



TENNESSEE LOCAL DEVELOPMENT AUTHORITY
MAY 19, 2025
AGENDA

- 1) Call meeting to order, establish that there is a physical quorum, and receive public comments on actionable items in accordance with Tenn. Code Ann. § 8-44-112 and Board guidelines
- 2) Approval of minutes from the April 10, 2025, meeting
- 3) Consideration and approval of the following State Revolving Fund Clean Water Loan:

	SRF Base Loan	Principal Forgiveness	Principal Forgiveness Emerging Contaminants	Total Request	Interest Rate	Term
Plateau UD, CW21 2025-498	\$ 115,500	\$ 115,500	\$ -	\$ 231,000	1.13%	5

- 4) Notification on the borrowers affected by Hurricane Helene that have accepted loan forbearance
- 5) Report on the Notification from the Town of Brighton submitted to comply with *TLDA SRF Policy and Guidance for Borrowers*
- 6) Adjourn

TENNESSEE LOCAL DEVELOPMENT AUTHORITY
April 10, 2025

The Tennessee Local Development Authority (TLDA) met on Thursday, April 10, 2025, at 9:07 a.m., CT, in the Volunteer Conference Center, 2nd Floor, Cordell Hull Building, Nashville, Tennessee. Secretary of State Tre Hargett was present and presided over the meeting.

The following members were also present:

The Honorable Jason E. Mumpower, Comptroller of the Treasury
Mr. Jamie Waymen, proxy for the Honorable David H. Lillard, Jr., State Treasurer
Commissioner Jim Bryson, Department of Finance and Administration
Mayor Paige Brown, House Appointee

The following member participated electronically as authorized by Tennessee Code Annotated § 8-44-108:

Mayor Rollen “Buddy” Bradshaw, Senate Appointee

The following member was absent:

The Honorable Bill Lee, Governor

Recognizing a physical quorum present, Secretary Hargett called the meeting to order and asked Ms. Sandra Thompson, TLDA Assistant Secretary and the Director of State Government Finance (SGF) to conduct a roll call:

Mr. Wayman—Present
Secretary Hargett—Present
Comptroller Mumpower—Present
Commissioner Bryson—Present
Mayor Brown—Present
Mayor Bradshaw—Present

Secretary Hargett, in accordance with Tenn. Code Ann. § 8-44-112 and Board guidelines, asked Ms. Thompson if any requests for public comment had been received. Ms. Thompson responded that no requests for public comment had been received.

Secretary Hargett stated that the first item of business was approval of the minutes from the March 24, 2025, TLDA meeting. Mayor Brown moved approval of the minutes, and Comptroller Mumpower seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he asked Ms. Thompson to conduct a roll call vote:

Mr. Wayman—Aye
Secretary Hargett—Aye
Comptroller Mumpower—Aye
Commissioner Bryson—Aye
Mayor Brown—Aye
Mayor Bradshaw—Aye

The minutes were unanimously approved.

Secretary Hargett stated that the next agenda item, consideration of a Clean Water State Revolving Fund loan for the Plateau Utility District, had been removed from the agenda. Ms. Thompson acknowledged that the item was being deferred to a future meeting.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a Drinking Water State Revolving Fund (DWSRF) loan. Secretary Hargett recognized Ms. Vena Jones, Program Manager at the Tennessee Department of Environment and Conservation (TDEC), to present the DWSRF unobligated balances and loan request. Ms. Jones first presented the Report on Funds Available for Loan Obligation for the DWSRF Loan Program. She reported that, as of March 24, 2025, the Unobligated Fund balance was \$69,779,918. Additionally, she stated that as of April 10, 2025, TDEC had \$10,678,347 available in the Emerging Contaminants (EC) fund. Ms. Jones noted that the City of Clifton had requested a loan of \$15,903,809, which would be drawn from the two separate Drinking Water funds. Ms. Jones stated that \$10,715,809 would come from the standard DWSRF. Upon approval of the \$10,715,809 loan request, the remaining funds available for loan obligations in the standard DWSRF would be \$59,064,109. She further stated that Clifton qualified for funding from the EC source because its new water treatment plant was treating per- and polyfluoroalkyl (PFAS) substances. Ms. Jones stated that \$5,188,000 from the EC fund would be allocated to Clifton with 100% loan forgiveness, reducing the available funds for loans in the EC fund to \$5,490,347. Furthermore, Ms. Jones reported that the Lead Service Line Grant funds totaled \$118,097,948, and several entities had expressed interest in these funds. Secretary Hargett asked if there were any questions on the report, and there were none. Ms. Jones then presented the DWSRF loan request.

- **Clifton (DWB23 2025-279)** Requesting total funding of \$15,903,809.00 including standard DWSRF funds in the amount of \$10,715,809.00 (\$5,715,812.52 (53.34%) loan, \$4,999,996.48 (46.66%) principal forgiveness), and EC funds in the amount of \$5,188,000.00 principal forgiveness for a new water treatment plant (WTP): construction of a 1.5 million gallon per day WTP to include a new raw water intake and 2,500 linear feet of waterline from the intake to the WTP site; recommended interest rate of 1.32% based on the Ability to Pay Index; Priority ranking 110 of 143 (FY2022); Term: 20 years

Secretary Hargett made a motion to approve the loan request. Comptroller Mumpower seconded the motion. Secretary Hargett asked if there was any discussion or questions. Hearing none, he asked Ms. Thompson to conduct a roll call vote:

Mr. Wayman—Aye
Secretary Hargett—Aye
Comptroller Mumpower—Aye
Commissioner Bryson—Aye
Mayor Brown—Aye
Mayor Bradshaw—Aye

The loan was unanimously approved.

Secretary Hargett stated that the next item of business was the consideration and approval of a request from the City of Nashville to issue water and sewer revenue bonds in an amount not to exceed \$700,000,000 on parity with its outstanding SRF loans. Secretary Hargett recognized Ms. Thompson to present the request. Ms. Thompson stated that the Metropolitan Government of Nashville Davidson County (Metro Nashville) had submitted a request to the TLDA for approval to issue Water and Sewer Revenue Bonds in an amount not to exceed \$700,000,000 on parity with its SRF loans. She further stated that approval from the TLDA to issue the additional debt and modify lien position was required by the *Tennessee Local Development Authority State Revolving Fund Policy & Guidance for Borrowers (the "Policy & Guidance")*. Ms. Thompson reported that \$400,000,000 of the proposed debt issuance would be used to retire outstanding commercial paper, and a not-to-exceed amount of \$300,000,000 would be issued as a refunding tender offer. Ms. Thompson stated that based on analysis conducted by SGF, which included a review of Metro Nashville's debt rating, debt service coverage, and timeliness of audit filing, it appeared that Metro Nashville met the TLDA's criteria to issue the bonds on parity with its existing SRF loans. Secretary Hargett made a motion to approve the request. Commissioner Bryson seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he asked Ms. Thompson to conduct a roll call vote:

Mayor Bradshaw—Aye
Mr. Wayman—Aye
Secretary Hargett—Aye

Comptroller Mumpower—Aye
Commissioner Bryson—Aye
Mayor Brown—Aye

The request was unanimously approved.

Secretary Hargett stated that the next item of business was the report on the notification from the City of Winchester submitted to comply with the *Policy and Guidance*. Ms. Thompson reiterated that this was an item that did not require board action and explained that pursuant to the *Policy and Guidance*, Winchester was required to notify the TLDA of its intent to incur debt. She noted that Winchester planned to enter into a loan agreement to borrow an amount not to exceed \$3,130,500 with a lien position subordinate to its SRF loans. Secretary Hargett asked if there were any questions. Hearing none, he stated that the Authority would consider itself duly notified.

Hearing no further business, Secretary Hargett asked for a motion to adjourn the meeting. Comptroller Mumpower motioned to adjourn the meeting, and Commissioner Bryson seconded the motion. Secretary Hargett asked Ms. Thompson to conduct a roll call vote:

Mayor Bradshaw—Aye
Mr. Wayman—Aye
Secretary Hargett—Aye
Comptroller Mumpower—Aye
Commissioner Bryson—Aye
Mayor Brown—Aye

The meeting was adjourned.

Approved on this ____ day of _____, 2025.

Respectfully submitted,

Sandra Thompson
Assistant Secretary

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Clean Water State Revolving Fund (CWSRF) Loan Program
Funds Available for Loan Obligation
May 19, 2025

Unobligated Balance as of February 13, 2025 TLDA Meeting **\$ 245,425,261**

Increases:

	<u>Loan Number</u>	<u>Amount</u>	
Cleveland Utilities Authority	SRF 2023-484	\$ 132,981	
			\$ 132,981

Unobligated Fund Balance as of May 19, 2025 **\$ 245,558,242**

Decreases:

	<u>Loan Number</u>	<u>Amount</u>
Plateau Utility District	CW21 2025-498	\$ 231,000
*Principal Amount \$115,500		
*Principal Forgiveness \$115,500		

\$ (231,000)

Remaining Unobligated Funds as of May 19, 2025 **\$ 245,327,242**

**Clean Water State Revolving Fund (CWSRF) Non-Revolving Funds
Funds Available for Loan Obligation
May 19, 2025**

Unobligated Emerging Contaminants Balance as of May 19, 2025 TLDA Meeting **\$ -**

Increases:

	<u>Loan Number</u>	<u>Amount</u>
FFY 2022 IJJA Emerging Contaminant Grant (project dollars)		\$ 1,358,000

\$ 1,358,000

Unobligated Fund Balance as of May 19, 2025

\$ 1,358,000

Decreases:

<u>Loan Number</u>	<u>Loan Amount</u>
---------------------------	---------------------------

\$ -

Remaining Funds Available for Loan Obligations as of May 19, 2025

\$ 1,358,000

FACT SHEET

May 19, 2025

Borrower: Plateau Utility District
Project Number: CW21 2025-498
Requested SRF Funding: \$231,000
Term: 5 years
ATPI 10
Rate: 2.82% X 40 (Tier 1) = 1.13%
Companion Loan: N/A

Project:

Planning and Design loan for wastewater treatment plant (WWTP) improvements/advanced treatment: Improvements to the WWTP includes replacing the mechanical bar screen and grit chamber; construction of a new chlorination/dichlorination building; installation of a tertiary filter pump; relocation of the lab building; and electrical improvements.

Total Project Cost:	\$231,000
Project Funding:	
SRF Loan Principal (50%)	\$115,500
Principal Forgiveness (50%)	\$115,500
Local Funds	\$ -0-

County:	Morgan County
Consulting Engineer:	Civil & Environmental Consultants, Inc.
Priority Ranking List:	2023
Priority Ranking:	11 of 57 ¹
Public Meeting:	4/02/2025

Financial Information:

Operating Revenues:	\$5,860,129
Current Rate:	\$54
Financial Review Rate:	\$54
Effective Date of Rate Change, if applicable:	N/A
Additional Revenue Recommendation:	N/A

Residential User Charge:	5,000 gal/month
Customer Base:	536
Audit Report Filed:	12/19/2024 (Timely)
Approved Annual Budget	Yes
Initial Financial Sufficiency Review:	10/21/2024
Updated Financial Sufficiency Review:	01/07/2025

¹ The project ranked #11 of 57 on the 2023 Priority Ranking List.

FACT SHEET
May 19, 2025

The financial sufficiency review indicates that revenues and rates are sufficient to repay its SRF loan(s).

Additional Security

A security deposit equal to one year's maximum annual debt service is required to be deposited with the TLDA before any funds are disbursed to the borrower. The anticipated required security deposit for this loan is \$23,772.

**REPRESENTATION OF
LOANS AND SECURITY DEPOSIT
PLATEAU UTILITY DISTRICT
CW21 2025-498**

As security for payments due under a State Revolving Fund (SRF) Loan Agreement, a local government pledges user fees and charges and further pledges such other additional available sources of revenues as are necessary to meet its obligations under a SRF Loan Agreement. Prior to the first disbursement on a loan, a local government is required to deposit with the TLDA an amount of funds equal to the maximum annual debt service (MADS) as additional security for such loan.

- a. Prior SRF loans which have been funded or approved for which the Local Government has pledged its revenues are as follows:

Loan Type	Loan #	Base Loan*	Principal Forgiveness*	MADS**
SRF/Sewer	SRF 2005-182	\$1,155,869	\$0	\$65,196

*If applicable, the original approved amount is adjusted for decreases and approved increases

**MADS is an estimate until final expenses have been determined.

The total required security deposit(s) for previously approved SRF loan(s) is \$65,196.

- b. The local government is applying for the following SRF loan(s):

Loan Type	Loan #	Anticipated Interest Rate	Base Loan	Principal Forgiveness	Anticipated MADS
SRF/Sewer	CW21 2025-498	1.13%	\$115,500	\$115,500	\$23,772

The total anticipated security deposit(s) for the proposed loan(s) is \$23,772.

- c. The total MADS (a+b) is \$88,968.

The Local government hereby represents the information presented above is accurate and understands that funding for the loan request(s) presented is contingent upon approval by the TLDA.

Duly signed by an authorized representative of the Local Government on this 15th day of March, 2025.

This is the Comptroller's certificate as required by TCA 4-31-108.

LOCAL GOVERNMENT

BY:


John M Davis, President of Plateau Utility District

REQUIREMENT FOR REPORT ON DEBT OBLIGATION

(FORM CT-0253)

PLATEAU UTILITY DISTRICT

CW21 2025-498

Pursuant to Tenn. Code Ann. § 9-21-134, a Report on Debt Obligation (the "Report") must be prepared for all debt obligations issued or entered into by any public entity and filed with its governing body with a copy sent to the Office of State and Local Finance/Comptroller of the Treasury for the State of Tennessee. The purpose of the Report is to provide clear and concise information to members of the governing or legislative body that authorized and is responsible for the debt issued.

Public entities that fail to comply with the requirements of Tenn. Code Ann. § 9-21-134 are not permitted to enter into any further debt obligations until they have complied with the law. A State Revolving Fund (SRF) loan program applicant that is not in compliance with this law should file the Report as soon as possible and provide notification of filing to the SRF loan program so that it may proceed with the loan application. Instructions on how to file the Report are located in the "Debt" category for "Local Finance" on the website of the Tennessee Comptroller of the Treasury.

Municipal Securities Rulemaking Board (MSRB) – Required Disclosure

Local governments that issue municipal securities on or after February 27, 2019, should be aware that the Securities and Exchange Commission (SEC) adopted amendments to Rule 15c2-12 of the Securities Exchange Act that require reporting on material financial obligations that could impact an issuer's financial condition or security holder's rights. The amendments add two events to the list of events that must be included in any continuing disclosure agreement that is entered into after the compliance date:

- Incurrence of a financial obligation of the issuer or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the issuer or obligated person, any of which affect security holders, if material; and
- Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the issuer or obligated person, any of which reflect financial difficulties.

To learn how to report these new disclosures please refer to the MSRB's Electronic Municipal Market Access EMMA® website (emma.msrb.org).

The applicant, Plateau Utility District, attests that it is in compliance with Tenn. Code Ann. § 9-21-134 for its debt obligations and understands that the Report is required to be filed once the SRF loan has been approved by the Tennessee Local Development Authority and the agreement has been executed by the borrower. The applicant further acknowledges that it may be responsible to perform continuing disclosure undertakings related to SEC Rule 15c2-12. Local governments should always consult bond counsel in order to obtain advice on appropriate disclosures related to this rule.


John M Davis, President of Utility District

March 15, 2025

Date

This is the Comptroller's certificate as required by TCA 4-31-108.

FORBEARANCE REQUEST

Borrower:	Erwin Utilities Authority
County	Unicoi
Current Population Served	6,026
Current ATPI	20
SRF Outstanding Debt as of 3/31/2025	\$5,393,936.84 ¹
Total Annual Debt Service:	\$412,621

Clean Water Loan:

Loan Number		CG3 2014-341
Original Loan Amount	\$2,919,263	
Term	30 years	
Interest Rate	1.39%	
Remaining Balance	\$2,177,247.84	
Annual Debt Service		\$113,112

Drinking Water Loans:

Loan Number		DG5 2017-186
Original Loan Amount	\$1,500,000	
Term	20 years	
Interest Rate	1.24%	
Remaining Balance	\$780,482	
Annual Debt Service		\$63,540

Loan Number		DW0 2011-114
Original Loan Amount	\$700,000	
Term	20 years	
Interest Rate	2.42%	
Remaining Balance	\$256,733	
Annual Debt Service		\$35,352

Loan Number		DW6 2018-206
Original Loan Amount	\$750,000	
Term	20 years	
Interest Rate	1.10%	
Remaining Balance	\$433,629	
Annual Debt Service		\$33,432

Loan Number		DWF 2017-187
Original Loan Amount	\$500,000	
Term	20 years	
Interest Rate	1.24%	
Remaining Balance	\$354,863	
Annual Debt Service		\$28,236

¹ Includes currently disbursed amounts yet to be repaid.

FORBEARANCE REQUEST

Loan Number**DG7 2020-222**

Original Loan Amount	\$1,390,982
Term	20 years
Interest Rate	0.07%
Remaining Balance	\$1,390,982
Annual Debt Service	

\$100,705²**Loan Number****DWB22 2024-267**

Original Loan Amount	\$1,354,000
Term	20 years
Interest Rate	1.24%
Remaining Balance	\$0
Annual Debt Service	

\$38,244³

² Estimated debt service for project currently in construction. \$609,018 remaining for disbursement.

³ Estimated debt service for project currently in construction. \$1,354,000 remaining for disbursement.

FORBEARANCE REQUEST

Borrower:	Town of Parrottsville
County:	Cocke County
Current Population Served	351
Current ATPI	50
SRF Outstanding Debt as of 3/31/2025	\$180,192 ¹
Total Annual Debt Service:	\$13,476

Clean Water Loans:

Loan Number		CW5 2017-378
Original Loan Amount	\$183,000	
Term	20 years	
Interest Rate	0.81%	
Remaining Balance	\$110,855	
Annual Debt Service		\$8,436
Loan Number		SRF 2018-414
Original Loan Amount	\$94,583	
Term	20 years	
Interest Rate	0.63%	
Remaining Balance	\$69,337	
Annual Debt Service		\$5,040

¹ Includes currently disbursed amounts yet to be repaid.

FORBEARANCE REQUEST

Borrower:	Town of White Pine
County:	Jefferson County
Current Population Served	2,527
Current ATPI	50
SRF Outstanding Debt as of 3/31/2025	\$0 ¹
Total Annual Debt Service:	\$69,008

Clean Water Loan:

Loan Number		CW20 2025-492
Original Loan Amount	\$500,000	
Term	5 years	
Interest Rate	2.38%	
Remaining Balance	\$0	
Annual Debt Service		\$53,083 ²

Drinking Water Loan:

Loan Number		DW7 2025-272
Original Loan Amount	\$150,000	
Term	5 years	
Interest Rate	2.38%	
Remaining Balance	\$0	
Annual Debt Service		\$15,925 ³

¹ Includes currently disbursed amounts yet to be repaid.

² Estimated debt service for project currently in construction. \$500,000 remaining for disbursement.

³ Estimated debt service for project currently in construction. \$150,000 remaining for disbursement.

**TOWN OF BRIGHTON, TENNESSEE
1270 OLD HIGHWAY 51 SOUTH
BRIGHTON, TENNESSEE 38011**

April 10, 2025

Ms. Sandra Thompson
Director
Tennessee Local Development Authority
Cordell Hull Building
425 Rep John Lewis Way N
Nashville, Tennessee 37243

Via Email

Re: Town of Brighton, Tennessee \$428,000 Water and Sewer System Revenue and Tax Capital
Outlay Note, Series 2025

Dear Ms. Thompson:

The Town of Brighton, Tennessee (the "Town"), intends to issue its \$428,000 Water and Sewer System Revenue and Tax Capital Outlay Note, Series 2025 (the "Note"), for the purpose of financing a portion of the costs of improvements to the water and sewer systems of the Town, including sewer system infrastructure improvements, the acquisition of all property real and personal appurtenant thereto and connected with such work, to pay all legal, fiscal, administrative, architectural, and engineering costs incident thereto.

The Town understands that TLDA must be notified of the issuance, even if the Note will not be on a parity with any SRF loans the Town has outstanding.

Therefore, this is to give notice that the Town acknowledges that the Note will be issued subordinate to its outstanding SRF Loans.

The purchaser of the Note has agreed that the Note will be subordinate to the Town's outstanding SRF Loans.

The Town adopted the necessary note resolution at its April 8, 2025 meeting, and plans to issue the Note on May 1, 2025. Therefore, the Town respectfully requests that the forty-five (45) day notice for written notification be waived.

If you have any questions or need any additional information, please let me know.

Yours truly,

TOWN OF BRIGHTON, TENNESSEE

By: 
Josh Hazlerig, Mayor



JASON E. MUMPOWER
Comptroller

April 22, 2025

Josh Hazlerig
Mayor
1270 Old Highway 51 South
Brighton, TN 38011

Mr. Hazlerig:

This letter acknowledges that the Town of Brighton (the “Town”) has provided written notice to the Tennessee Local Development Authority (the “TLDA”) of its intent to issue a Water & Sewer System Revenue and Tax Capital Outlay Note, Series 2025, for the purpose of financing a portion of the costs of improvements to the water and sewer system, in an amount not to exceed \$428,000. The notes will be issued with a lien position that is subordinate to the lien position its outstanding State Revolving Fund (SRF) loans. In addition, this letter also acknowledges a waiver of the 45-day requirement for written notification pursuant to the TLDA SRF Policy and Guidance for Borrowers.

Please let us know if you need any additional information in this regard.

Sincerely,

A handwritten signature in black ink that reads 'Sandra Thompson'.

Sandra Thompson
Director
Assistant Secretary to the Tennessee Local Development Authority
Division of State Government Finance
Office of the Comptroller of the Treasury

Cc: Linda Mooningham (lmooningham@tmbf.net)
Tammy Henson (thenson@townofbrighton.com)
Sheila Reed (sheila.reed@cot.tn.gov)