



Tennessee Local Development Authority
October 19, 2026
Agenda

1. Call meeting to order, establish that there is a 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 September 28, 2026, meeting
3. Consideration and approval of the following State Revolving Fund Clean Water Loan:

Applicant	Loan Number	Base Loan	Principal Forgiveness	Total Request	Interest Rate	Term (Years)
Etowah	2025-12482	\$491,000	\$0	\$491,000	1.48%	5

4. Consideration and approval of the following State Revolving Fund Drinking Water Loan:

Applicant	Loan Number	Base Loan	Principal Forgiveness	Total Request	Interest Rate	Term (Years)
Warren County Utility District	DW20 2026-280	\$12,600,000	\$5,400,000	\$18,000,000	2.63%	20

5. Adjourn

The Board meeting will be held in the Volunteer Conference Center, 2nd Floor, Cordell Hull Building, 425 Rep. John Lewis Way N., Nashville, TN. Board members are allowed to participate by electronic means. The public may attend in person or virtually by using the following link: <https://www.comptroller.tn.gov/office-functions/sgf/sgf-calendar/2026/10/19/tennessee-local-development-authority-meeting.html>.

TENNESSEE LOCAL DEVELOPMENT AUTHORITY

September 28, 2026

The Tennessee Local Development Authority (the “TLDA” or the “Authority”) met on Monday, September 28, 2026, at 2:14 p.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.

Additional Members Physically Present

- Jamie Wayman, Proxy for the Honorable David H. Lillard, Jr., State Treasurer
- Commissioner Jim Bryson, Department of Finance and Administration

Members Present via Electronic Means

- The Honorable Jason E. Mumpower, Comptroller of the Treasury
- Mayor Paige Brown, House Appointee
- Mayor Rollen “Buddy” Bradshaw, Senate Appointee

Absent Member

- The Honorable Bill Lee, Governor

Quorum Establishment & Requests for Public Comment

With a quorum present through physical and electronic participation, Secretary Hargett called the meeting to order. Secretary Hargett asked Ms. Kayla Carr, TLDA Assistant Secretary and the Director of the Division of State Government Finance (SGF) to perform a roll-call:

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

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

Approval of Minutes

Secretary Hargett stated that the first item of business was approval of the minutes from the August 24, 2026, TLDA meeting. Secretary Hargett moved approval of the minutes, and Commissioner Bryson seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he called for a vote, and Ms. Carr performed a roll-call vote:

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

- Mayor Bradshaw—Aye

The minutes were approved.

Clean Water State Revolving Fund (CWSRF) Loan Requests

Secretary Hargett stated that the next item on the agenda was the consideration of approval for three State Revolving Fund Clean Water Loans. He then recognized Ms. Vena Jones, Program Manager with the Tennessee Department of Environment and Conservation (TDEC), to present the loan requests. Ms. Jones began by providing the fund balance update. She reported that the unobligated balance as of July 27, 2026, was \$367,855,724. After adding the Federal Fiscal Year (FFY) 2025 Capitalization Grant and state match totaling \$12,577,200, and accounting for the loan requests being presented totaling \$17,585,000, the projected fund balance would be \$362,847,924. She further noted that the unobligated balance for the Emerging Contaminant Fund was \$1,736,000. Secretary Hargett asked if there were any questions or comments regarding the fund balances. Hearing none, he stated that without objection, the TLDA would hear all loan requests before considering a motion. With no objections raised, he asked Ms. Jones to proceed. Ms. Jones then presented the Clean Water Loan requests.

Applicant	Loan Number	Base Loan	Principal Forgiveness	Total Request	Interest Rate	Term (Years)
Jackson Energy Authority	CW23 2026-502	\$6,375,022.50	\$3,599,977.50	\$9,975,000.00	0.25%	20
Kingsport	CW21 2026-503	\$4,200,000.00	\$1,800,000.00	\$6,000,000.00	1.97%	20
Rocky Top	CW21 2026-501	\$805,000.00	\$805,000.00	\$1,610,000.00	1.32%	20

Ms. Jones presented the details of Jackson Energy Authority's (JEA) loan. She noted that the project included a sponsorship component involving a partnership with the Tennessee Wildlife Federation (TWF) for preservation of a stream and wetland area near JEA's outfall that serves as the discharge point of treated sewage. Secretary Hargett then asked that the useful life of each project be stated during the presentations. Ms. Jones confirmed a 20-year useful life for the JEA assets. Commissioner Bryson asked whether JEA alone was responsible for repayment despite the partnership with the TWF. Ms. Jones confirmed that JEA was solely responsible. Secretary Hargett asked why the useful life was not longer. Ms. Jones explained that although engineers often certify longer lives, in this case the 20-year term met the useful life expectation. Ms. Jones then continued presenting the details for the remaining loans, noting that the Kingsport project carried a certified useful life of 75 years and the Rocky Top project carried a certified useful life of 20 years. Ms. Jones stated that Rocky Top was required to increase rates 11.3% to demonstrate financial ability to afford the loan and that a series of rate increases were scheduled to occur through 2029. She noted that the rate needed to afford the loan exceeded the percent of Median Household Income metric in comparison to surrounding areas, so the rates were considered to be high.

Secretary Hargett then moved approval of the CWSRF loans, and Commissioner Bryson seconded the motion. Secretary Hargett asked if there were any questions.

Board Discussion

The Comptroller asked for clarification on JEA's "economically distressed" designation. Ms. Jones confirmed the designation was based on the Ability to Pay Index score of the service area. Mayor Bradshaw asked what portion of the JEA request would be used for land acquisition versus plant improvements. Ms. Jones explained the land purchase cost was approximately \$900,000, and the reduced interest rate structure was designed to keep customer rates unchanged while achieving a net savings that balanced the sponsorship component. Secretary Hargett then asked whether any of the projects involved additional debt beyond what was being presented. Ms. Jones confirmed

there was no additional debt associated with any of the three projects. Hearing no further discussion, Secretary Hargett called for a vote, and Ms. Carr performed a roll-call vote:

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

The loans were approved unanimously.

Drinking Water State Revolving Fund (DWSRF) Loan Requests

Secretary Hargett stated that the next item on the agenda was consideration of approval for two State Revolving Fund Drinking Water Loans, and he recognized Ms. Jones to present the loan requests. Ms. Jones then provided an update on the Drinking Water Program fund balances. She reported that the unobligated balance as of July 27, 2026, was \$89,319,984. After accounting for the return of unused funds from the Town of Huntingdon in the amount of \$332,999 and the loan requests being presented totaling \$2,350,000, the projected balance would be \$87,302,983. She also reported unobligated balances of \$25,177,245 in the Emerging Contaminant Fund and \$298,364,082 in the Lead Service Line Fund, which included the addition of the FFY 2025 Infrastructure Investment and Jobs Act Lead Service Line Grant totaling \$95,863,000. Secretary Hargett asked whether there were any questions or comments regarding the fund balances. Hearing none, he stated that without objection, the TLDA would hear both loan requests before considering a motion. With no objections raised, he asked Ms. Jones to proceed. Ms. Jones then presented the Drinking Water Loan requests.

Applicant	Loan Number	Base Loan	Principal Forgiveness	Total Request	Interest Rate	Term (Years)
Dandridge	2024-10794	\$200,000.00	\$200,000.00	\$400,000.00	1.93%	5
Maynardville	DW20 2026-238-01	\$1,170,000.00	\$780,000.00	\$1,950,000.00	1.81%	15

Ms. Jones presented the details of both drinking water loan requests, noting that the useful life of the Maynardville project was certified at 15 years. She noted that the Dandridge loan was for planning and design only.

Secretary Hargett moved approval of the DWSRF loan requests, and Commissioner Bryson seconded the motion. Secretary Hargett then asked whether there was any discussion.

Board Discussion

Secretary Hargett stated that he had a question pertaining to Maynardville. He stated that this request was a supplemental project loan and therefore represented additional debt. He then asked if this additional debt service was considered in SRF’s feasibility and affordability review. Ms. Jones responded affirmatively. Hearing no further discussion, Secretary Hargett asked Ms. Carr to conduct a roll-call vote:

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

The loans were approved unanimously.

Adjournment

Hearing no further business, Secretary Hargett requested a motion to adjourn the meeting. Commissioner Bryson moved to adjourn, and Mr. Wayman seconded the motion. Secretary Hargett asked if there was any further discussion. Hearing none, he called for a vote, and Ms. Carr performed a roll-call vote:

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

The meeting was adjourned.

Approved on this 19th day of October, 2026.

Respectfully submitted,

Kayla Carr
Assistant Secretary

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Clean Water State Revolving Fund (CWSRF) Loan Program
Funds Available for Loan Obligation
October 19, 2026

Unobligated Fund Balance as of September 28, 2026 \$ 362,847,924

Increases:

	<u>Loan Number</u>	<u>Amount</u>
SFY 2026 Principal & Interest Repayments		\$ 65,516,520
SFY 2026 Treasury Interest		\$ 20,127,431

Unobligated Fund Balance as of October 19, 2026 \$ 85,643,951
\$ 448,491,875

Decreases:

	<u>Loan Number</u>	<u>Amount</u>
City of Etowah	2025-12482	\$ 491,000
*Principal Amount \$491,000.00		
*Principal Forgiveness \$0.00		

Remaining Unobligated Fund Balance as of October 19, 2026 \$ (491,000)
\$ 448,000,875

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Clean Water State Revolving Fund (CWSRF) Non-Revolving Funds
Emerging Contaminants Funds Available for Loan Obligation
October 19, 2026

Unobligated Emerging Contaminants Fund Balance as of September 28, 2026 \$ 1,736,000

Increases:

<u>Loan Number</u>	<u>Amount</u>
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Unobligated Fund Balance as of October 19, 2026

\$	-
\$	1,736,000

Decreases:

<u>Loan Number</u>	<u>Loan Amount</u>
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Remaining Unobligated Fund Balance as of October 19, 2026

\$	-
\$	1,736,000

**Clean Water
City of Etowah
Fact Sheet
October 19, 2026**

Borrower:	City of Etowah
Loan Type:	Planning & Design
Project Number:	2025-12482
Requested SRF Funding:	\$491,000.00
SRF Base Loan:	\$491,000.00
Term:	5 years
ATPI	30
Rate:	2.47% X 60% (Tier 2) =1.48%
Companion Loan:	N/A

Project:

Planning and design loan for the I/I Correction (SSES of approximately 62,000 LF of sewer lines and 350 manholes within the collection system to include flow monitoring, smoke testing, CCTV and cleaning.)

Project Costs:

Total Project Cost:	\$491,000
Project Funding:	
SRF Loan Principal (100%)	\$491,000
Principal Forgiveness (0%)	\$ -0-
Local Funds	\$ -0-
Other Funds	\$ -0-
County:	McMinn
Consulting Engineer:	CTI Engineers
Priority Ranking List:	2025
Priority Ranking:	8 of 19 ¹
Public Meeting:	08/19/2026

Financial Information:

Operating Revenues:	\$2,174,442
Initial Financial Sufficiency Review:	07/17/2026
Initial Financial Review Rates per 5,000 gal:	
Residential User Charge (Inside City)	\$50.29 ²
Additional Revenue Recommendation:	No

¹ The project is ranked #8 of 19 on the 2025 Priority Ranking List (PRL).

² Based on 5,000 gallons of sewer usage, City of Etowah sewer cost represents 0.94% of 2025 Median Household Income (MHI) for inside-city customers and 1.5% of 2025 MHI for outside-city customers.

**Clean Water
City of Etowah
Fact Sheet
October 19, 2026**

Percentage Rate Increase:	2.5%
Effective Date of Rate Change, if applicable:	\$53.32 (effective: 07/1/2026) ³
Customer Base:	4,915
Audit Report Filed:	2/27/2026 (Not Timely)
Approved Annual Budget:	Yes

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

Additional Security (City/County/Town)

The borrower pledges its unobligated state-shared taxes (SSTs) in an amount equal to the maximum annual debt service (MADS) requirements under the loan agreement.

The SSTs received by the borrower from the state in the prior fiscal year: \$601,361.

MADS:

Prior Obligations:	\$325,248
Proposed loan(s):	
2025-12482	<u>\$101,940</u>
Totals	<u>\$427,188</u>

MADS as a percentage of SSTs:	71.04%
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³ On May 18, 2026, the Warren County U.D. passed Resolution #26-02, which provides for a 2.5% increase in water and sewer rates as of July 1, 2026.

**REPRESENTATION OF
LOANS AND STATE-SHARED TAXES
CITY OF ETOWAH
2025-12482**

As security for payments due under a State Revolving Fund (SRF) Loan Agreement, a local government pledges user fees, charges, and ad valorem taxes as necessary to meet its obligations under a SRF Loan Agreement. As an additional security for such payments due, a local government pledges and assigns its unobligated state-shared taxes (SSTs) in an amount equal to maximum annual debt service (MADS) requirements.

1. State-Shared Taxes

The total amount of SSTs, as identified pursuant to Tenn. Code Ann. § 4-31-105(c)(2), received by the local government in the prior fiscal year of the State is \$601,361.

2. Prior Obligations

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

Loan Type	Loan #	Base Loan*	Principal Forgiveness*	MADS**
SRF/Sewer	CWO 2021-296	\$800,000	\$200,000	\$42,288
SRF/Sewer	CW3 2014-340	\$950,000	\$50,000	\$50,820
SRF/Sewer	SRF 2015-347	\$302,022	\$0	\$16,224
SRF/Sewer	CW21 2025-496	\$139,500	\$139,500	\$28,944
SRF/Sewer	CW21 2025-497D	\$363,000	\$242,000	\$75,324
SRF/Water	DG9 2021-241	\$1,000,000	\$0	\$54,120
SRF/Water	DW9 2024-261	\$275,000	\$250,000	\$57,528

* 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 MADS from section 2(a.) having a lien on SSTs is \$325,248.

(b.) Other prior obligations which have been funded or approved for which the local government has pledged its SSTs are as follows:

Type of Obligation	Identifying #	Loan Amount	Principal Forgiveness	MADS
N/A				

The total MADS from section 2(b.) having a lien on SSTs is \$0.

(c.) The total MADS from prior obligations having a lien on SSTs [subsections 2(a)+2(b)] is \$325,248.

3. Loan Requests

The loan(s) which have been applied for and for which state-shared taxes will be pledged:

Loan Type	Loan #	Anticipated Interest Rate	Base Loan	Principal Forgiveness	Anticipated MADS
SRF/Sewer	2025-12482	1.48%	\$491,000	\$0	\$101,940

The anticipated total maximum annual pledge of state-shared taxes pursuant to loan request(s) is \$101,940.

4. Unobligated SSTs

The amount set forth in section (1) less the total amounts set forth in sections 2 and 3 is \$174,173.

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 16th day of September, 2026.

LOCAL GOVERNMENT

BY:


James Swayne, Mayor of Etowah

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

**DEBT REPORT REQUIREMENT
CITY OF ETOWAH
2025-12482**

Pursuant to Tenn. Code Ann. § 9-21-134, a Debt 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 Division of Local Government Finance in the Office of the Comptroller of the Treasury. The purpose of the Debt 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 this law are not permitted to enter into any further debt obligations until they have complied with the law. A local government that applies for an SRF loan but is not in compliance with this law should file the Debt Report as soon as possible and provide notification of filing to the SRF loan program to proceed with its loan application. Furthermore, a Debt Report is required to be filed once an SRF loan has been approved by the TLDA and the agreement has been executed by the borrower. Instructions on how to file the Debt 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

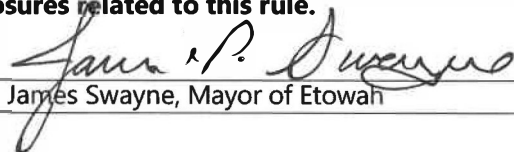
Local governments that issue municipal securities on or after February 27, 2019, should be aware that the Securities and Exchange Commission (SEC) adopted amendments to Rule 15c2-12 of the Securities Exchange Act that require reporting on material financial obligations that could impact an issuer's financial 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, (City of Etowah), attests that it is in compliance with Tenn. Code Ann. § 9-21-134 for its debt obligations and understands that a Debt 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.



James Swayne, Mayor of Etowah

09/16/2026

BROWN JAKE & McDANIEL, PC

CERTIFIED PUBLIC ACCOUNTANTS

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MEMBERS

AMERICAN INSTITUTE OF

CERTIFIED PUBLIC ACCOUNTANTS

September 25, 2026

April Preston, Financial Superintendent
Etowah Utilities
1313 S. Tennessee Avenue
Etowah, TN 37331

Dear April,

Per your email and our telephone contact yesterday, you shared information concerning the filing date the Tennessee Comptroller's office received the City of Etowah's audited annual financial reports for the fiscal year ending June 30, 2025, was received 58 days subsequent to the normal due date of December 31, 2025. This information was made known to you by correspondence with a Tennessee Department of Environment and Conservation representative. We have reviewed the delinquency date noted for the City's report and we concur the City's report was filed later than normal requirements for fiscal year 2025. We would note the Utilities' annual financial reports which include the Water and Sewer Systems have been filed timely for numerous years.

As you are aware we have been pushing to improve the timeliness of the City's Annual Financial Reporting and the City's staff and School's system staff are aware of the need to improve the annual reporting timeframe and are making great efforts toward that goal. This past year for FYE 2025, we were hindered by two factors, the application and evaluation of a new Governmental Accounting Standards Board pronouncement: GASB Statement No. 101: Compensated Absences and the final push and grant testing for ARPA funds at both the City and the School System. Also, unfortunately, we experienced a computer hardware server failure at our office that delayed our work numerous weeks in January while we were drafting the final government-wide financial statements for the City. We do not expect these types of delays to repeat themselves for the upcoming fiscal year, and we are all endeavoring to complete the engagement and reporting timelier. We would note we are currently awaiting the U.S. Federal OMB to finalize and release the federal compliance supplement for 2026. Also, we hope in the future annual actuarial reporting timeliness by the Tennessee Consolidated Retirement System will improve to further assist us related to our audit of the City and School System.

I hope this information assists you in responding to inquiries concerning the Utilities' and City's plans for timely reporting of future annual financial reports to the Tennessee Comptroller's office. We thank you for allowing us to serve the Utilities by providing financial audit services and consultations concerning various accounting matters.

With best regards,

Frank D. McDaniel, CPA

Frank D. McDaniel, CPA, CGFM, CGMA

Partner, Brown Jake & McDaniel, CPAs

CC: Brooke Moses, City Finance Director/Recorder

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Drinking Water State Revolving Fund (DWSRF) Loan Program
Funds Available for Loan Obligation
October 19, 2026

Unobligated Fund Balance as of September 28, 2026 \$ 87,302,983

Increases:

<u>Loan Number</u>	<u>Amount</u>
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Unobligated Fund Balance as of October 19, 2026	\$ -
	<u>\$ 87,302,983</u>

Decreases:

<u>Loan Number</u>	<u>Loan Amount</u>
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Warren County Utility District	DW20 2026-280	\$18,000,000
*Principal Amount \$12,600,000		
*Principal Forgiveness \$5,400,000		

	<u>\$ (18,000,000)</u>
Remaining Funds Available for Loan Obligations as of October 19, 2026	<u>\$ 69,302,983</u>

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

**Drinking Water State Revolving Fund (DWSRF) Non-Revolving Funds
Emerging Contaminants Funds Available for Loan Obligation
October 19, 2026**

Unobligated Emerging Contaminants Fund Balance as of September 28, 2026 \$ 25,177,245

Increases:

Loan Number

Amount

Unobligated Emerging Contaminants Fund Balance as of October 19, 2026

\$ -
\$ 25,177,245

Decreases:

Loan Number

Loan Amount

Remaining Emerging Contaminants Fund Balance as of October 19, 2026

\$ -
\$ 25,177,245

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

**Drinking Water State Revolving Fund (DWSRF) Non-Revolving Funds
Lead Service Line Funds Available for Loan Obligation
October 19, 2026**

Unobligated Lead Service Line Fund Balance as of September 28, 2026 \$ 298,364,082

Increases:

Loan Number

Amount

Unobligated Lead Service Line Fund Balance as of October 19, 2026

\$ -
\$ 298,364,082

Decreases:

Loan Number

Loan Amount

Remaining Lead Service Line Fund Balance as of October 19, 2026

\$ -
\$ 298,364,082

Drinking Water
Warren County Utility District
Fact Sheet
October 19, 2026

Borrower:	Warren County Utility District
Loan Type:	Planning, Design & Construction
Project Number:	DW20 2026-280
Requested SRF Funding:	\$18,000,000
SRF Base Loan:	\$12,600,000
Term:	20 years
ATPI	50
Rate:	3.29% X 80% (Tier 3) = 2.63%
Companion Loan:	N/A

Project:

WTP Improvements Construction of an additional sedimentation basin and chemical building; rehabilitation of the existing sedimentation basins; installation of a new high service pumping system; modifications to the flash mixing system, and electrical renovations.

Project Costs:

Total Project Cost:	\$18,000,000
Project Funding:	
SRF Loan Principal (70%)	\$12,600,000
Principal Forgiveness (30%)	\$5,400,000
Local Funds	\$ -0-
Other Funds	\$ -0-

County:	Warren County
Consulting Engineer:	James C. Hailey & Co
Priority Ranking List:	2023
Priority Ranking:	47 of 48 ¹
Public Meeting:	08/18/2026

Financial Information:

Operating Revenues:	\$8,427,620
Initial Financial Sufficiency Review:	07/06/2026
Initial Financial Review Rates per 5,000 gal:	
Residential User Charge (Inside City)	\$56.25 ²
Additional Revenue Recommendation:	No

¹ The project is ranked #47 of 48 on the 2023 Priority Ranking List (PRL).

² Based on 5,000 gallons of water usage, Warren County UD's water cost represents 1.16% of 2025 Median Household Income (MHI) for inside-city customers and 1.58X% of MHI for outside-city customers.

**Drinking Water
Warren County Utility District
Fact Sheet
October 19, 2026**

Customer Base:	20,964
Audit Report Filed:	12/23/2025 Timely
Approved Annual Budget:	Yes

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

Additional Security (Authority or UD)

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 \$810,828.

REPRESENTATION OF LOANS AND SECURITY DEPOSIT
Warren County Utility District
DW20 2026-280

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 Water	DW4 2015-158	\$1,827,507	\$609,169	\$100,368

*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 \$100,368.

- 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/Water	DW20 2026-280	2.63%	\$12,600,000	\$5,400,000	\$810,828

The total anticipated security deposit(s) for the proposed loan(s) is \$810,828.

- c. The total MADS (a+b) is \$911,196.

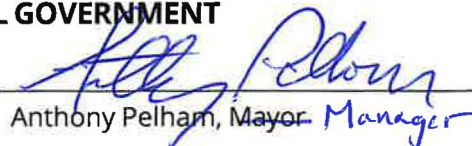
The Local government hereby represents the information presented above is accurate and understands that funding for the loan request(s) presented is contingent upon approval by the TLDA.

Duly signed by an authorized representative of the Local Government on this 1st day of October, 2026.

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

LOCAL GOVERNMENT

BY:



Anthony Pelham, Mayor *Manager*

**DEBT REPORT REQUIREMENT
WARREN COUNTY UTILITY DISTRICT
DW20 2026-280**

Pursuant to Tenn. Code Ann. § 9-21-134, a Debt 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 Division of Local Government Finance in the Office of the Comptroller of the Treasury. The purpose of the Debt 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 this law are not permitted to enter into any further debt obligations until they have complied with the law. A local government that applies for an SRF loan but is not in compliance with this law should file the Debt Report as soon as possible and provide notification of filing to the SRF loan program to proceed with its loan application. Furthermore, a Debt Report is required to be filed once an SRF loan has been approved by the TLDA and the agreement has been executed by the borrower. Instructions on how to file the Debt Report are located in the "Debt" category for "Local Finance" on the website of the Tennessee Comptroller of the Treasury.

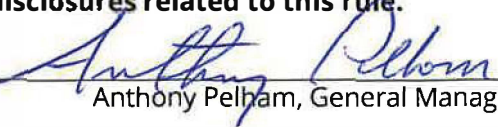
Municipal Securities Rulemaking Board (MSRB) – Required Disclosure

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, Warren County UD, attests that it is in compliance with Tenn. Code Ann. § 9-21-134 for its debt obligations and understands that a Debt 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.


Anthony Pelham, General Manager

9-17-2026
Date