

**TENNESSEE LOCAL DEVELOPMENT AUTHORITY**  
**December 14, 2020**

The Tennessee Local Development Authority (the "TLDA") met on Monday, December 14, at 2:00 p.m. via WebEx Events with certain members being physically present in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee. Interested members of the public were only able to observe and listen to the meeting through electronic means. The Honorable Tre Hargett, Secretary of State, was present and presided over the meeting.

The following members were also present:

The Honorable Justin P. Wilson, Comptroller of the Treasury  
 The Honorable David H. Lillard, Jr., State Treasurer (participated electronically)  
 Commissioner Butch Eley, Department of Finance and Administration (participated electronically)  
 Ms. Paige Brown, House Appointee (participated electronically)  
 Mr. Pat Wolfe, Senate Appointee (participated electronically)

The following member was absent:

The Honorable Bill Lee, Governor

Mr. Hargett called the meeting to order, and asked Ms. Sandi Thompson, TLDA Assistant Secretary and the Director of the Division of State Government Finance (DSGF) to conduct a roll-call:

Mr. Hargett—Present  
 Mr. Wilson—Present  
 Mr. Lillard—Present  
 Mr. Eley—Present  
 Ms. Brown—Present  
 Mr. Wolfe—Present

Recognizing a quorum present, Mr. Hargett read the following statement:

*"Governor Bill Lee, a member of this entity, has previously declared a state of emergency to facilitate Tennessee's response to Coronavirus Disease 2019 (COVID-19). His Executive Order Nos. 34, 51, 60, and further amended by Executive Order No. 65, allows governing bodies to meet electronically regarding essential business in light of COVID-19, so long as they provided electronic access to the public and met certain safeguards established in that Order to ensure the openness and transparency of the proceedings. In the Notice for this meeting, we indicated the meeting would be held in the Executive Conference Room, Ground Floor, of the State Capitol, which is currently closed to the public, as well as conducted through WebEx Events and provided information and the steps for public electronic participation. At this time, we need a motion to make a determination pursuant to the provisions of Executive Order 16, as amended, that meeting electronically, and electronic access is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak and the matters listed on the agenda for this meeting relate to the essential business of this board and the necessary safeguards have been taken."*

Mr. Hargett asked for a motion to approve the necessity pursuant to Executive Order 16. Mr. Wilson made a motion to approve, and Mr. Eley seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye

Mr. Wilson— Aye  
 Mr. Lillard—Aye  
 Mr. Eley— Aye  
 Ms. Brown—Aye  
 Mr. Wolfe—Aye

The motion carried to conduct the TLDA meeting in this manner.

Mr. Hargett stated that the first item on the agenda was approval of the minutes from the November 12, 2020, and the November 24, 2020, TLDA meeting. Mr. Hargett made a motion to approve the minutes, and Mr. Wilson seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye  
 Mr. Wilson— Aye  
 Mr. Lillard—Aye  
 Mr. Eley— Aye  
 Ms. Brown—Aye  
 Mr. Wolfe—Aye

By a vote of 6-0, the minutes were approved.

Mr. Hargett stated that the next item on the agenda was consideration and approval of a CWSRF loan. He called upon Ms. Felicia Freeman, Environmental Manager for the Tennessee Department of Environment and Conservation (TDEC), to present the loan request. Ms. Freeman first presented the Report on Funds Available for Loan Obligation for the CWSRF Loan Program. She stated the unobligated fund balance was \$30,688,863 as of November 24, 2020. Since that time, the unobligated balance had increased by \$64,175,666 due to FY2020 treasury interest, interest repayments, and principal repayments. Upon approval of the loan request to be presented totaling \$12,448,000, the remaining funds available for loan obligations would be \$82,416,529. She then described the CWSRF loan request.

- **White House (SRF 2021-449)** Requesting \$12,448,000 for Water and Wastewater Treatment Plant (WWTP) upgrade/expansion-advanced treatment (expansion from 1.4 million gallons per day (MGD) to 2 MGD to include expanding the oxidation ditch and clarifiers; installation of a nutrient removal system, new disc filters, ultraviolet (UV) disinfection and drip disposal system); recommended interest rate of 0.91% based on the Ability to Pay Index (ATPI); Priority ranking 2 of 72 (FY 2018); Term 20 years.

Mr. Hargett asked if there was any discussion. Hearing none, Mr. Hargett made a motion to approve the loan, and Mr. Wilson seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye  
 Mr. Wilson— Aye  
 Mr. Lillard—Aye  
 Mr. Eley— Aye  
 Ms. Brown—Aye  
 Mr. Wolfe—No response

By a vote of 5 – 0, the loan was approved.

Mr. Hargett stated that the next item on the agenda was consideration and approval for a DWSRF loan. He called upon Ms. Freeman, to present the loan request. Ms. Freeman first presented the Report on Funds Available for Loan Obligation for the DWSRF Loan Program. She stated the unobligated fund balance was \$39,917,897 as of

September 21, 2020. Since that time, the unobligated balance had increased by \$35,916,879 due to FY2020 EPA Capitalization Grant, State Match budgeted of total required, treasury interest, interest repayments, and principal repayments. Upon approval of the loan request to be presented totaling \$950,000, the remaining funds available for loan obligations would be \$71,884,776. She then described the DWSRF loan request.

- **First Utility District of Hawkins County (DW8 2021-228)** Requesting \$950,000 for distribution system improvements (construction of a 560 gallons per minute (GPM) water booster pumping station; installation of approximately 11,000 linear feet (LF) of 12-inch diameter waterlines; and the decommission of the Hord Creek WWTP); recommended interest rate of 0.61% based on the ATPI; Priority ranking 16 of 43 (FY 2019); Term 20 years.

Mr. Hargett asked if there was any discussion. Hearing none, Mr. Hargett made a motion to approve the loan, and Mr. Wilson seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye  
 Mr. Wilson— Aye  
 Mr. Lillard—Aye  
 Mr. Eley— Aye  
 Ms. Brown—Aye  
 Mr. Wolfe—Aye

By a vote of 6 – 0, the loan was approved.

Mr. Hargett stated that the last item on the agenda was a presentation and discussion of a request for qualifications (RFQ) for bond counsel. He called upon Ms. Thompson to present the item. Ms. Thompson stated that the TLDA meeting packet included an RFQ for bond counsel services that was submitted five years prior. She explained that the five-year contract would expire on April 30, 2021, and that it would act as reference as the TLDA considered a new contract. Ms. Thompson said that staff was currently working with the Attorney General's office to update the contract before the end of this year. She also stated that staff was requesting that the TLDA delegate authority to the Comptroller to include the TLDA program in the RFQ. Mr. Hargett inquired if the RFQ was up for discussion. Mr. Wilson affirmed that it was, and stated that it acknowledged that the TLDA had not issued bonds in the last five years and that although it could, it was not contemplating to do so in the next five years. He requested authority to include the TLDA in the RFQ should it need to issue bonds within the next five years.

Mr. Hargett asked if there was any discussion. Hearing none, Mr. Hargett made a motion to include the TLDA in the RFQ and to delegate authority to the Comptroller's office to fix the details of the RFQ for distribution. Mr. Wilson seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye  
 Mr. Wilson— Aye  
 Mr. Lillard—Aye  
 Mr. Eley— Aye  
 Ms. Brown—Aye  
 Mr. Wolfe—Aye

By a vote of 6 – 0, the request to include the TLDA in the RFQ was approved.

Hearing no other business, Mr. Hargett moved to adjourn. Mr. Eley seconded the motion. Mr. Hargett called upon Ms. Thompson to conduct a roll-call vote:

Mr. Hargett—Aye  
Mr. Wilson—Aye  
Mr. Lillard—Aye  
Mr. Eley—Aye  
Ms. Brown—Aye  
Mr. Wolfe—Aye

The meeting was adjourned.

Approved on this 25<sup>th</sup> day of January, 2020.

Respectfully submitted,

  
Sandra Thompson  
Assistant Secretary