, the Sullivan County Board of Commissioners hereby approves the bond renewal in the amount of \$100,000 for Purchasing Director Kristina Davis for the term May 20, 2024, through May 20, 2027.



Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this 18th day of April 2024.



Teresa Jacobs, Sullivan County Clerk

Commissioner Jones made a motion to approve the statutory bond for Kristina Davis, Purchasing Agent. Seconded by Commissioner Calton. Approved 19 Yes, 5 Absent



Agenda subject voting report

430

Meeting name

Sullivan County April 18 2024

4/18/2024

4.2 Elections, Confirmation & Appointments

Renewal of \$100,000 bond for Purchasing Agent Kris Davis

Description

Chairman Venable, Richard

Total vote result

Voting start time 6:02:49 PM
Voting stop time 6:03:21 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()				X
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()				X
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County
Board of County Commissioners
244th Annual Session

IN RE: Sullivan County Constable – District 09

Order Appointing Constable to Fill Remainder of Term

WHEREAS a vacancy exists in the office of Constable in the 9th District; and

WHEREAS, in accordance with T.C.A. §8-1 0-11 8, the County Legislative Body has the authority to fill the unexpired term until the next general election; and

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED pursuant to T.C.A §8-1 0-118 the Sullivan County Board of Commissioners hereby confirms the appointment of

Name:

Address:

Approved: _____
Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered the Sullivan County Board of Commissioners record this ____ day of _____, 2024.

Teresa Jacobs, Sullivan County Clerk

Commissioner Crawford made a motion to defer until next month. Seconded by Commissioner Ward. Roll Call vote taken and approved. 20 Yes, 4 Absent



To: Sullivan County Commissioners

RE: Unexpired Term (Vacancy) in District 9 – Constable

Commissioners,

Mr. Robert Payne has submitted the attached resume, affidavit, and letter from a psychologist.

The letter from the psychologist is worded differently than the letter Mr. Payne submitted prior to last month's meeting.

The letter was submitted to the mayor's office and forwarded to the County Clerk. It also was copied to the Election Administrator and the County Attorney.

Administrator of Elections Booher ultimately received advice from a state attorney that the new letter was sufficient to place Mr. Payne on the August ballot. Mr. Payne is the only candidate on the August ballot, per the Election Commission's website.

County Attorney Dan Street has gone on record with his opinion that Mr. Payne's new letter from a psychologist is NOT sufficient, based on wording of a January memo we all received from Booher on the requirements of office.

After conferring with the state attorney, however, Mr. Booher distributed a new reference sheet on what is required for a candidate checklist. I have attached it as well.

John H. Osborne III

Assistant to the Sullivan County Commission



SULLIVAN COUNTY ELECTION COMMISSION

JASON C. BOOHER
 ADMINISTRATOR OF ELECTIONS
 3258 HIGHWAY 126, SUITE 103
 BLOUNTVILLE, TN 37617

PHONE: (423)323-6444
 FAX: (423)323-6443
 EMAIL: ADMIN@SCELECT.ORG

MEMORANDUM

Subject: Constable Election Requirements

A candidate for constable shall meet the basic qualifications of T.C.A. § 8-18-101.

Pursuant to T.C.A. § 8-10-102 to qualify for election to the office of constable a person shall:

- Be at least 21 years of age;
- Be a qualified voter of the district and a resident of the county for one (1) year prior to the qualifying deadline for running as a candidate for constable;
- Possess at least a high school diploma or high school equivalency credential approved by the state board of education if not in office on June 30, 2011. Persons holding the office on or before June 30, 2011, and those elected after July 1, 2011, without any interruption of service in the office shall only be able to read and write;
- Not have been convicted in any federal or state court of a felony; and
- Not have been separated or discharged from the armed forces of the United States with other than an honorable discharge;
- Shall file with the county election commission, in conjunction with the nominating petition:
 - an affidavit sworn to (i.e. notarized) and signed by the candidate affirming that the candidate meets the above-listed requirements; and
 - a letter from a psychologist licensed in this state who has conducted a cognitive and psychological test on the candidate **stating that the candidate is mentally and cognitively fit to perform the duties of constable.**
 - A constable in office on and elected prior to July 1, 2023, or a constable who filed a letter from a psychologist and is seeking reelection on or after July 1, 2023, is not required to resubmit the letter or obtain a new letter.
 - The candidate is responsible for covering the costs of cognitive and psychological testing.

The letter required by T.C.A. 8-10-102(b)(1)(A) must be from a psychologist licensed in the state of Tennessee. A letter from a licensed psychiatrist, counselor, therapist, or any other professional licensure does not meet the requirement of the law.

The Sullivan County Election Commission will not verify that an affidavit or psychologist letter are valid prior to or at the time of filing. It is the sole responsibility of the candidate to ensure that they have complied with the law. Failure to file a valid affidavit and psychologist letter by the noon qualification deadline will result in the candidate's name not being placed on the ballot.

Reference the Tennessee Department of Health Licensure Verification Website to determine licensure status of a medical professional (<https://apps.health.tn.gov/Licensure/>).

Statutes governing psychological testing for other offices such as Sheriff and other law enforcement personnel are not the same as the statute that governs the office of constable.

STATE OF TENNESSEE
COUNTY OF SULLIVAN

AFFIDAVIT OF QUALIFICATION
OFFICE OF CONSTABLE

1. ROBERT SCOTT RAYNE, after being duly sworn according to law, depose and say that in accordance with the provisions of Tennessee Code Annotated § 8-10-102:

- 1. I am at least twenty-one (21) years of age;
- 2. I am a qualified voter of Constable District 9;
- 3. I have the ability to read and write;
- 4. I possess either a High School Diploma or GED Certificate (must provide copy);
- 5. I have not been convicted in any federal or state court of a felony; and
- 6. I have not been separated or discharged from the armed forces of the United States with other than an honorable discharge.
- 7. I must provide a letter from a psychologist licensed in the state who has conducted a cognitive and psychological test on me stating that I am mentally and cognitively fit to perform the duty of Constable. I understand I am responsible for covering the costs of the cognitive and psychological testing.

This 22nd day of Jan, 2024.

Robert Scott Rayne

Affiant's Signature

308 Mullins St.

Address

Kingsport TN 37665

Phone: 423-579-6838

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Subscribed and sworn to before me, the undersigned Notary for the State and County aforesaid, this 22nd day of Jan, 2024.

My Commission Expires: 8/31/20

8/31/20

Carole M. Hess
Notary Public

HELLO my NAME IS ROBERT SCOTT PAYNE
I AM APPLYING FOR DISTRICT 9 CONSTABLE

I WAS BORN IN AUGUSTA GA. ON AUGUST
30, 1975 RAISED IN ATLANTA GA. WE MOVED TO
WINSTON-SALEM N.C. AND THATS WHERE I MEET MY
WIFE. WE MEET 30 YRS AGO. THEN 27 YRS AGO
WE MOVED TO KINGSFORD TN. WE HAVE 3
WONDERFUL CHILDREN. DAINY PAYNE - 16, KAITLYN PAYNE
14, AND MATTHEW PAYNE 28

I HAVE WORKED MANY DIFFERENT JOBS AND THE
ONES I LOVED THE MOST = SECURITY DETAIL AT THE
HAY HOUSE 3RD SHIFT, CERTIFIED NURSING ASSISTANT FOR
7 YRS, OVER THE ROAD TRUCK DRIVER FOR 23 YRS
ON AND OFF THE ROAD I NOW WORK FOR SULLIVAN
COUNTY SOLID WASTE WITH MARK TORBITT.


I HAVE DONE MULTIPLE RIDE ALONGS WITH
RODNEY PIERSON I WANT TO BE ABLE TO SERVE
MY COMMUNITY AS WELL AS I CAN POSSIBLE

STATE OF TENNESSEE
DEPT. OF LABOR AND WORKFORCE DEVELOPMENT
ROBERT S PAYRE
Has satisfied the requirements of the General Educational
Development Program approved by the Division of Adult
Education, GED Office.
ISSUED: 06-17-2011

Robert S. Payne
Governor

James R. [unclear]
Commissioner of WFD

[Signature]
Administrator, Adult Education





114 E. Unaka Ave.
Johnson City, TN 37601

865.588.3173
865.244.3579 fax

Date: 03/28/2024

RE: Robert Payne
Date of Birth: 08/30/1975

According to the assessment results and reported information by the individual, Mr. Payne appears to be mentally and cognitively fit to perform the duties of constable.

A handwritten signature in black ink, appearing to read "Alyssa Scott, PsyD". The signature is written in a cursive style and is positioned above a horizontal line.

Alyssa Nicole Scott, PsyD
License Psychologist
License #3926
LifeStance Health- Tennessee



**STATE OF TENNESSEE
DEPARTMENT OF HEALTH
DIVISION OF HEALTH LICENSURE AND REGULATION
DIVISION OF HEALTH RELATED BOARDS**

665 Mainstream Dr.
Nashville, TN 37243

tn.gov/health

**TENNESSEE BOARD OF EXAMINERS OF PSYCHOLOGY
1-800-778-4123 or (615) 532-5138**

April 18, 2024

TO WHOM IT MAY CONCERN:

This letter serves as primary source verification of licensure in the State of Tennessee. To expedite the verification process, this is the standard format used by the Board of Examiners of Psychology. The Board of Examiners of Psychology is pleased to furnish the following information from our files:

PROFESSION : Psychologist
RANK : Psychologist
NAME : Scott, Alyssa Nicole
LICENSE NUMBER: 3926
ISSUE DATE : 09/06/2023
EXPIRATION DATE : 03/31/2025
CURRENT STATUS : Licensed
STATUS DATE : 09/06/2023
SPECIAL ENDORSEMENTS : Health Service Provider

COMMENTS : There is no history of disciplinary action on this license. The State of Tennessee only provides the above information. Any other information needed must be obtained from the licensee.

Sincerely,

Tennessee Board of Examiners of Psychology



John H. Osborne

From: Jason C. Booher <admin@sselect.org>
Sent: Thursday, April 4, 2024 12:44 PM
To: John H. Osborne
Subject: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**Fwd: Constable Letter

The attorney for the state said that the letter he filed is sufficient.

Sincerely,

Jason C. Booher
Administrator of Elections,
Sullivan County, Tennessee
Chairman,
Sullivan County Ethics Committee

3258 Hwy 126, Suite 103
Blountville, TN 37617
Phone: 423-323-6444
Fax: 423-323-6443

----- Forwarded from person(s) only -----

John H. Osborne

From: admin@sselect.org
Sent: Friday, April 12, 2024 3:26 PM
To: scattorney@scattorney.us; John H. Osborne; Teresa Jacobs
Subject: **EXTERNAL**RE: Robert Payne for Constable

Dan,

Thank you for letting us know.

Based upon the legal opinion of attorneys in the Secretary of State's, Division of Elections office the letter is sufficient to qualify Mr. Payne for ballot in the August 1, 2024 Election.

We also acknowledge that your opinion does not need to concur with regard to election by the county commission.

Sincerely,

Jason C. Booher
Administrator of Elections
Sullivan County, Tennessee
Chairman,
Sullivan County Ethics Committee

3258 Hwy 126, Suite 103
Blountville, TN 37617
Phone: 423-323-6444
Fax: 423-323-6443

Motion to move appointment of Constable in the 9th District to next month

Motion by: Comm. Crawford, 2nd by Comm. Ward

ABSENT **YES** **NO** **ABSTAIN**

	AKARD	1	AKARD		AKARD	
	CALTON	1	CALTON		CALTON	
	CARR	1	CARR		CARR	
	COLE	1	COLE		COLE	
	CRAWFORD	1	CRAWFORD		CRAWFORD	
	CROSS	1	CROSS		CROSS	
	CROSSWHITE	1	CROSSWHITE		CROSSWHITE	
	GARDNER	1	GARDNER		GARDNER	
	GLOVER	1	GLOVER		GLOVER	
	HARVEY	1	HARVEY		HARVEY	
	HAYES	1	HAYES		HAYES	
1	HORNE		HORNE		HORNE	
	IRESON	1	IRESON		IRESON	
	JONES	1	JONES		JONES	
	KING	1	KING		KING	
	LEONARD	1	LEONARD		LEONARD	
	LOCKE	1	LOCKE		LOCKE	
1	MCMURRAY		MCMURRAY		MCMURRAY	
	MEANS	1	MEANS		MEANS	
	PIERCE	1	PIERCE		PIERCE	
1	SLAGLE		SLAGLE		SLAGLE	
1	STIDHAM		STIDHAM		STIDHAM	
	VANOVER	1	VANOVER		VANOVER	
	WARD	1	WARD		WARD	

4
ABSENT

20
YES

0
NO

0
ABSTAIN

ROLL CALL VOTE TAKEN

Agenda subject voting report

442

Meeting name

Sullivan County April 18 2024

4/18/2024

60 Approval of Commission Minutes

Motion to approve by Comm. Akard, 2nd by Comm. Ward

Description

Chairman

Venable, Richard

Total vote result

Voting start time 6:08:47 PM

Voting stop time 6:09:11 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()				X
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

443

Notaries to be elected April 18, 2024

JANET C ANDERSON	BARBARA W. OVERBAY
DYLAN M. BARTON	THOMAS DAVION POTTER
MARTHA R BOWEN	STEPHANIE RAMBO-SEALS
JAI DEN CALHOUN	REANNA RASNAKE
MARY KATHRYN CAMPBELL	DAWN REGAN
KATELIN ELIZABETH CANTER	SANDRA M REYNOLDS
DEBORAH LYNN CLOW	CAROLYN B ROYSTON
ANGELA R. COOK	T. ARTHUR SCOTT JR.
SANDRA DAVID	TIMOTHY MICHAEL SMITH
OLIVIA DENTON SMITH	KEVIN A SMITH
SUSAN K DOTSON	KIMBERLY ANN SMITH
CALEB A EASTERLING	BRIGETTE M SMITH
CONNIE ARLEN FOX	HOLLY L. TRINKLE
ANGELA BETH FRITTS	LISA VANCE
WANDA WALLEN GILLIAM	ASHLEIGH WALLER
KAREN L. HAWK	THOMAS MICHAEL WAYT JR.
KENNETH W HERTEL	WILLIAM JACOB WEAVER II
TRACIE MICHELLE JONES	WHITNEY M BARRETT
JENNIFER JANE KEITH	JESSICA WHITEAKER
JAMES WESTON LEONARD	ELIZABETH B WHITTEMORE
DEONE JENSEN MEARS	DONALD WAYNE WILLIAMS
CARAH MURPHY	TRACY DEAN WRIGHT
REBECCA J. MYERS	

PERSONAL SURETY
RLI - LSM1440844
KAREN L. HAWK
STEVEN W. MORGAN
EARL K. WILSON
RANDY M. KENNEDY
MICHELE L. FLEENOR
STATE FARM - ROBIN DANIELS

UPON MOTION MADE BY COMM. AKARD AND SECONDED BY COMM. COLE TO APPROVE THE NOTARY APPLICATIONS HEREON, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

20 YES, 3 ABSENT, 1 ABSTAIN

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

April 18th, 2024

Name of Notary	Personal Surety	Personal Surety
Joyce Crosswhite	Mary Hager	Jerry Malone

UPON MOTION MADE BY COMM. AKARD AND SECONDED BY COMM. COLE TO APPROVE THE NOTARY BONDS OF THE ABOVE-NAMED INDIVIDUALS, SAID MOTION WAS APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

20 YES, 3 ABSENT, 1 ABSTAIN

Agenda subject voting report

Meeting name

Sullivan County April 18 2024

4/18/2024

61 Approval of Notaries Public

Description

Chairman Venable, Richard

Total vote result

Voting start time 6:11:16 PM
 Voting stop time 6:11:44 PM
 Voting configuration Vote
 Voting mode Open
 Vote result

Yes	20
Abstain	1
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Abstain	Absent
No group	20	1	0
Total result	20	1	0 3

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()		X		
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

No one signed up for public comment.

J. Sullivan

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Regular Session
PUBLIC COMMENT

April 18, 2024

PLEASE PRINT INFORMATION

Please check the box to the right of your name if your comments pertain to property being considered for REZONING. ✓

	Name	Street Address	City	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Agenda subject voting report

447

4/18/2024

Meeting name

Sullivan County April 18 2024

Item #3 and Item #8

63 Consent Agenda
Vote

Description

Chairman Venable, Richard

Total vote result

Voting start time 6:14:30 PM

Voting stop time 6:16:04 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	03

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County
Board of County Commissioners
244th Annual Session

RESOLUTIONS

April 18, 2024

OLD BUSINESS

Item 1 Resolution 2024-03-14 (TO BE WITHDRAWN BY SPONSOR)

Sponsors: Ward/Crosswhite; Carr

A RESOLUTION TO AUTHORIZE SULLIVAN COUNTY SOLID WASTE TO ENTER INTO AN MEMORANDUM OF UNDERSTANDING WITH AMERICA'S THRIFT STORES FOR PLACEMENT OF COLLECTION BINS AT SULLIVAN COUNTY SOLID WASTE RECYCLING DROP OFF CENTERS LOCATED ON SULLIVAN COUNTY PROPERTY TO BENEFIT MAKE-A-WISH TENNESSEE.

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NEWS BUSINESS

Item 2 Resolution No. 2024-04-02

Sponsors: Locke/Horne

RESOLUTION TO REDUCE THE NUMBER OF SULLIVAN COUNTY COMMISSIONERS TO FOURTEEN (14) MEMBERS WITH TWO (2) COMMISSIONERS ELECTED FROM SEVEN (7) DISTRICTS.

Item 3 Resolution No. 2024-04-03

Sponsors: Vanover/Crosswhite

RESOLUTION TO ACCEPT THE SULLIVAN COUNTY BOARD OF EDUCATION'S ACTION TO ENTER A PURCHASE AGREEMENT OF THE VACANT LOT LOCATED ON HENRY HARR ROAD.

Item 4 Resolution No. 2024-04-04

Sponsors: Crosswhite/Vanover

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO SUPPLEMENT THE INNOVATIVE SCHOOLS MODEL GRANT PROJECT OF BUILDING A FOUR-CLASSROOM ADDITION TO SULLIVAN EAST MIDDLE SCHOOL.



Item 5 Resolution No. 2024-04-05 (AMENDED)

Sponsors: Crosswhite/Ireson

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND *UNDESIGNATED FUND BALANCE* IN THE AMOUNT OF \$250,000.00 TO PURCHASE AND REPLACE THE FOOTBALL STADIUM LIGHTING AT SULLIVAN EAST HIGH SCHOOL.

Item 6 Resolution No. 2024-04-06 (AMENDED)

Sponsors: Ireson/Crosswhite

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUNDS *UNDESIGNATED FUND BALANCE* UP TO \$300,000 TO PURCHASE AND REPLACE THE BOILER FOR MILLER PERRY ELEMENTARY SCHOOL.

Item 7 Resolution No. 2024-04-07

Sponsors: King/Crosswhite

RESOLUTION TO AMEND THE SULLIVAN COUNTY SOLID WASTE BUDGET BY TRANSFERRING \$50,000 FROM SOLID WASTE FUND BALANCE TO CONTRACTED SERVICES.

Item 8 Resolution No. 2024-04-08

Sponsors: Stidham/Carr

RESOLUTION TO AMEND THE CURRENT FY 2023-2024 JAIL BUDGET TO TRANSFER \$300,000 INTO THE JAIL BUDGET FROM EXCESS PAYROLL FUNDS.

Item 9 Resolution No. 2024-04-09

Sponsors: Gardner/Pierce

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE FRIENDSHIP DEALERSHIP PROJECT LOCATED WITHIN THE LYNN GARDEN REDEVELOPMENT DISTRICT.

Item 10 Resolution No. 2024-04-10

Sponsors: Vanover/Ireson

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND *UNDESIGNATED FUND BALANCE* OF UP TO \$1 MILLION FOR COSTS ASSOCIATED WITH THE WEST RIDGE HIGH SCHOOL ACCESS ROAD, THIS AMOUNT BEING IN ADDITION TO THE \$3 MILLION ALREADY APPROVED FOR THE PROJECT.



Item 11 Resolution No. 2024-04-11

Sponsors: Calton/Crosswhite

RESOLUTION PURSUANT TO T.C.A. §67-5-2404 TO FIX THE COMPENSATION OF SULLIVAN COUNTY DELINQUENT TAX ATTORNEY JIM WILLIAMS AT 8% OF ALL DELINQUENT TAXES PAID (EXCEPT WHEN THE COUNTY BIDS THE PROPERTY IN), PLUS SUCH ALLOWANCES THE COURT MAY DIRECT UNDER STATE LAWS.

Item 12 Resolution No. 2024-04-12

Sponsors: Vanover/Means

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING RIGHT-OF-WAY TO ERNEST E. WILLIAMS JR FOR AN UNOPENED RIGHT-OF-WAY PLATTED AT HICKS AVENUE LOCATED AT THE INTERSECTION OF 4244 BLOOMINGDALE ROAD.

Item 13 Resolution No. 2024-04-13

Sponsors: Crosswhite/Cole

RESOLUTION TO AMEND THE CURRENT FY 2023-2024 FELONY RECOVERY COURT BUDGET TO ACCEPT AND APPROPRIATE AN ADDITIONAL \$5,000 IN GRANT FUNDS FROM TENNESSEE DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 1
 Resolution No. 2024-03-14

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024

A RESOLUTION TO AUTHORIZE SULLIVAN COUNTY SOLID WASTE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH AMERICA'S THRIFT STORES FOR PLACEMENT OF COLLECTION BINS AT SULLIVAN COUNTY SOLID WASTE RECYCLING DROP-OFF CENTERS LOCATED ON SULLIVAN COUNTY PROPERTY TO BENEFIT MAKE-A-WISH TENNESSEE.

WHEREAS, both parties wish to establish a regular practice whereby ATS processes and recycles textiles and home goods collected through location of ATS kiosks or trailers placed at Sullivan County Recycling Drop Off points located on Sullivan County properties; and

WHEREAS, ATS will take ownership of the textiles and home goods once it leaves Sullivan County properties, to be recycled by ATS; and

WHEREAS, ATS will in return provide a portion of the resulting revenue stream to Make-A-Wish Northeast Tennessee to benefit children in Sullivan County and communities throughout the organization's service area; and

WHEREAS, either party may terminate this memorandum of understanding for any reason with written notice of at least 15 days prior to a scheduled textile collection.

THEREFORE, NOW BE IT RESOLVED the Sullivan County Board of Commissioners meeting in Regular Session authorizes Sullivan County Solid Waste to enter into a memorandum of understanding with America's Thrift Stores for placement of collection bins at the following locations:

Bristol Transfer Station
 804 Raytheon Rd, Bristol, TN 37620
 Proposed Assets: 2 Bins | Approved:2

Kingsport Transfer Station
 1921 Brookside LN, Kingsport, TN 37660
 Proposed Assets: 2 Bins | Approved:2

Blountville Middle School Football Field
 1651 Blountville Rd, Blountville Tn, 37617
 Proposed Assets: 2 Bins | Approved:2

Colonial Heights Convenience Center
 101 Lakecrest Dr, Colonial Heights, TN 37663
 Proposed Assets: 2 Bins | Approved:2



Holston Valley Middle School
1717 Bristol Caverns Rd, Bristol Tn 37620
Proposed Assets: 2 Bins | Approved:2

Indian Springs Elementary School
333 Hill Rd, Kingsport TN 37664
Proposed Assets: 2 Bins | Approved:2

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

Duly passed and approved this _____ day of _____ 2024.

Attested: _____
Teresa Jacobs, County Clerk

Approved: _____
Richard S. Venable, County Mayor

Sponsored by: Travis Ward
Prime Co-Sponsor(s): Joyce Crosswhite, Joe Carr

2024-03-14 ACTION: 03/14/24 Introduced at the Work Session. 03/21/24 1st Reading.
Commissioner Ward plans to withdraw resolution at Regular Meeting on April 18 (intent to do so provided to Assistant at 1 p.m. April 18th)
04/18/24 Withdrawn by Sponsor



Sullivan County
Board of County Commissioners
244th Annual Session

Item 2
 No. 2024-04-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO REDUCE THE NUMBER OF SULLIVAN COUNTY COMMISSIONERS TO FOURTEEN (14) MEMBERS WITH TWO (2) COMMISSIONERS ELECTED FROM SEVEN (7) DISTRICTS.

WHEREAS, Article 7, Section 1 of the Tennessee Constitution Article 7, Section 1 of the Tennessee Constitution and Tennessee Code Annotated Section 5-1-111 requires that the legislative body of the several counties of the State of Tennessee shall meet and, a majority of the members being present and concurring, shall change the boundaries of districts, or redistrict a county entirely if necessary, to apportion the county legislative body so that the members represent substantially equal populations; and

WHEREAS, pursuant to *Tennessee Code Annotated*, Section 5-1-111, the Sullivan County Commission established the boundaries for seven (7) board of education districts that were of substantially equal populations with the adoption of resolution number 2021-10-98 on October 21, 2021; and

WHEREAS, pursuant to *Tennessee Code Annotated*, Section 5-1-111, the Sullivan County Commission is hereby changing the boundaries of the legislative districts to the boundaries for the seven (7) board of education districts as established in resolution number 2021-10-98 adopted by the Sullivan County Commission on October 21, 2021; and

WHEREAS, the total number of commissioners shall be fourteen (14) with two (2) members elected from within and representing each of the seven (7) districts; and

WHEREAS, consistent with the provisions of *Tennessee Code Annotated*, Section 5-1-111, Sullivan County has prepared an official map setting forth the geographical boundaries for seven (7) Sullivan County Commission Districts pursuant to *Tennessee Code Annotated*, Section 5-1-110.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Legislative Body meeting in Regular Session at Blountville, Tennessee, on this 18th day of April, 2024, hereby authorize that:

SECTION 1. There is hereby adopted a district map for Sullivan County which provides for fourteen (14) commissioners, with two (2) commissioners in each district. The districts for members of the county legislative body are depicted on the official map for Sullivan County prepared pursuant to *Tennessee Code Annotated*, Section 5-1-110. A copy of the official map is attached as *Exhibit A* to this resolution and is incorporated herein by reference.

SECTION 2. All members of the county legislative body shall be elected at large within the district wherein the candidate seeks election. The two (2) candidates receiving the greatest number of votes in each district shall be elected.

SECTION 3. That the new boundaries for the districts as defined in *Exhibit A*, with two (2) members elected from each district for a total of fourteen (14) members shall be effective for the



regularly scheduled election for the Sullivan County Commission on August 6, 2026, and nothing in this Resolution shall be construed as abridging the status of any office holder prior to the end of such person's current term of office. That the Mayor shall notify the Sullivan County Election Commission of this action and provide any additional information that may be requested. That Sullivan County shall print *Exhibit A* and a legal description in a newspaper of general circulation in order to properly advise the citizens of Sullivan County of these changes. Provided that vacancies shall be filled in accordance with *Tennessee Code Annotated*, Section 5-1-104.

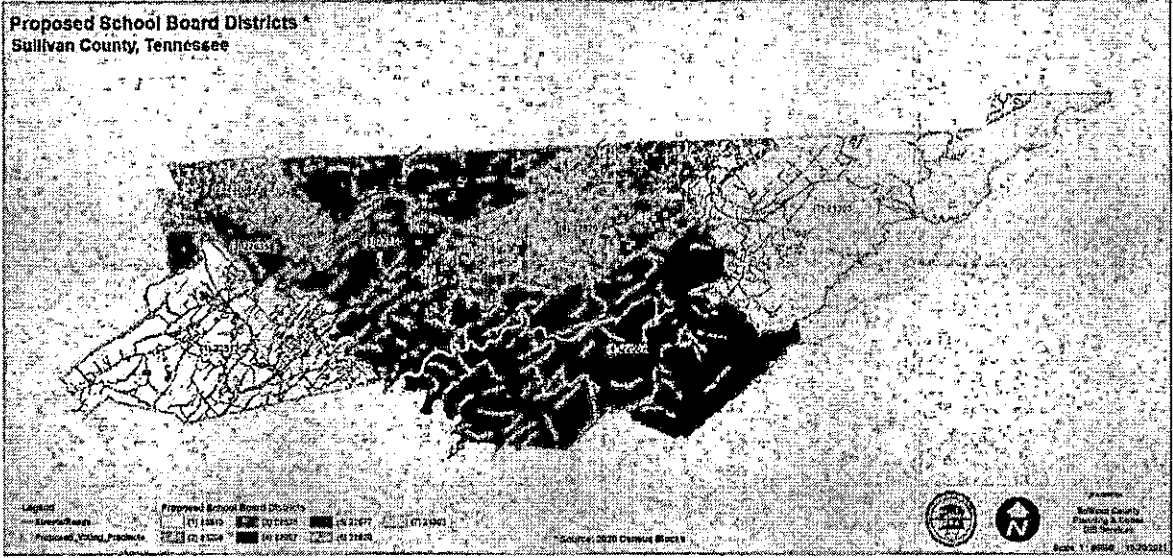
Duly passed and approved this 18th day of April 2024.

ATTEST: _____ APPROVE: _____
County Clerk Teresa Jacobs Richard S. Venable, County Mayor

Sponsor: Hunter Locke
Cosponsor: Daniel Horne

2024-04-02 Actions: 04/11/24 Introduced at Work Session. 04/18/24 Sponsor deferred until next month.





CURRENT COUNTY COMMISSION REGISTERED VOTER POPULATION					
DISTRICT	COUNTY	BLUFF CITY	BRISTOL	KINGSPORT	JOHNSON CITY
1	4,102 (98%)		64 (2%)		
2	446 (3%)		12,958 (97%)		
3	230 (5%)		4,430 (95%)		
4	12,445 (93%)		947 (7%)		
5	8,071 (82%)	1216 (12%)			572 (6%)
6	11,740 (84%)			2,254 (16%)	
7	6,610 (69%)			3,033 (31%)	
8	5,251 (57%)			3,890 (43%)	
9	855 (30%)			7,487 (70%)	
10	2,647 (30%)			6,034 (70%)	
11				12,727 (100%)	
TOTAL	52,397 (49%)	1,216 (1%)	18,399 (17%)	35,425 (33%)	572 (.05%)

PROPOSED COUNTY COMMISSION REGISTERED VOTER POPULATION					
DISTRICT	COUNTY	BLUFF CITY	BRISTOL	KINGSPORT	JOHNSON CITY
1	9,764 (59%)			6,921 (41%)	
2	3,502 (24%)			11,185 (76%)	
3				15,063	
4	13,732 (87%)	1,216 (8%)	253 (2%)		572 (4%)
5	13,837 (86%)			2,256 (14%)	
6	7,437 (48%)		8,078 (52%)		
7	4,125 (29%)		10,067 (71%)		
TOTAL	52,397 (49%)	1,216 (1%)	18,398 (17%)	35,425 (33%)	572 (.05%)

CURRENT AND PROPOSED NUMBER AND PERCENTAGE OF COUNTY COMMISSIONERS BASED UPON MAJORITY OF REGISTERED VOTERS PER DISTRICT		
DISTRICT	CURRENT	PROPOSED
COUNTY	13 (54%)	6 (43%)
BLUFF CITY	0	0
BRISTOL	4 (29%)	4 (29%)
KINGSPORT	7 (29%)	4 (29%)
JOHNSON CITY	0	0



Sullivan County
Board of County Commissioners
244th Annual Session

Item 3
 Resolution No. 2024-04-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO ACCEPT THE SULLIVAN COUNTY BOARD OF EDUCATION'S ACTION TO ENTER A PURCHASE AGREEMENT OF THE VACANT LOT LOCATED ON HENRY HARR ROAD.

WHEREAS, TCA 49-6-2006 has to be read in the context of TCA 49-2-203(b)(10), which broadly grants the school system the power to "Lease or sell buildings and property or the portions of buildings or property it determines are not being used or are not needed at present by the public school system in the manner deemed by the board to be in the best interest of the school system and the community that the system serves" and further states "a local board of education may also dispose of surplus property as provided in §49-6-2006 and 49-6-2007, it being the legislative intent that a local board at its discretion may dispose of surplus property to private owners as well as civic or community groups."

WHEREAS, in accordance with Section 20(k) of Private Act 46, duly adopted by the State legislature in 2020, known as the "Sullivan County Financial Management System of 2020", provides: "The county legislative body shall make the final determination as to the disposition of all real property titled (sic), including property assigned to the board of education."

WHEREAS, The Sullivan County Board of Education has determined this property to be surplus;

WHEREAS, Lands2Home submitted the high bid of \$52,000.00 in an online auction ending March 21, 2024;

WHEREAS, The Sullivan County Board of Education at its regular session on April 4, 2024 has approved the sale of the vacant lot on Henry Harr Road to Lands to Home for a purchase price of \$52,000.00; and

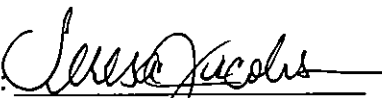
NOW THEREFORE BE IT RESOLVED by The Board of County Commissioners of Sullivan County, Tennessee assembled in regular session hereby approves the sale of the vacant lot on Henry Harr Road to Lands2Home for a purchase price of \$52,000.00.

Waiver of the Rules Requested

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



Duly passed and approved this 18th day of April 2024.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Zane Vanover
Co-Sponsor(s): Joyce Crosswhite, Mark Ireson

ACTIONS: 04/11/24 Introduced during Work Session. 04/18/24 Approved on Consent 21 Yes, 3 Absent.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 4
No. 2024-04-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO SUPPLEMENT THE INNOVATIVE SCHOOLS MODEL GRANT PROJECT OF BUILDING A FOUR-CLASSROOM ADDITION TO SULLIVAN EAST MIDDLE SCHOOL.

WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to supplement the grant funds to complete the project of building a four-classroom addition to Sullivan East Middle School; and,


WHEREAS the Board of Education also approved a total expenditure to supplement the project of up to \$850,000.00;

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby ~~authorizes said transfer of funds and for the Purchasing Agent to secure an architect and bids to complete this project.~~ *approves a transfer of \$850,000 from the undesignated fund balance of the General Purpose School Fund to fund the architectural cost and to complete the project. Account codes are to be assigned by the Finance Department in coordination with the Director of Schools.*

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

Waiver of Rules Requested

Duly passed and approved this 18th day of April, 2024.

Attest: 
Teresa Jacobs, County Clerk

Apr. 
Richard S. Venable, County Mayor

Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Zane Vanover, Mark Ireson

2024-04-04 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Comm. Ireson made a motion to amend to strike out the entire last half of the NOW THEREFORE BE IT RESOLVED beginning with the word "authorizes" and replace it with the following wording "approves a transfer



of \$850,000 from the undesignated fund balance of the General Purpose School Fund to fund the architectural cost and to complete the project. (Account Codes are to be assigned by the Finance Department in coordination with the Director of Schools.) Amendment accepted by Sponsor. Approved as amended on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

461

Meeting name

Sullivan County April 18 2024

4/18/2024

33 Item 4 Resolution No. 2024-04-04 Sponsors: Crosswhite/Ireson
Vote

Description

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO SUPPLEMENT THE INNOVATIVE SCHOOLS MODEL GRANT PROJECT OF BUILDING A FOUR CLASSROOM ADDITION TO SULLIVAN EAST MIDDLE SCHOOL.

Chairman

Venable, Richard

Total vote result

Voting start time 6:22:26 PM
Voting stop time 6:22:47 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			



Sullivan County

Board of County Commissioners
244th Annual Session

Item 5
No. 2024-04-05

AMENDED AND REPLACED IN ITS ENTIRETY WITH TEXT ON NEXT PAGE

~~To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.~~

~~RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO PURCHASE AND REPLACE THE FOOTBALL STADIUM LIGHTING AT SULLIVAN EAST HIGH SCHOOL.~~

~~WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to purchase and replace the lighting of the football stadium at Sullivan East High School; and,~~

~~WHEREAS the Board of Education also approved a total expenditure of the project of up to \$250,000.00;~~

~~NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the transfer of said funds and for the Purchasing Agent to secure an architect and bids to complete this project.~~

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

Waiver of Rules Requested

~~Approved this 18th day of April 2024.~~

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

~~Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Mark Ireson, Zane Vanover~~

2024-04-05 ACTIONS: 04/11/24 Introduced at Work Session with request for waiver of rules.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 5
No. 2024-04-05
AMENDED VERSION

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$250,000.00 TO PURCHASE AND REPLACE THE FOOTBALL STADIUM LIGHTING AT SULLIVAN EAST HIGH SCHOOL.

WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure of \$250,000.00 to purchase and replace the lighting of the football stadium at Sullivan East High School; and,

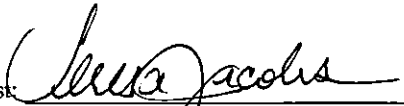
WHEREAS the appropriation of \$250,000.00 is to be funded from the Undesignated Fund Balance of the General-Purpose School Fund.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves a transfer of \$250,000 from the **UNDESIGNATED FUND BALANCE** of the **GENERAL PURPOSE SCHOOL FUND** to fund the architectural cost and to complete the project. (Account Codes are to be assigned by the Finance Department in coordination with the Director of Schools.)

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

Waiver of Rules Requested

Duly passed and approved this 18th day of April, 2024.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Joyce Crosswhite

Co-Sponsor(s): Mark Ireson, Zane Vanover

2024-04-05 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Comm. Ireson made a motion to amend and stated the original resolution was for football lighting, however, this amendment is adding an addendum of \$250,000 for softball, baseball, and tennis lighting, some irrigation and a pressbox at the football stands to finish the project. Sponsor accepted the amendment. Approved as amended on Waiver of Rules 21 Yes, 3 Absent.



Agenda subject voting report

464

Meeting name

Sullivan County April 18 2024

4/18/2024

34 Item 5 Resolution No. 2024-04-05 Sponsors: Crosswhite/Vanover
Vote

Description

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO PURCHASE AND REPLACE THE FOOTBALL STADIUM LIGHTING AT SULLIVAN EAST HIGH SCHOOL.

Chairman

Venable, Richard

Total vote result

Voting start time 6:25:34 PM
Voting stop time 6:25:55 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County

*Board of County Commissioners
244th Annual Session*

Item 6
No. 2024-04-06

AMENDED AND REPLACED IN ITS ENTIRETY WITH TEXT ON NEXT PAGE

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

~~RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO PURCHASE AND REPLACE THE BOILER FOR MILLER PERRY ELEMENTARY SCHOOL.~~

~~WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to purchase and replace the boiler for Miller Perry Elementary School; and,~~

~~WHEREAS the Board of Education also approved a total expenditure of the project of up to \$300,000.00;~~

~~NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the transfer of said funds and for the Purchasing Agent to secure an architect and bids to complete this project.~~

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

Waiver of Rules Requested

Approved this 18th day of April 2024.

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

**Sponsored By: Mark Ireson
Co-Sponsor(s): Joyce Crosswhite, Zane Vanover**

2024-04-06 ACTIONS: Introduced at Work Session on April 11, 2024,.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 6
No. 2024-04-06
AMENDED VERSION

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April, 2024.

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUNDS UNDESIGNATED FUND BALANCE UP TO \$300,000 TO PURCHASE AND REPLACE THE BOILER FOR MILLER PERRY ELEMENTARY SCHOOL.

WHEREAS on April 4, 2024, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to purchase and replace the boiler for Miller Perry Elementary School; and,

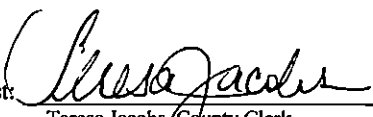
WHEREAS the Board of Education also approved a total expenditure of the project of up to \$300,000.00.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve the transfer of funds up to \$300,000 from the Undesignated Fund Balance Account of the General Purpose School Fund for the architect and construction cost to complete the project. (Account Codes to be assigned by the Finance Department in coordination with the Director of Schools)

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

Waiver of Rules Requested

Duly passed and approved this 18th day of April, 2024.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Mark Ireson
Co-Sponsor(s): Joyce Crosswhite, Zane Vanover

2024-04-06 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

467
4/18/2024

Meeting name **Sullivan County April 18 2024**

35 Item No. 6 Resolution No. 2024-04-06 Sponsors: Ireson/Vanover
Vote

Description RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO PURCHASE AND REPLACE THE BOILER FOR MILLER PERRY ELEMENTARY SCHOOL.

Chairman Venable, Richard

Total vote result
Voting start time 6:27:44 PM
Voting stop time 6:28:05 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0/3

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County

*Board of County Commissioners
244th Annual Session*

Item 7
No. 2024-04-07

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO AMEND THE SULLIVAN COUNTY SOLID WASTE BUDGET BY TRANSFERRING \$50,000 FROM SOLID WASTE FUND BALANCE TO CONTRACTED SERVICES.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby amend the Solid Waste Fund appropriations as follows:

FROM:

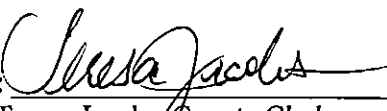
39000 Solid Waste Fund Balance \$50,000

TO

55733-300 Operations and Maintenance-Supplies and Materials \$50,000

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

Duly passed and approved this 18th day of April, 2024.

Attested: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Dwight King

Co-Sponsor: Commissioner Joyce Crosswhite, Hershel Glover

2024-04-07 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

469

Meeting name

Sullivan County April 18 2024

4/18/2024

36 Item No. 7 Resolution No. 2024-04-07 Sponsors: ~~Stidham~~ Ward King/Crosswhite
Vote

Description

RESOLUTION TO AMEND THE SULLIVAN COUNTY SOLID WASTE BUDGET BY TRANSFERRING \$50,000 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE MOST NEEDED.

Chairman

Venable, Richard

Total vote result

Voting start time 6:29:09 PM
Voting stop time 6:29:27 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County

Board of County Commissioners
244th Annual Session

Item 8
No. 2024-04-08

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO AMEND THE CURRENT FY 2023-2024 JAIL BUDGET TO TRANSFER \$300,000 INTO THE JAIL BUDGET FROM EXCESS PAYROLL FUNDS.

WHEREAS, the sheriff's department budget has excess payroll funds due to staffing shortage in the patrol division/ admin divisions, 54110.100, in the amount of \$300,000 available this fiscal year to transfer to the Jail budget to offset uncontrollable costs that have been incurred directly related to the excessive number of inmates incarcerated in this facility, as well as the increase in cost of goods/services, in the current fiscal year.

WHEREAS, uncontrollable costs have been incurred directly related to the excessive number of inmates incarcerated in this facility, as well as the increase in cost of goods/services, in the current fiscal year in the 54210.300 account in the amount of \$15,000 for Maintenance & Repairs to the Jail Building (i.e., Floors, Drains, Walls, Fire Alarms, Sprinklers), Facility (i.e., Ceilings, Doors, Lights, Windows), and Equipment (i.e., Generators, Kitchen Eqpt, Elevator), as well as Indigent Care Medical Costs & Svcs and Pharmaceutical Drugs (Independent Health Svcs); and

WHEREAS, uncontrollable costs have been incurred directly related to the excessive number of inmates incarcerated in this facility in the current fiscal year in the 54210.400 account in the amount of \$285,000 for Food, Milk, Produce, Bakery, and Utilities (Electricity, Natural Gas, Water) and other Operational costs such as Fuel costs for transporting inmates, and Inmate clothing items; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby amend the FY 2023-2024 Sheriffs budget to transfer \$15,000 of excess payroll funds from account 54110.100 to the Jail budget 54210. 300 Account and transfer \$285,000 of excess payroll funds from account 54110.100 to the jail budget 54210.400.

WAIVER OF RULES REQUESTED

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

Duly passed and approved this 18th day of April 2024.

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

Sponsored by: Gary Stidham
Cosponsor: Joe Carr

2024-04-08 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Approved on Consent 21
Yes 3 Absent



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

Item 9
No. 2024-04-09

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

**RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION
OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING
AMENDMENT FOR THE FRIENDSHIP DEALERSHIP PROJECT LOCATED
WITHIN THE LYNN GARDEN REDEVELOPMENT DISTRICT**

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

WHEREAS, KHRA has prepared a Redevelopment Plan for the Lynn Garden Redevelopment District in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport, Tennessee; and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on April 8, 2024, to determine the necessity for the adoption of a Redevelopment Plan for the Lynn Garden Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

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

WHEREAS, KHRA and the Board of Mayor and Aldermen of the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a redevelopment project which includes an automobile dealership and related amenities known as the Friendship Dealership Project to be located within the Lynn Garden Redevelopment District.

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



1. That the Redevelopment Plan for the Lynn Garden Redevelopment District, along with the proposed Amendment, as presented and recommended by KHRA, a copy of the Plan and Amendment being attached hereto as Exhibit A and Exhibit B, respectively, are hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

2. That use of tax increment financing as described in the Lynn Garden Redevelopment Plan as amended for use in support of the project known as Friendship Dealership Project is hereby approved.

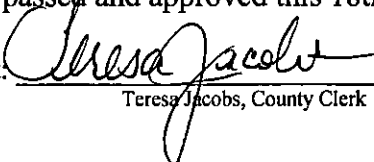
3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate by KHRA.

5. This resolution is restricted solely to the Lynn Garden Redevelopment District and Friendship Dealership Project is not an approval or denial of any other Redevelopment Plan, Project or District.

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

Duly passed and approved this 18th day of April 2024.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner John Gardner

Cosponsors: Commissioners Archie Pierce; Gary Stidham

2024-04-09 ACTION: 04/11/24 Introduced at Work Session. 04/18/24 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

473

4/18/2024

Meeting name **Sullivan County April 18 2024**

51 Item 9 Resolution No. 2024-04-09 Sponsors: Gardner/Pierce
Vote

Description RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE FRIENDSHIP DEALERSHIP PROJECT LOCATED WITHIN THE LYNN GARDEN REDEVELOPMENT DISTRICT.

Chairman Venable, Richard

Total vote result:
Voting start time 6:42:52 PM
Voting stop time 6:43:14 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0 3

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

**LYNN GARDEN REDEVELOPMENT DISTRICT
FRIENDSHIP DEALERSHIP PROJECT
TAX INCREMENT FINANCING AMENDMENT**

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

A. District History.

The Lynn Garden Redevelopment District was designated as a Redevelopment District by Kingsport Housing & Redevelopment Authority (“KHRA”) in 2021. The Redevelopment District contains approximately 118 acres including the necessary right-of-way for the streets included in the District. The Lynn Garden Redevelopment District includes approximately 102 tax parcels. Redevelopment of area is critical to complete the transformation of the entire Redevelopment District. The Lynn Garden Redevelopment District is shown on the map attached as Exhibit One (“Redevelopment District”). The Friendship Dealership Project Area of the Lynn Garden Redevelopment District is shown on the map attached as Exhibit Two (“Project Area”).

The commercial areas of the Redevelopment District are primarily located along or near Lynn Garden Drive and is generally characterized by single ownership and single structures occupying one or more parcels. The remainder of the District is primarily residential in nature and includes single family and multifamily housing. The Redevelopment District includes both standard and sub-standard properties for consideration. However, many of the structures are economically obsolete and physically deteriorated. The City Building Department has identified several structures that have deteriorated to the extent that major repairs may be impractical. The District also contains a high rate of vacant buildings; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the District and projects a negative image of the City.

The Project Area itself contains dilapidated and substandard structures which have received numerous citations from the Tennessee Department of Health and City of Kingsport Code Enforcement. The foundations of previously demolished buildings must be removed and disposed of. The asphalt area remaining on the property is dilapidated and constitutes a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent commercial and residential areas. The existing blight within the Project Area would be eliminated by



implementation of the proposed Redevelopment Project. The presence of a new automobile dealership in the Project Area will increase economic activity in and around the Redevelopment District.

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

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

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

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. KHRA shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-3 and R-1B and R1C by the City of Kingsport. A request to rezone the entire Property to B-3 is currently pending.

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

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Friendship Properties, LLC (the "Developer") for the Friendship Dealership Project is \$13,150,000.00. The proposed improvements by the Developer include demolition of the existing structures, removal of the existing asphalt, grading, installations of storm water and utilities, construction of parking areas, construction of an approximately 24,800 square foot automobile dealership, installation of landscaping, lighting and other related amenities (the "Redevelopment Project").



In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the following six current tax parcels: Sullivan County Control Map 045D, Group K, Parcels 003.10, 004.00, 004.01, 007.00, 008.00 and 009.00 which are the only six tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the approximate amounts of \$ 10,790,000 from a permanent loan to the Developer, Developer investment of \$ \$1,800,000.00 and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 560,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over a twenty five (25) year increment period which is hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a twenty five (25) year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$559,665.00. This results in annual property tax payments to the City in the amount of \$11,137.33 and annual property tax payments to the County in the amount of \$ 13,466.66. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$1,909,040 (based on a \$4,772,600 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ \$37,989.90 and total estimated annual county taxes of \$45,935.32. Because Sullivan County has as of tax year 2023 dedicated \$0.3369 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport as of tax year 2023 has dedicated \$0.3369 of its \$1.99 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 27,922.62. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside but prior to any holdback is \$23,089.16. However, this amendment provides in Paragraph G that five percent (5%) of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and KHRA administrative fees of \$ 46,038.12. The combined new tax revenue above the current base as a result of this Project would be \$5,942.18 to the County and \$4,917.86 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.



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

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than twenty five years. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2051. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

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

The total assessment of the City of Kingsport's real property tax base for the 2019 tax year is approximately \$ 1,878,156,279. The total assessment of Sullivan County's property tax base for the 2023 tax year is approximately \$4,331,190,786. The current assessment of the Project Area represents 0.03% of the City of Kingsport's property tax base and 0.013 % of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.1% of the current City of Kingsport tax base and 0.044% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The construction, development and long-term operation of the Redevelopment Project will result in additional economic activity within the Redevelopment District. It is estimated approximately 25 permanent jobs will result upon the opening of the Project which may increase to as many as 50 jobs within five years of opening all of which results in significant local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

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

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2024 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and



when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, ninety five percent (95%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining five percent (5%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2050.

H. Property Tax Assessments and Collection.

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

2. In any year in which there exists a tax increment to be allocated to KHRA, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by



the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

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

I. Documentation for Assessor's Office.

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

J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax Increment.

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



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



EXHIBIT ONE
MAP OF LYNN GARDEN REDEVELOPMENT DISTRICT



EXHIBIT TWO

MAP OF LYNN GARDEN REDVELOPMENT DISTRICT
FRIENDSHIP DEALERSHIP PROJECT AREA



EXHIBIT THREE



TIF ESTIMATE
FRIENDSHIP DEALERSHIP PROJECT AREA
LYNN GARDEN

Total Original Assessed Base Value		\$559,665.00
County Tax Rate		2.4062
City Tax Rate		1.99
Total New Assessed Value		\$1,909,040.00
County Debt Service Rate		.3369
City Debt Service Rate		.2789
Total County Taxes		\$45,935.32
Base County Taxes		\$13,466.66
County Increment		\$32,468.66
County Debt Service Set Aside		\$4,546.04
Available County Increment after Debt Service		\$27,922.62
County Increment after Holdback of	5%	\$26,526.49
County Increment after Admin Fee		\$25,200.16
Total City Taxes		\$37,989.90
Base City Taxes		\$11,137.33
Proposed City Increment		\$26,852.56
City Debt Service Set Aside		\$3,763.41
Available City Increment after Debt Service		\$23,089.16
City Increment after Holdback of	5%	\$21,934.70
City Increment after Admin Fee		\$20,837.96
Total City and County Increment available for Debt Service		\$46,038.12





KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

**MINUTES OF THE SPECIAL CALLED MEETING
OF THE BOARD OF COMMISSIONERS**

Monday, November 8, 2021

KHRA Administration Office- Conference Room
906 E. Sevier Ave. Kingsport, TN 37660

The Board of Commissioners of the Kingsport Housing and Redevelopment Authority met for a special called meeting, *Monday, November 8, 2021* in the Conference Room of the KHRA Administration Office at 906 E. Sevier Ave. Kingsport, TN 37660. The meeting was called to order by Vice Chair, Seth Jervis at 12:05 p.m. with a quorum present.

Upon roll call, the following Commissioners were listed as present:

Vice Chair Seth Jervis
Commissioner Linda Calvert
Commissioner Esther Rodolphe
Commissioner Tony Jennings

Upon roll call, the following Commissioners were listed as absent:

Chair Larry Estep

KHRA staff members present:

Executive Director, Terry Cunningham
Deputy Director, Sam Edwards
Director of Finance, Bytha Kilgore
Compliance and Marketing Analyst, Hope Caruthers
Marketing and Compliance Officer, Debbie Johnson
Grants & Redevelopment Manager, Michael Price
Project Manager, Casey Begley

Guests present:

Joel Conkin, Wilson Worley Attorneys at Law.
Jessica Harmon, City of Kingsport

Minutes:

Resolution 2021-57 Approval of Regular Meeting Minutes

Motion: Commissioner Jennings moved (seconded by Rodolphe) to approve the minutes of the regular KHRA meeting on September 15, 2021. Motion carried - unanimous.

Old Business:**Resolution 2021-58 Lynn Garden Redevelopment District**

Motion: Commissioner Jennings moved (seconded by Calvert) to approve the adoption of a Redevelopment Plan for the Lynn Garden Redevelopment District. Full resolution is attached as Exhibit One. Motion carried – unanimous.

Resolution 2021-59 Downtown Kingsport Redevelopment District

Motion: Commissioner Calvert moved (seconded by Rodolphe) to approve the adoption of an amendment to the Redevelopment Plan expanding the boundaries of the Downtown Kingsport Redevelopment District. Full resolution is attached as Exhibit Two. Motion carried – unanimous.

Financial Reports:**Resolution 2021-60 August Financials- KHRA**

Motion: Commissioner Jennings moved (seconded by Calvert) to approve the August 2021 KHRA Financial Statements. Motion carried - unanimous.

Resolution 2021-61 August Financials- Myrtle Street

Motion: Commissioner Calvert moved (seconded by Jennings) to approve the August 2021 Myrtle Street Financial Statements. Motion carried - unanimous.

Resolution 2021-62 August Financials – Riverview Place

Motion: Commissioner Calvert moved (seconded by Rodolphe) to approve the August 2021 Riverview Place Financial Statements. Motion carried - unanimous.

Resolution 2021-63 August 2021 Account Write-Offs

Motion: Commissioner Jennings moved (seconded by Calvert) to approve the August 2021 vacated tenant account write-offs. Motion carried - unanimous.

Resolution 2021-64 September Financials- KHRA

Motion: Commissioner Jennings moved (seconded by Rodolphe) to approve the September 2021 KHRA Financial Statements. Motion carried - unanimous.

Resolution 2021-65 September Financials- Myrtle Street

Motion: Commissioner Rodolphe moved (seconded by Jennings) to approve the September 2021 Myrtle Street Financial Statements. Motion carried - unanimous.

Resolution 2021-66 September Financials – Riverview Place

Motion: Commissioner Jennings moved (seconded by Calvert) to approve the September 2021 Riverview Place Financial Statements. Motion carried - unanimous.

Bills and Communications:**Leasing Updates:**

No comments or discussion.

HQS Inspection Updates:

No comments or discussion.

Master Deadline Calendar:

No comments or discussion.

Staff Reports:

No comments or discussion.

New Business**Adjournment:**

There being no further business to discuss at this time, Vice Chair, Seth Jervis declared the meeting adjourned at 1:01 pm.

Respectfully submitted,

Seth Jervis, Vice Chair

Terry W. Cunningham, Secretary

**RESOLUTION OF THE KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
FOR ADOPTION OF A REDEVELOPMENT PLAN FOR THE
LYNN GARDEN REDEVELOPMENT DISTRICT**

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

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

WHEREAS, as previously authorized by the City of Kingsport, KHRA conducted a public hearing on November 3, 2021, to determine the necessity for the adoption of a Redevelopment Plan for the Lynn Garden Redevelopment District on behalf of the City of Kingsport, Tennessee; and

WHEREAS, the comments and findings of said public hearing for the Lynn Garden Redevelopment District have been presented to the KHRA and its commissioners; and

WHEREAS, KHRA based on the information set forth in the redevelopment plan presented at the public hearing and presented at the meeting of the KHRA Board of Commissioners has determined that the Lynn Garden Redevelopment District is a blighted area as defined by T.C.A. § 13-20-201 in need of redevelopment and KHRA hereby adopts and affirms the factual findings contained in the redevelopment plan;

WHEREAS, KHRA finds that the use of the redevelopment tools provided to redevelopment districts by T.C.A. § 13-20-201 et seq. will provide substantial assistance in the redevelopment of the Lynn Garden Redevelopment District;

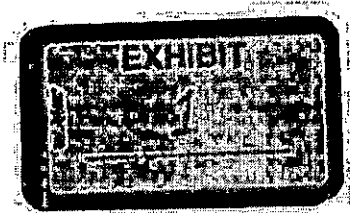
NOW, THEREFORE, be it resolved as follows:

1. KHRA hereby adopts the factual findings contained in the Redevelopment Plan for the Lynn Garden Redevelopment District;

2. KHRA hereby adopts the Redevelopment Plan for the Lynn Garden Redevelopment District on behalf of the City of Kingsport, a copy of the Plan being attached hereto as Exhibit A and recommends the Plan be approved by the City of Kingsport;

1-A

3. That the KHRA staff is directed to forward to the City of Kingsport a summary of the comments on the Redevelopment Plan received at the public hearing and via other public solicitation methods; and



4. That the Executive Director is authorized to execute all documents as may be necessary to implement this Resolution.

INTRODUCTION AND PLAN PURPOSE

The City of Kingsport Tennessee has focused on economic development, and redevelopment in particular, to improve the overall economy and quality of life for City residents. In order to promote redevelopment, the KHRA and the City has previously designated Redevelopment Districts in blighted areas where redevelopment was determined to be most appropriate to provide incentives to encourage redevelopment activities. Within these designated Redevelopment Districts, in order to aid a specific redevelopment project, a project plan would be considered and if appropriate, recommended by Kingsport Housing & Redevelopment Authority ("KHRA") to the City of Kingsport and Sullivan County for tax increment financing assistance following the procedures set forth in Tennessee Code Annotated 13-20-201 et seq. There are currently six (6) areas identified as Redevelopment Districts in the City of Kingsport. Significant redevelopment has occurred in most of these districts.

This Plan Amendment is being proposed to continue this proactive policy by concentrating on the area known as the Lynn Garden Redevelopment District. This area contains approximately 118 acres, including the necessary right-of-way for the streets included in the district. The acreage is divided into 102 tax parcels of property appraised for property tax purposes at approximately \$24,781,000. The area of the proposed Lynn Garden Redevelopment District is shown on the map attached hereto as Exhibit ~~A-1~~ 1-A-1.

REDEVELOPMENT PLAN DESCRIPTION

The commercial areas of the District are primarily located along or near Lynn Garden Drive and is generally characterized by single ownership and single structures occupying one or more parcels. The remainder of the District is primarily residential in nature and includes single family and multifamily housing. The Redevelopment District includes both standard and sub-standard properties for consideration. However, many of the structures are economically obsolete and physically deteriorated. The City Building Department has identified several structures that have deteriorated to the extent that major repairs may be impractical. The District also contains a high rate of vacant buildings; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the District and projects a negative image of the City.

Approximately 39 of the 102 parcels included within the District have been subject to Code Enforcement Violations and Citations by the City of Kingsport Code Enforcement. The majority of those violations deal the residential portion of the district and include violations such as trash and junk on the property. Approximately 60% of the district is non-owner occupied housing. Dilapidated housing coupled with code enforcement violations have led to a decrease in property value. Property appraisal value has declined by approximately 20% between the last appraisal of 2017 and the current appraisal year 2021. That 20% results in a \$5,000,000 loss in value. While land value in the District has remained relatively stable, the improvement value is where the decline has been realized. This decline is a further evidence of the economic downtown and blighting factors in the District.



Over the past two decades, the District has seen the closing of numerous businesses, a low rate of development activity, and a continued decline in overall condition. As a result, a more aggressive approach to redevelopment is necessary for the purposes of removing, preventing and reducing blight, blighting factors and the causes of blight in the District.

The redevelopment project contemplated by this Plan is the redevelopment and economic revitalization of the District as a whole through the use of statutory redevelopment tools which will provide the stimulus needed to attract both public and private capital investment in the District ("Redevelopment Project"). The Redevelopment Project contemplated herein will consist of numerous developments within the District which, collectively with other private development stimulated by this Plan, is designed to achieve the goals of this Plan.

DISTRICT STUDY HISTORY AND PROJECT AREA BOUNDARY DISCRPTION

As stated above, the Redevelopment Plan includes the Lynn Garden Redevelopment Study Area as defined in the attached maps. This area serves as one of the primary gateways into the City of Kingsport and over time has fallen into a state of disrepair in several areas. There are also multiple parcels of property that remain vacant and could be redeveloped and repurposed to enhance economic prosperity for the City.

The Redevelopment Plan would allow consolidation of multiple parcels of land if required. The Plan would provide and promote the creation of larger high quality residential and commercial developments. The existing underutilized land, and marginal controlled vehicular access and topographic conditions along Lynn Garden Drive could be eliminated by implementation of a Redevelopment Plan. Redevelopment of this area would also provide the opportunity to introduce aesthetic improvements that would serve as a catalyst for adjoining property along this gateway into the community.

Based on the foregoing circumstances and conditions, the Board of Commissioners of KHRA and the Board of Mayor and Aldermen of the City of Kingsport shall determine that the Area is blighted as defined by TCA 13-20-201 (a). It is recommended that when appropriate the District be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions.

PLAN OBJECTIVES

The primary objectives of this redevelopment plan include:

- Encourage the development and redevelopment of the District properties and reflect the significant commercial and service uses of the District with commercial, office, professional service, and residential uses.
- To provide an enhanced environment for economic growth and development
- To eliminate blight and blighting or deleterious influences in the area

- To reduce code enforcement violations in the area
- To foster a sense of community pride in the area

ZONING AND LAND USE

The Lynn Garden District represents an area that is currently primarily utilized for neighborhood commercial stores, restaurants, lodging, and a mix of single family and multi-family residential uses. The residential property that exists within the boundary is dominated by non-owner dwellers. Multiple sites in the District have remained vacant over a long period of time. Many parcels within the study are currently underutilized and could be considered obsolete. Many of the parcels have aged and have declined in usage, a redevelopment plan would allow parcels within the study area to be developed into feasible, fully-utilized parcels. Many of the properties along Lynn Garden Drive have limited parking and access due to the proximity to Lynn Garden Drive. The obsolescence of the layout and improvements is evidenced by the properties' low utilization rates. Multiple parcels also contain dilapidated improvements. The ultimate redevelopment of this site should maintain the current mixed-use commercial, office, and residential use of the property. Substantial investments in public and private projects should be preserved by the continued zoning for general commercial development.

The redevelopment of the Area shall comply with the Zoning Ordinances, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the Study Area with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

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

The Lynn Garden Redevelopment Study Area is shown on the maps included in this document. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the KHRA office.

KHRA recommends that the project properties be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions, and where appropriate, incorporated into a redevelopment project. The redevelopment of this study area should result in expanded commercial, office, retail, cultural, and residential uses. The renovation of this area

will enhance the continual improvement and encourage continued investment throughout the study area.

FINDINGS AND RECOMMENDATIONS

Specifically, the Board of Commissioners of the KHRA finds that the Lynn Garden Redevelopment District should be identified as a redevelopment district based on the following factors and conditions:

1. Obsolete buildings, layouts and other improvements.
2. Long term vacancy and underutilization of sites and buildings.
3. Deleterious land use and excess land coverage.
4. Dilapidated improvements.
5. Other factors detrimental to the welfare of the community.

Based on these factors and conditions and the condition of the District as a whole, the Board of Commissioners of the Kingsport Housing & Redevelopment Authority ("KHRA") finds that the District is blighted as defined by Tenn. Code Ann. § 13-20-201 and should be redeveloped, rehabilitated, and renovated in order to correct such blighted, deteriorated, and dilapidated conditions. The KHRA recommends that the Board of Mayor & Alderman of the City of Kingsport ("BMA") and the Sullivan County Commission ("County Commission") adopt this finding and pledge their support of redevelopment activities within the District and offer their assistance in a public/private partnership as provided by the Plan.

REDEVELOPMENT PROCESS

The overall purpose of this redevelopment plan is to identify the project area and properties with a potential for renovation or redevelopment while expanding the usable properties within the designated Redevelopment District that may qualify for redevelopment incentives. This identification of additional properties will offer the opportunity of private planning and investment with the potential of assistance for qualifying and approved redevelopment projects.

If a property owner, or potential owner, wishes to renovate or purchase and renovate an existing property and request financial assistance or other incentives to realize the project, the developer would contact staff to discuss the project who will consult with the City and staff. Should a project be deemed appropriate for consideration, a predevelopment plan for the specific property will be developed to include expected use of the property, expected investment and return on investments, site plan and or architectural drawings, and requested assistance either through an application of Tax Increment Financing or other incentives. The plan will include an evaluation of the planned redevelopment and requested, as well as the impact to the community, including financial benefit. As set forth in TCA 13-20-201 et seq., after notification of property owner(s), notice of public hearing has been completed and a public hearing held, if approved and recommended by the KHRA, the any redevelopment project requesting the use of tax increment financing will be forwarded to the City of Kingsport Board of Mayor and Aldermen and the Sullivan County Commission for consideration of the requested Tax Increment Financing or other incentives.

RELOCATION OF RESIDENCE AND BUSINESSES

It is not anticipated that any project developed through the provisions of this plan will result in the relocation of any residential dwellings or businesses. Should the temporary relocation of persons living in this area be required, all relocations would be in conformance with the Relocation Policy of KHRA which is available for review at the office of KHRA.

LAND ACQUISITION AND DISPOSITION PLAN

It is not anticipated that any properties will be acquired by either the KHRA or the City of Kingsport except for those properties already acquired and in public ownership.

INTERPRETATION

This amendment is intended to comply with and should be construed to be consistent with the provisions of Title 13 Chapter 20 Part 2 of the Tennessee Code and Title 9 Chapter 23 of the Tennessee code ("The Uniformity Tax Increment Financing Act of 2012").

Proposed Lynn Garden Redevelopment District



Legend

- Lynn Garden Redevelopment District
- Lynn Garden Redevelopment District Parcels
- Parcels

2,500 1,000

US Feet

© 2011

**RESOLUTION OF THE KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
FOR ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN
EXPANDING THE BOUNDARIES OF THE DOWNTOWN KINGSPORT
REDEVELOPMENT DISTRICT**

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

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

WHEREAS, on May 17, 2005, pursuant to Resolution No. 2005-125, the Board of Mayor and Alderman of the City of Kingsport adopted an amendment to the City of Kingsport's Redevelopment Plan for Core Urban Areas which created a redevelopment district for the downtown area of the City of Kingsport; and

WHEREAS, on December 2, 2008, pursuant to Resolution No. 2009-135, the Board of Mayor and Alderman of the City of Kingsport adopted an amendment to Downtown Kingsport Redevelopment Plan titled the First Amended and Restated Redevelopment Plan for the Downtown Kingsport Redevelopment District a copy of which is attached hereto as Exhibit A ("the Downtown Kingsport Plan"); and

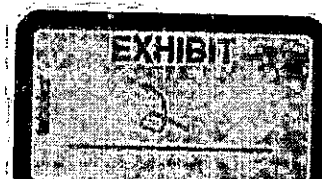
WHEREAS, the KHRA Board of Commissioners believes it is in the best interest of the City of Kingsport to enlarge the boundary of the Downtown Kingsport Redevelopment District as set forth in the current Downtown Kingsport Plan through the adoption of an amendment to the existing Downtown Kingsport Plan, a copy of the Plan Amendment being attached hereto as Exhibit B ("the Plan Amendment"); and

WHEREAS, a public hearing was held on November 3, 2021, as required under T.C.A. § 13-20-201, et. seq. seeking public input on the proposed amendment of the Redevelopment Plan to the Downtown Kingsport Redevelopment District; and

WHEREAS, based upon input from the public hearing and other public solicitation methods and its own investigation, KHRA has determined that the area to be included in the expansion of the Downtown Kingsport Redevelopment District is a blighted area as defined by T.C.A. § 13-20-201 in need of redevelopment.

NOW, THEREFORE, be it resolved as follows:

1. KHRA hereby adopts the Plan Amendment and recommends the Plan Amendment be approved by the City of Kingsport;



2. KHRA hereby adopts the factual findings contained in the Plan Amendment for the Downtown Kingsport Redevelopment District;
3. That the KHRA staff is directed to forward to the City of Kingsport a summary of the comments on the Plan Amendment received at the public hearing and via other public solicitation methods; and
4. That the Executive Director is authorized to execute all documents as may be necessary to implement this Resolution.

RESOLUTION NO. 2009-135**A RESOLUTION AMENDING THE REDEVELOPMENT PLAN OF
THE DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT**

WHEREAS, by Resolution No. 2001-078 the board of mayor and aldermen established the Kingsport Redevelopment Program to implement a formal redevelopment program and to promote opportunities advantageous to the redevelopment of the City of Kingsport; and

WHEREAS, by Resolution No. 2005-125 the board approved the Redevelopment Plan for the Downtown Kingsport Redevelopment District; and

WHEREAS, state enabling legislation allows collection of tax increment financing (TIF) for the entire district rather than for a single parcel or project; and

WHEREAS, the amendment to the Plan would allow TIF for the entire Downtown Kingsport Redevelopment District wherein the real property taxes generated in the district and remitted to the city would be frozen at the 2008 assessment; and any additional real property tax revenue generated by increases in the assessed value of property in the district thereafter would be collected for the benefit of the Kingsport Housing and Redevelopment Authority for use in the redevelopment of downtown; and

WHEREAS, a public hearing was held by the Kingsport Housing and Redevelopment Authority concerning this amendment on November 17, 2008; and

WHEREAS, the amendment was approved by the Kingsport Regional Planning Commission at its November 20, 2008 meeting;

Now therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN AS FOLLOWS:

SECTION I. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District adopted in Resolution No. 2005-125 of the board of mayor and aldermen is amended as follows:

**FIRST AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE
DOWNTOWN KINGSFORT REDEVELOPMENT DISTRICT**

WHEREAS, on May 17, 2005, pursuant to Resolution No. 2005-125, the Board of Mayor and Alderman of the City of Kingsport adopted an amendment to the City of Kingsport's Redevelopment Plan for Core Urban Areas which created a redevelopment district for the downtown area of the City of Kingsport ("the Downtown Kingsport Amendment"); and

WHEREAS, since the adoption of the Downtown Kingsport Amendment, Tennessee law governing redevelopment and the use of tax increment financing has been amended to allow for the use of "district wide" tax increment financing; and



WHEREAS, it is believed that the implementation of a "district wide" TIF concept will result in the more efficient and expeditious redevelopment of the Downtown Kingsport Redevelopment District; and

NOW, THEREFORE, the Downtown Kingsport Amendment is hereby revised and replaced in its entirety as follows:

A. District Description and History

The Downtown Redevelopment District is generally bounded by Clinchfield Street on the west, Sullivan to Watauga to Sevier to Poplar to Dale Streets on the north, Wilcox Drive on the east, and the Clinchfield Railroad on the south; the District then crosses the railroad tracks to include a southern area bounded by Lincoln Street on the north, Wheatley Street on the east, and Dunbar Street on the South and West. The district also includes the former Quebec Site which is an approximately 16.30-acre area bounded by Clinchfield Street to the east, Center Street to the south, Roller Street to the west, and Sullivan Street to the north (collectively the "District")

The District contains approximately 60 city blocks and 600 business tenants; the public housing communities of Lee & Riverview, and the Old Washington School. The Downtown Redevelopment District is shown on the map attached hereto as Exhibit A.

The commercial area consists of the city's central business district and is generally characterized by single ownership and single structures occupying one or more parcels. Many of the structures are economically obsolete and physically deteriorated. The City Building Department has identified commercial structures that have deteriorated to the extent that major repairs may be impractical. The District also contains a high rate of vacant buildings; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the District and projects a negative image of the City.

The public housing communities were constructed in the 1940s and are economically obsolete, as they do not meet the current housing needs of the community in terms of design and amenities and have high maintenance costs. The Kingsport Housing & Redevelopment Authority ("KHRA") is currently analyzing how best to manage these structures. The Riverview public housing project is currently undergoing a complete demolition and reconstruction with single family residences and duplexes funded partially through a HOPE VI grant. Options for the Lee housing project include major rehabilitation, demolition, and new construction. Other residential units scattered throughout the District have various structural deficiencies and may be considered substandard.

The Downtown area of the City of Kingsport has been faced with the major economic trends that have been affecting other urban cores across the nation – namely a flight of retail dollars from Downtown shopping districts to suburban shopping malls, strip centers and office parks. Capital reinvestment in Downtown properties has been below desired thresholds for years. Faced with a continuing decline, some tenants of the Downtown have departed as their leases

have expired and prospective tenants and owners have elected to locate their operations on the City's fringe. All of these activities have a negative impact on the Downtown District, creating a situation where it becomes ever more difficult to serve the commercial and service needs of today's market.

A portion of the District was included as a study area in the Redevelopment Plan for Core Urban Areas which was initially adopted by the City of Kingsport in 2001. As a result of its inclusion as a study area, a November 7, 2001, report titled Economic Analysis of Redevelopment Areas was prepared for the KHRA by Economic Research Associates. This report documented numerous conditions and factors in the downtown area which supported a finding of blight. Specifically, the report noted the absence of any substantial activity at night, the high number of vacant and partially vacant buildings, the high percentage of fire code violations and the lack of retail diversity. The report recommended that while the Downtown area could potentially be considered blighted under a typical analysis a more conservative approach such as public infrastructure investment, more aggressive marketing, and other economic incentives should be considered to eliminate these conditions. In addition, a report prepared for KHRA by Basile Baumann Prost & Associates, Inc. dated July 11, 2007, found that the former Quebecor site met the definition of blight as set forth in Tennessee law.

Unfortunately, the more conservative approaches recommended by the report have not been as effective as hoped or have proven to be unfeasible for the Downtown area. Moreover, since the date of the report, the District has seen the closing of several major commercial businesses including the Kingsport Foundry and the Quebecor manufacturing plant resulting in significant vacant and underutilized property. As a result, an aggressive approach to redevelopment is necessary for the purposes of removing, preventing and reducing blight, blighting factors and the causes of blight in the District.

The redevelopment project contemplated by this Plan is the redevelopment and economic revitalization of the District as a whole through the use of statutory redevelopment tools which will provide the stimulus needed to attract both public and private capital investment in the District ("Redevelopment Project"). The Redevelopment Project contemplated herein will consist of numerous developments within the District which, collectively with other private development stimulated by this Plan, is designed to achieve the goals of this Plan.

Based on the foregoing facts and circumstances and the condition of the District as a whole, the Board of Commissioners of the Kingsport Housing & Redevelopment Authority ("KHRA"), finds that the District is blighted as defined by Tenn. Code Ann. § 13-20-201 and should be redeveloped, rehabilitated, and renovated in order to correct such blighted, deteriorated, and dilapidated conditions. The KHRA recommends that the Board of Mayor & Alderman of the City of Kingsport ("BMA") and the Sullivan County Commission ("County Commission") adopt this finding and pledge their support of redevelopment activities within the District and offer their assistance in a public/private partnership as provided by the Plan.

B. Tax Increment Financing

Tax increment financing ("TIF") is a redevelopment tool codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for property within the District in need of redevelopment. Upon adoption of this Plan, TIF may be utilized to finance eligible redevelopment costs for the Redevelopment Project subject to the limitations herein. All property located within the District is referred to as "TIF Property." Any indebtedness issued by the KHRA pursuant to this Plan and for which tax increment revenue is pledged as collateral is hereafter referred to as "TIF Indebtedness."

Notwithstanding anything in this Plan to the contrary, the KHRA, in order to make the use of TIF expeditious and economically feasible for smaller redevelopment proposals, shall have the authority to approve redevelopment proposals in the District without further approval of the BMA or County Commission which do not involve TIF or which involve the issuance of TIF Indebtedness of \$500,000.00 or less. However, at no time shall the total outstanding unpaid balance of all TIF Indebtedness for the District be in excess of \$10,000,000.00 without further approval of the BMA and County Commission as applicable. The evaluation and approval of redevelopment proposals by KHRA shall be made in accordance with the KHRA Procedures for Redevelopment Proposals. All redevelopment proposals involving TIF Indebtedness in excess of \$500,000.00 shall be approved by the BMA and County Commission as applicable.

The redevelopment objectives of the Downtown Kingsport Redevelopment Plan will not occur to the degree proposed in this Plan without the use of TIF.

C. Estimated Costs of the Project

At this time, the following redevelopment concepts are under consideration by the KHRA for the Downtown Kingsport Redevelopment District:

<u>Concept Proposals</u>	<u>Est. Total Cost</u>
1. Quebecor redevelopment	\$20,000,000
2. Renovation or replacement of Lee Apartments	\$11,500,000
3. Downtown Kingsport Parking Garage	\$ 3,800,000

The KHRA's mission in the promotion and expansion of affordable and public housing opportunities is critical to providing decent, safe, and sanitary housing for low income persons in the KHRA's service area. The KHRA is dedicated to promoting and expanding affordable and public housing through utilization of available redevelopment tools.

In 2001 the BMA adopted by Resolution the development objectives identified in the "Downtown Kingsport Gateways Development Plan" as prepared by the firm McCarty Holsapple McCarty & Ross Fowler under contract from the Model City Coalition ("Model City Coalition Plan"). The development objectives and proposals outlined in that plan are herein incorporated by reference and will

be pursued to the extent feasible by the KHRA as part of the Redevelopment Project for the District. Such redevelopment proposals shall be pursued with KHRA acting as the developer where appropriate, in support of City initiatives where appropriate, or in support of public/private partnerships, when available and appropriate. The KHRA shall apply priority to development proposals which work towards the creation of a 24-hour-A-Day Critical Mass of People in the downtown district. This was identified in the Model City Coalition Plan as the single most important endeavor in stimulating economic development activity within the district, and is acknowledged as critical to the downtown's economic revitalization. The costs for the redevelopment proposals contained in this plan are unknown at this time but are deemed to be significant.

In addition, other redevelopment proposals are anticipated to develop pursuant to this Plan, the estimated costs of which are unknown at this time. However, absent further approval by the BMA and County Commission, as applicable, at no time shall the total outstanding unpaid balance of all TIF Indebtedness for the District be in excess of \$10,000,000.00

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

The primary sources of revenue to pay for the Redevelopment Project instituted pursuant to this Plan will be private investment, TIF Indebtedness (to be issued by the KHRA in the form of bonds, notes, or other indebtedness), and other available local, state and federal funding. Based on current interest rates and a 20 year amortization, the estimated combined tax increment revenue needed to support TIF Indebtedness would be approximately 10.50 cents per year for every dollar of TIF Indebtedness issued.

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

The final maturity date on any TIF Indebtedness issued pursuant to this Plan shall be no more than twenty years. The twenty year amortization period shall begin upon the KHRA's issuance of the TIF Indebtedness.

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

Because any money pledged for repayment of TIF Indebtedness is based upon projected future tax revenue generated by future increases in the property tax base, the net effect upon the current revenue base of the local taxing agencies is minimal. The total current assessed value of property within the District is approximately \$29,518,990. The total assessed value of the City of Kingsport's property tax base for the 2007 tax year is approximately \$904,874,675 which resulted in approximately \$20,645,071 of real property taxes being levied. The total assessed value of Sullivan County's property tax base for the 2007 tax year is approximately \$2,994,475,336 which resulted in approximately \$75,760,226 of real property taxes being levied. The current assessed value of the District represents approximately 3.3% of the City of Kingsport's property tax base and 1.0 % of the Sullivan County property tax base. However, based on a maximum total outstanding unpaid balance of

\$10,000,000, the estimated tax revenue to repay this amount of indebtedness (based on a 20 year amortization and a 6% interest rate) would represent approximately 2.1% of the current City of Kingsport real property tax levy and - 0.6% of the current Sullivan County total real property tax levy assuming equal participation by both taxing agencies. Based on these percentages, neither the City of Kingsport, nor Sullivan County (the two taxing agencies affected by this Redevelopment Project) will be substantially impacted by this tax-increment financing provision.

In addition, pursuant to Tenn. Code Ann. §13-20-205 (g), any portion of the Sullivan County tax rate pledged for repayment of indebtedness shall not be allocated as provided in Paragraph G below but shall be collected and paid to Sullivan County as all other property taxes are collected and paid.

G. Division of Property Taxes:

Upon approval of this Plan, the taxes levied and collected on any TIF Property shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of the TIF Property as shown upon the assessment roll of the appropriate assessor, as of the date of the most recently determined valuation prior to the date of approval of this Amended Plan by the City pursuant to T.C.A. §13-20-203 (the assessed value prior to the approval of this Plan being called the "Base Assessment") shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes levied by such taxing agencies as all other property taxes are paid; provided, that in any year in which the actual assessment of the TIF Property is less than the Base Assessment, there shall be allocated and paid to those respective taxing agencies only those taxes actually produced by the application of the current tax rates against such actual assessment;
2. All the taxes levied in each year in excess of the Base Assessment for all TIF Property shall be allocated to and, when collected, shall be paid into a special fund of the KHRA beginning with the tax year following the year in which the City approves this amended Plan. The taxes paid shall be used by the KHRA to pay the principal of and interest on any indebtedness incurred or to be incurred by the KHRA to finance or refinance, in whole or in part, for the Redevelopment Project including property acquisition, public improvements, TIF administration expenses, KHRA redevelopment fees, and such other expenses as may be allowed by law.
3. Upon retirement of all TIF Indebtedness incurred by the KHRA and payable from such special fund, or at such time as monies on deposit in such special fund are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment of TIF Property shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and the KHRA shall give notice to all affected taxing agencies of such retirement.

4. Notwithstanding anything to the contrary in this Plan, taxes levied upon property subject to tax increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee, shall not be subject to allocation as provided in Paragraph 2 immediately above but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

H. Property Tax Assessments and Collection

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

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

I. Documentation for Assessor's Office

Upon approval of this Plan, the City Recorder and County Clerk shall transmit to the tax assessors and each taxing agency affected a copy of the description of all land within the District and the date or dates of its acquisition by the Authority, a copy of the description of all property leased or sold to individuals or corporations for development in the Redevelopment District, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, and a map or plat indicating the boundaries of such property, and taxes shall, thereafter, when collected, be allocated and paid in the manner provided above. In addition, the KHRA shall notify the tax assessor and each taxing agency affected upon each future acquisition of TIF Property and issuance of TIF Indebtedness within the District.

J. Excluded Taxes

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

K. Interpretation.

This Plan is being proposed pursuant to T.C.A. § 13-20-201, et. seq. and all relevant provisions are hereby incorporated herein by reference. All provisions of this Plan shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax-Increment.

The KHRA may enter into a Redevelopment Agreement with each Developer of TIF Property which shall contain such terms as the KHRA believes necessary to ensure the efficient and orderly completion of the project. The KHRA shall be paid a redevelopment services fee from the proceeds of each TIF Indebtedness equal to two percent (2%) of the principal amount of each TIF Indebtedness issued pursuant to this Plan and an annual administration fee to be paid from the annual tax increment received by the KHRA from the City and County pursuant to this Plan equal to five percent (5%) of the total annual tax increment received by the KHRA.

M. Relocation Assistance.

No action is anticipated at this time which will permanently reduce the number of residential dwelling units having rents within the financial reach of the income groups displaced from such substandard dwellings. However, if any residents are displaced either permanently or temporarily, such residents will receive relocation assistance in accordance with the KHRA Relocation Plan which is located at Appendix C of the Redevelopment Plan.

N. Replacement of Prior Redevelopment Plans.

This Plan replaces and supersedes the Redevelopment Plan adopted by the KHRA and the City of Kingsport for Downtown Kingsport in 1989 as well as any other Redevelopment Plans which may have been adopted for any part of this District by the KHRA, BMA or County Commission. However, the plan amendment approved on November 20, 2007 by the Board of Mayor and Alderman of the City of Kingsport pursuant to Resolution No. 2008 - 100, which incorporated the former Quebecor Site into the Downtown Kingsport Redevelopment District is incorporated herein by reference.

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

Adopted this the 2nd day of December, 2008.



ATTEST
Elizabeth A. Gilbert
 ELIZABETH A. GILBERT
 Deputy City Recorder

Dennis R. Phillips
 DENNIS R. PHILLIPS, Mayor

APPROVED AS TO FORM:
J. Michael Billingsley
 J. MICHAEL BILLINGSLEY, City Attorney

**FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE DOWNTOWN
KINGSPORT REDEVELOPMENT DISTRICT**

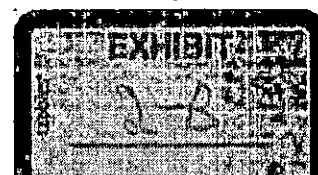
On May 17, 2005, pursuant to Resolution No. 2005-125, the Board of Mayor and Alderman of the City of Kingsport adopted an amendment to the City of Kingsport's Redevelopment Plan for Core Urban Areas which created a redevelopment district for the downtown area of the City of Kingsport ("the Downtown Kingsport Amendment"). On December 2, 2008, pursuant to Resolution No. 2009-135, the Board of Mayor and Alderman of the City of Kingsport adopted an amendment to Downtown Kingsport Redevelopment Plan titled the First Amended and Restated Redevelopment Plan for the Downtown Kingsport Redevelopment ("the Downtown Kingsport Plan").

The KHRA Board of Commissioners believes it is in the best interest of the City of Kingsport to enlarge the boundary of the Downtown Kingsport Redevelopment District as set forth in the current Downtown Kingsport Plan through the adoption of an amendment to the existing Downtown Kingsport Plan. The areas of the City of Kingsport being added to the Redevelopment District are commonly known as Cement Hill and Brickyard Park and are shown in yellow and orange respectively on Exhibit A attached hereto (the "Expansion Area").

The Cement Hill section of the Expansion Area consists of approximately 38 acres of vacant land which was previously industrially developed land used for the Penn-Dixie Cement Plant. This property currently is subject to restrictions on disturbing portions of the land due to its industrial nature with cement kiln dust being buried. As a result, this property has been vacant for decades and is in need of redevelopment.

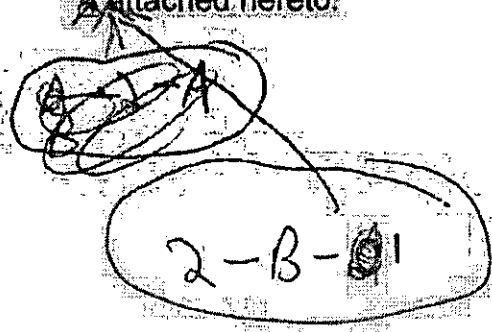
The Brickyard Park section of the Expansion Area consists of approximately 109 acres which was previously used for various industrial purposes including the production of bricks. However, this property has remained vacant and underutilized since the plant closed in 2008. Approximately 57 acres of this property is currently subject to a Brownfield Voluntary Agreement with the Tennessee Department of Environment and Conservation and is further subject to Land Use Restrictions of record in Deed Book 3465 Page 493 of the Register of Deeds of Sullivan County, Tennessee which place limits on the types of and manner of development of the property. This property also contains significant sections of deteriorated concrete and asphalt which will need to be removed prior to any redevelopment. A portion of this property has been redeveloped by the City of Kingsport as a park but the remaining portion remains vacant and in need of redevelopment.

Based on the foregoing facts and circumstances and the condition of the Expansion Area as a whole, the Board of Commissioners of KHRA finds that the Expansion Area is blighted as defined by Tenn. Code Ann. § 13-20-201 and should be redeveloped, rehabilitated, and renovated in order to correct such blighted, deteriorated, and dilapidated conditions. The KHRA recommends that the Board of Mayor & Alderman of the City of Kingsport adopt this finding and pledge their support of redevelopment



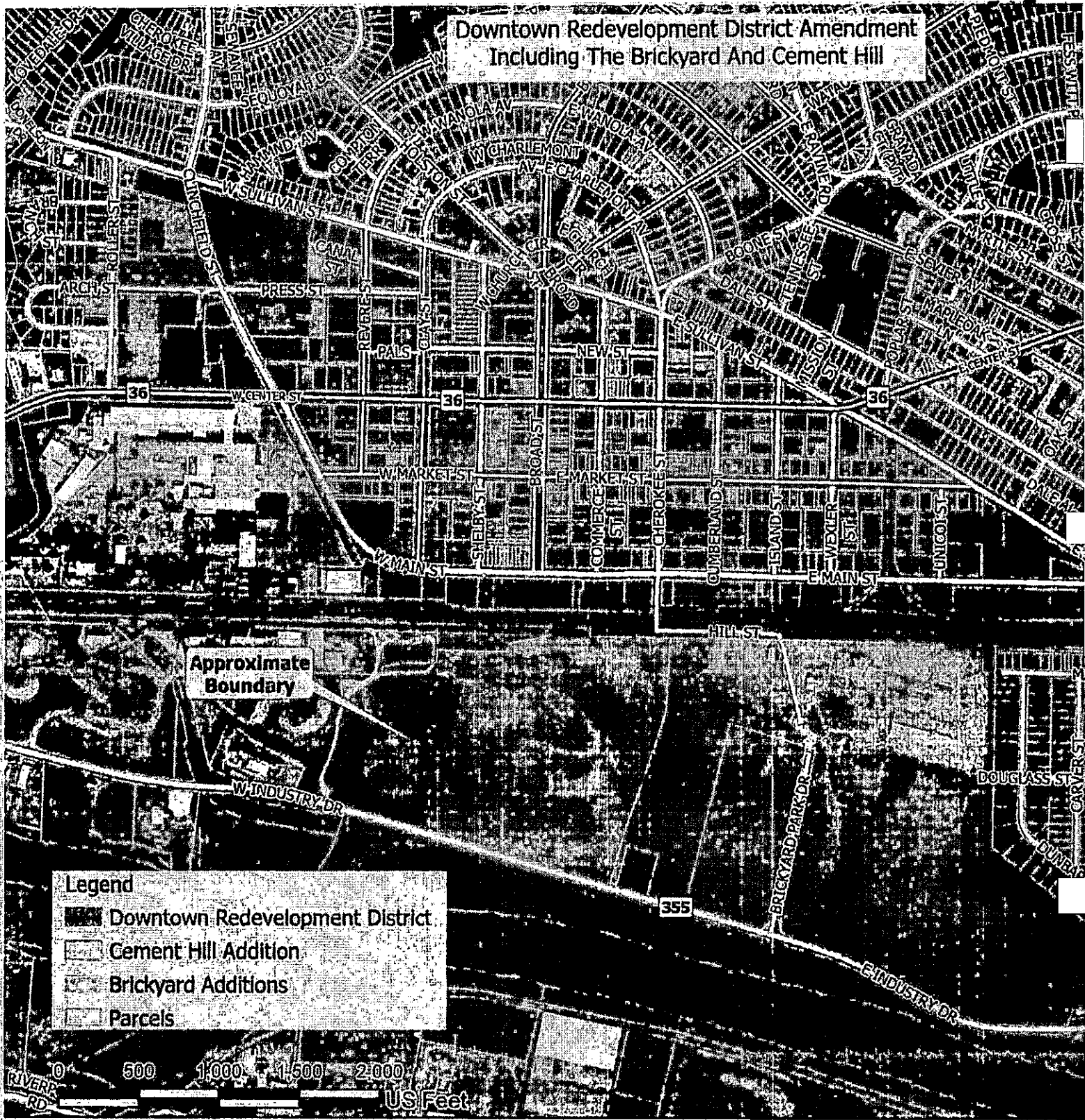
activities within the District and offer their assistance in a public/private partnership as provided by the Plan.

The Downtown Kingsport Amendment is hereby amended by deleting the existing Exhibit A of the Downtown Kingsport Plan and replacing it in its entirety with the Exhibit X attached hereto.



Handwritten scribbles and a circled reference number '2-B-01'.

Downtown Redevelopment District Amendment
Including The Brickyard And Cement Hill



Approximate
Boundary

Legend

- Downtown Redevelopment District
- Cement Hill Addition
- Brickyard Additions
- Parcels

0 500 1,000 1,500 2,000
US Feet

EXHIBIT
3-16-71

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

Item 10
Resolution No. 2024-04-10

No. 2024-04-09 To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE OF UP TO \$1 MILLION FOR COSTS ASSOCIATED WITH THE WEST RIDGE HIGH SCHOOL ACCESS ROAD, THIS AMOUNT BEING IN ADDITION TO THE \$3 MILLION ALREADY APPROVED FOR THE PROJECT.

WHEREAS the Sullivan County Board of Education currently has requested and received bids for the construction of an access road at West Ridge High School; and,

WHEREAS the bid recommended by the engineer, A. Morton Thomas & Associates, Inc., totaled \$2,509,246.10; and,

WHEREAS other costs in preparation of construction have been incurred; and,

WHEREAS the Board of Education and the Board of County Commissioners approved Resolution No. 2022-10-92 appropriating \$3,000,000.00 for the purpose of completing this project; and

WHEREAS with known costs totaling close to the amount already approved, additional \$1,000,000 of funding is being secured in addition to the \$3,000,000 providing an abundance of caution to prepare for any unforeseen costs that may arise.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the transfer of funds from the General Purpose School Fund undesignated fund balance to the General Purpose School Fund Budget in an amount up to \$4,000,000.00 to cover any project related cost for construction of the West Ridge High School Access Road. The account codes are as follows:

39000	Undesignated Fund Balance	\$4,000,000
76100-791	Other Construction	\$4,000,000



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

Waiver of Rules Requested

Duly passed and approved this 18th day of April, 2024.

Attest 
Teresa Jacobs, County Clerk

Approved 
Richard S. Venable, County Mayor

Sponsored By: Zane Vanover
Co-Sponsor(s): Mark Ireson, Joyce Crosswhite

2024-04-10 ACTIONS: 04/11/24 Introduced at Work Session. 04/18/24 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

510

Meeting name

Sullivan County April 18 2024

4/18/2024

52 Item 10 Resolution No. 2024-04-10 Sponsors: Vanover/Ireson
Vote

Description

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE OF UP TO \$1 MILLION FOR COSTS ASSOCIATED WITH THE WEST RIDGE HIGH SCHOOL ACCESS ROAD, THIS AMOUNT BEING IN ADDITION TO THE \$3 MILLION ALREADY APPROVED FOR THE PROJECT.

Chairman

Venable, Richard

Total vote result

Voting start time 6:55:08 PM
Voting stop time 6:55:27 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

Item 11
Resolution No. 2024-04-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION PURSUANT TO T.C.A. §67-5-2404 TO FIX THE COMPENSATION OF SULLIVAN COUNTY DELINQUENT TAX ATTORNEY JIM WILLIAMS AT 8% OF ALL DELINQUENT TAXES PAID (EXCEPT WHEN THE COUNTY BIDS THE PROPERTY IN), PLUS SUCH ALLOWANCES THE COURT MAY DIRECT UNDER STATE LAWS.

WHEREAS, pursuant to T.C.A. §67-5-2404, Angela Taylor, Sullivan County Trustee, with the approval of Sullivan County Mayor, Richard S. Venable, has appointed the Delinquent Tax Attorney for Sullivan County; and

WHEREAS, pursuant to T.C.A. §67-5-2404 the County Commission for Sullivan County must confirm the terms of compensation for such Delinquent Tax Attorney as negotiated by the Sullivan County Trustee; and

WHEREAS, the terms of compensation negotiated and agreed upon by the Sullivan County Trustee and Jim Williams, Attorney at Law (dba Jim Williams & Associates, Attorneys at Law, LLC.), are as follows:

Jim Williams, Attorney at Law, will begin service as Delinquent Tax Attorney for Sullivan County as of May 1, 2024.

Jim Williams, Attorney at Law, will receive as compensation for work as the Delinquent Tax Attorney eight percent (8%) of all delinquent taxes paid, whether by voluntary payment or by judicial sale; however, if Sullivan County bids the property in, the attorney fees will not be due and payable unless and until Sullivan County resells the property to a third person.

In addition, Jim Williams, Attorney at Law, will be entitled to such allowances that the Court may direct pursuant to the authority of T.C.A. §8-21-404, T.C.A. §8-21-801 and T.C.A. §67-5-2410(c)(3) and (d).

The Sullivan County Trustee or Jim Williams, Attorney at Law, serving as the Sullivan County Delinquent Tax Attorney, may terminate the contractual client/attorney relationship and/or the terms of compensation for such services, at any time for any reason or for no reason with thirty days written notice.

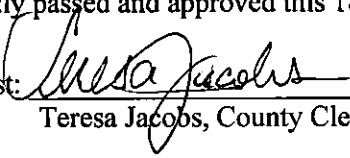
NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby confirms the terms of compensation for Delinquent Tax Attorney, Jim Williams, Attorney at Law (dba Jim Williams & Associates, Attorneys at Law, LLC.), as set forth above.

CONTINUES NEXT PAGE



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

Duly passed and approved this 18th day of April, 2024.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Darlene Calton
Co-Sponsor(s): Commissioners Joyce Crosswhite

2024-04-11 ACTIONS: 04/18/24 Introduced at Regular Session. Approved on Waiver of Rules
21 Yes, 3 Absnet



Agenda subject voting report

513

Meeting name

Sullivan County April 18 2024

4/18/2024

53 Item 11 Resolution No. 2024-04-11 Sponsors: Calton/Crosswhite
Vote

Description

RESOLUTION PURSUANT TO T.C.A. §67-5-2404 TO FIX THE COMPENSATION OF SULLIVAN COUNTY DELINQUENT TAX ATTORNEY JIM WILLIAMS AT 8% OF ALL DELINQUENT TAXES PAID (EXCEPT WHEN THE COUNTY BIDS THE PROPERTY IN), PLUS SUCH ALLOWANCES THE COURT MAY DIRECT UNDER STATE LAWS.

Chairman

Venable, Richard

Total vote result

Voting start time 6:56:57 PM
Voting stop time 6:57:16 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Ernest & Barbara Williams
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as unopened Hicks Avenue
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

3/12/24
Date

Zane Vanover
Witness

E. E. Williams
SIGNATURE OF OWNER

Ernest E. Williams Jr
Printed Name of Owner

3/12/24
Date

Zane Vanover
Witness

Barbara D. Williams
SIGNATURE OF OWNER

BARBARA D. Williams
Printed Name of Owner

**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Monica & C.E. Swayze
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee, being more particularly described as Unopened Hecker Avenue
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

010424
Date

Monica Swayze
SIGNATURE OF OWNER

Witness

Monica Swayze
Printed Name of Owner

010424
Date

C.E. Swayze
SIGNATURE OF OWNER

Witness

C.E. SWAYZE
Printed Name of Owner

3/25/2024

25' Unopened road closing

located on the east side of lots 15-31

Plat Book 2 Page 65B

4246 Bloomingdale Road

Tax Map 015 Parcel 081.00

Deed 210C page 865

E.E. Williams, Jr. and wife Barbara Diehl Williams

Begin on the north side of Bloomingdale Road corner with Williams property at tax map 015 parcel 081.00 and tax map 015 parcel 80.20, the Jonathan Hale and Susan Deneen Mullins property and being the south east corner for lot 15 of the Iva C. Hicks Subdivision recorded in Plat Book 2 page 65B by Thomas Galloway dates November 21, 1935, Thence with the Williams and Mullins property line along the side of lot 15 and 31 N 13° 30' E 450.00 (feet) to a point on the south side of an unopened street, Hicks Avenue, thence N 75° 30' W 25.00 (feet) to a point, thence crossing lots 31 and 15, a calculated line S 13° 30' W 449.27 to a point on the north side of Bloomingdale Road thence with the Road S 73° 50' E 25.00 (feet) to the POINT OF BEGINNING, containing 0.26 +/- Acs. Information taken from deed 210C page 865, original deed 113A page 364 dated 1950 establishing a 25' future street which has never been constructed.

This closure approved by all joiners to the unopened road.

0210C
0865

BOOK 210C PAGE 865

THIS DEED, Made and entered into on this 23rd day of October, 1972, by and between E. E. WILLIAMS and wife, JANIE H. WILLIAMS, Parties of the First Part, and E. E. WILLIAMS, JR. and wife, BARBARA DIENL WILLIAMS, Parties of the Second Part,

W I T N E S S E S H:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Parties of the First Part have this day bargained and sold and by these presents do hereby grant, transfer and convey unto the Parties of the Second Part, their heirs and assigns, with covenants of general warranty of title the following described real property situated in the 10th Civil District of Sullivan County, Tennessee, which is more particularly described as follows, with the exception of a certain alley described herein, to-wit:

BEING Lots Nos. 11, 12, 13, 14, 15, 27, 28, 29, 30 and 31 of the Iva C. Hicks Sub-Division, surveyed by Thos. M. Galloway, on November 21st, 1938, which map is forthwith to be recorded in the office of the Register for Sullivan County, at Blountville, Tennessee, and reference to this map is hereby made for particular description of these lots, as follows:

BEGINNING at a stake on the south-east corner of Lot No. 10 on the north side of the Bloomingdale Road and running with said road S 73 degs. 50' E 375 feet to a post and corner with Ramsey; thence N 13 degs. 30' E 450 feet to the south-east end of Hicks Avenue; thence N 75 degs. 30' W with the south side of Hicks Avenue 375 feet to the corner of Lot No. 26; thence with the line of Lot Nos. 26 and 10 S 13 degs. 30' W. 430 feet to the place of beginning.

RESERVATION: There is specifically reserved from the above transfer, a street twenty-five (25) feet wide on the east side of Lots Nos. 15 and 31, adjoining Ramsey, running from the State Highway N. 13 degs. 30' E. 450 feet to Hicks Avenue, this street being cut off from Lots Nos. 15 and 31, thus reducing the frontage of same by 25 feet, leaving them with a width of only 50 feet.

→ 25'
UNOPENED
STREET

BEING the same property conveyed to E. E. Williams and wife, Janie H. Williams by J. W. Ramsey and wife, Kathleen Ramsey, by deed dated March 9, 1950, which deed is recorded in Deed Book 113-A, page 364, Sullivan County Registry.

TO HAVE AND TO HOLD unto the Parties of the Second Part, their heirs and assigns, in fee simple forever.

This instrument was prepared by
HOWARD R. POSTON, Attorney
Kingsport, Tennessee

0210C
0866

BOOK 210C PAGE 866

The Parties of the First Part covenant to and with the Parties of the Second Part, their heirs and assigns, that they are lawfully seized and possessed of the real property hereby conveyed; that they have a good and lawful right to grant, bargain, transfer and convey the same; and that the title is clear, free and unencumbered which said title they will forever warrant and defend against the good and lawful claim of all persons whomsoever.

WITNESS the signatures of the Parties of the First Part on this the 23rd day of October, 1972.

E. E. Williams
E. E. Williams

Janie H. Williams
Janie H. Williams

STATE OF TENNESSEE *
COUNTY OF SULLIVAN *

Personally appeared before me Blanche M. Hicks, a Notary Public in and for the State and County aforesaid, E. E. WILLIAMS and wife, JANIE H. WILLIAMS, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Kingsport, Sullivan County, Tennessee, on this the 23rd day of October, 1972.

Blanche M. Hicks
Notary Public

My Commission expires: Nov 8, 1975

0210C
0867

BOOK 210C PAGE 867

FOR THE PURPOSES OF THIS DEED, I, the undersigned, do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara D. Williams
Affiant

Subscribed and sworn to before me this the 2 day of July, 1979

Mary Duncan
Notary Public or Registrar

By: *Mary Duncan, D.R.*



E. E. Williams, Jr.
Attest
Kingsport

Sullivan County, Tenn. Register of Deeds: Received for record on the 2 day of July, 1979 at 3:00 P.M. Noted in Note Book 55 Page 247

Mary Duncan
Register

2/01/07

adjacent
520
landowner

**WAIVER OF INTEREST IN ADJACENT SULLIVAN COUNTY
ROADS AND RIGHT-OF-WAYS, AND WAIVER/RELEASE
OF DAMAGES ASSOCIATED THEREWITH**

I/We Jonathan Mullins and Susan Mullins
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as Unopened Pickle Swamp
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all interest which I/We may have in such highway, road, and/or right-of-way and do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

2-29-24
Date

X Jonathan Mullins
SIGNATURE OF OWNER

Witness

Jonathan Mullins
Printed Name of Owner

2-29-24
Date

X Susan Mullins
SIGNATURE OF OWNER

Witness

Susan Mullins
Printed Name of Owner

3/6/09

neighbor
to sign 521

**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Jonathan Mullins AND Susan Mullins
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as Unopened Hocht Tunnel
(Description of Highway, Road, Right-of-Way)

do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

2-29-24
Date

Witness

x Jonathan Mullins
SIGNATURE OF OWNER

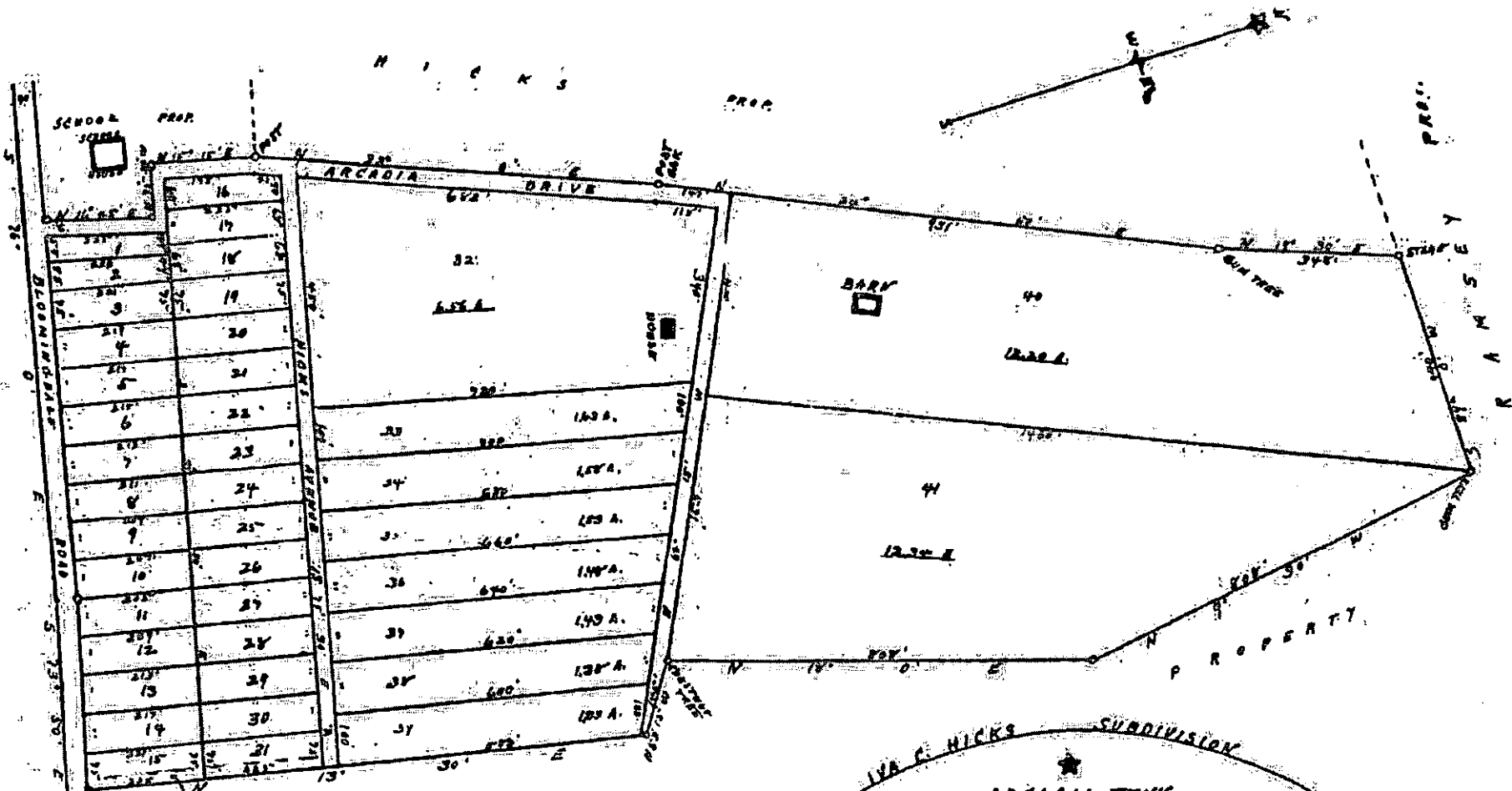
Jonathan Mullins
Printed Name of Owner

2-29-24
Date

Witness

x Susan Mullins
SIGNATURE OF OWNER

Susan Mullins
Printed Name of Owner



IVA C. HICKS SUBDIVISION
 ARCADIA, TENN.
 SURVEYED APR. 21, 1925
 BY - THOS. W. BULLOWAY
 SCALE 1 INCH = 200 FT.

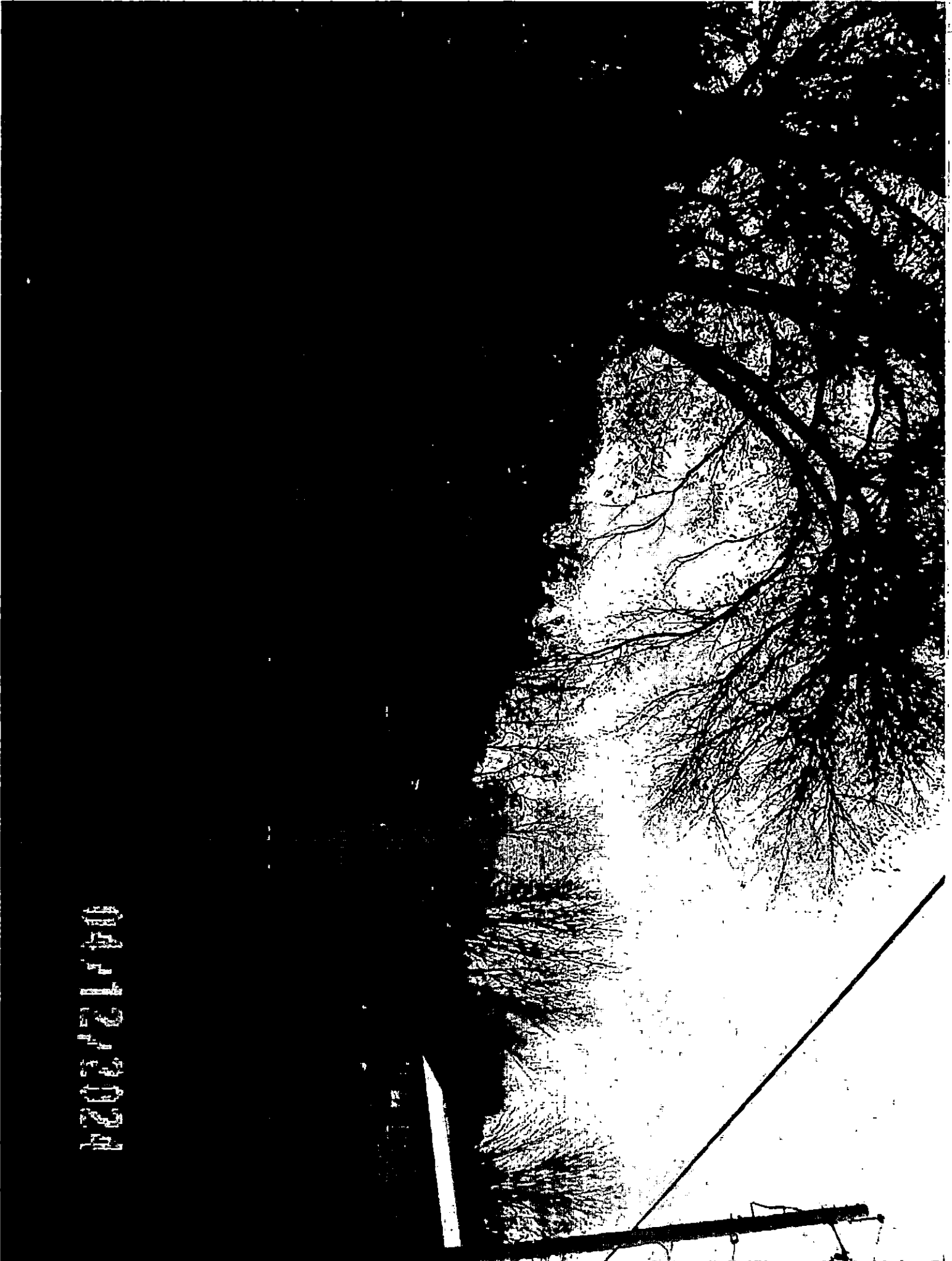
2-65B

5' x 10' opened street



TIAF mwp 15- parcel 81





04121024

Sullivan County
Board of County Commissioners
244th Annual Session

Item 12
No. 2024-04-12

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING RIGHT-OF-WAY TO ERNEST E. WILLIAMS JR FOR AN UNOPENED RIGHT-OF-WAY PLATTED AT HICKS AVENUE LOCATED AT THE INTERSECTION OF 4244 BLOOMINGDALE ROAD.

WHEREAS, the Sullivan County Regional Planning Commission reviewed the request during their April 18, 2024 regular meeting, to close the unopened platted right-of-way referred to as Hicks Avenue; and

WHEREAS the original subdivision development plans and plat, found in Plat Book 2, Page 65B of 1938 illustrated a future roadway named Hicks Avenue described as being 25 feet wide and referred to within Mr. Williams deed book 210C, page 865; and

WHEREAS all the surrounding landowners of this unopened street have agreed to this request and have signed the Waiver of Interest and Release of Damages form; and

WHEREAS, the original plat, and updated survey have identified this unopened street however is not illustrated on the property assessment map nor the County Road Atlas; and

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

WHEREAS these requests have been reviewed by the Sullivan County Highway Commissioner's office, Planning Department, and the Sullivan County Regional Planning Commission.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons and interest in the platted but unopened 25-foot Hicks Avenue rights-of-way to Mr. Ernest Williams, adjacent landowner at 4244 Bloomingdale Road, Kingsport, and authorizes the County Attorney to draft the appropriate quitclaim deed to the applicant.



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

Duly passed and approved this ____ day of ____ 2024.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored by: Zane Vanover,
Prime Co-Sponsor(s): Jessica Means, Darlene Calton,

2024-04-12 ACTION: 04/18/24 Introduced at Regular Meeting on 1st Reading



Sullivan County
Board of County Commissioners
244th Annual Session

Item 13
 No. 2024-04-13

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April 2024.

RESOLUTION TO AMEND THE CURRENT FY 2023-2024 FELONY RECOVERY COURT BUDGET TO ACCEPT AND APPROPRIATE AN ADDITIONAL \$5,000 IN GRANT FUNDS FROM TENNESSEE DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES.

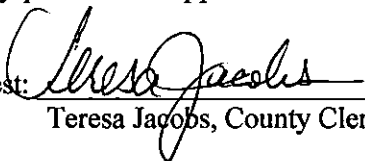
WHEREAS, the felony recovery court budget for the current fiscal year recognizes \$115,000 in grant funding from the state; and

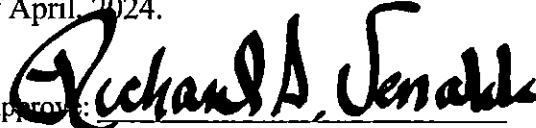
WHEREAS, the felony recovery court program has been notified that amount has been increased by \$5,000; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby amend the FY 2023-2024 Felony Recovery Court budget to accept and appropriate the additional \$5,000 to increase the total grant received from the Tennessee Department of Mental Health & Substance Abuse to \$120,000 for FY 2023-2024, Account Codes to be determined by the Finance Department.

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

Duly passed and approved this 18th day of April, 2024.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored by: Joyce Crosswhite
Cosponsors: Micheal Cole; Travis Ward

2024-04-13 ACTION: 04/18/24 Introduced at Regular Meeting. Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

530

Meeting name

Sullivan County April 18 2024

4/18/2024

55 Item 13 Resolution No. 2024-04-13 Sponsors: Crosswhite/Cole/Ward
Vote

Description

RESOLUTION TO AMEND THE CURRENT FY 2023-2024 FELONY RECOVERY COURT BUDGET TO ACCEPT AND APPROPRIATE AN ADDITIONAL \$5,000.00 IN GRANT FUNDS FROM TENNESSEE DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Chairman

Venable, Richard

Total vote result

Voting start time 6:18:02 PM
Voting stop time 6:18:26 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0 3

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()				X
Stidham, Gary ()				X
Vanover, Zane ()	X			
Ward, Travis ()	X			

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:10 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN WORK SESSION ON MAY 9, 2024.

Richard S. Venable

RICHARD VENABLE

COMMISSION CHAIRMAN