

TENNESSEE LOCAL DEVELOPMENT AUTHORITY
November 24, 2025

The Tennessee Local Development Authority (TLDA) met on Monday, November 24, 2025, at 3:02 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.

The following members were also present:

The Honorable Jason E. Mumpower, Comptroller of the Treasury
 Jamie Wayman, 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 the Division of State Government Finance (SGF) to conduct a roll call:

Mayor Bradshaw—Present
 Mr. Wayman—Present
 Secretary Hargett—Present
 Comptroller Mumpower—Present
 Mayor Brown—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 October 20, 2025, TLDA meeting. Comptroller Mumpower moved approval of the minutes, and Mayor Brown 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
 Mayor Brown—Aye

The minutes were unanimously approved.

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 balance report and loan request.

* Commissioner Bryson joined the meeting at 3:04 p.m.

Before presenting the report, Ms. Jones expressed her appreciation to Ms. Thompson for her years of guidance, mentoring, and support. Ms. Jones then proceeded to present the report on unobligated balances. Ms. Jones reported that, as of July 21, 2025, the Unobligated Fund Balance for the Drinking Water State Revolving Fund (DWSRF) Loan Program was \$54,656,909. She stated that since that date, the balance had increased by \$60,162,601. This increase was attributed to fiscal year 2025 principal and interest repayments, fiscal year 2025 Treasury interest earnings, federal fiscal year (FFY) 2024 capitalization grants, and the FFY 2024 Infrastructure Investment and Jobs Act (IIJA) general supplemental state match. Ms. Jones stated that, upon the approval of the \$4,382,554 loan request, the remaining funds available for loan obligations in the DWSRF would total \$110,436,956. Ms. Jones reported on the DWSRF Non-Revolving Funds - Lead Service Line Fund balance. She stated that as of July 21, 2025, the fund had a balance of \$118,097,948. She stated that the balance had increased by \$84,403,134 due to the receipt of a FFY 2024 IIJA Lead Service Line Grant, resulting in a total available balance of \$202,501,082. Ms. Jones also provided an update on the DWSRF Non-Revolving Funds - Emerging Contaminants Fund balance. She stated that as of July 21, 2025, the fund had a balance of \$5,490,347. Ms. Jones explained that the balance had since increased by \$10,275,940 due to the receipt of a FFY 2024 IIJA Emerging Contaminants Grant, bringing the total available balance to \$15,766,287. Ms. Jones stated that, upon the approval of the \$1,392,282 loan request, the remaining funds available for loan obligations in the Emerging Contaminants Fund would total \$14,374,005. Secretary Hargett then asked if there were any questions regarding the reports. Hearing none, Ms. Jones proceeded to present the DWSRF loan request:

- **Clifton (DW20 2025-279-01)** Requesting \$5,774,836 (\$4,382,554 (100%) loan, \$1,392,282 emerging contaminant (100%) forgiveness) for a new Water Treatment Plant (WTP): Construction of a 1.5 million gallons 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 2.00% based on the Ability to Pay Index; Priority ranking 110 of 143 (2022); Term: 20 years

Secretary Hargett called for a motion to approve the loan. Comptroller Mumpower made a motion to approve the loan request, and 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 loan request was unanimously approved.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of the TLDA's SRF Policy and Guidance for Borrowers (the "Policy & Guidance"). Secretary Hargett recognized Ms. Kayla Carr, Assistant Director of SGF to present the item. Ms. Carr stated that at the July 21st meeting, the TLDA instructed staff to explore a policy that required utilities to demonstrate a competitive bid process for financial advisory services when seeking approval to issue additional debt. She reported that staff considered this direction and proposed modifying the existing Policy and Guidance to add a Debt Management Responsibilities section with several subsections. She stated that this section would require borrowers to adopt a debt management policy, implement safeguards for high-risk debt issuances, and establish a process for selecting financial professionals. Ms. Carr noted that staff also proposed a Balanced Annual Budget Requirement section, which recognized that local governments were prohibited from borrowing additional debt unless they were in compliance with state law that required a local governments to adopt a balanced budget and to obtain Comptroller approval of the budget. Based on these changes, she stated that revisions were proposed to the section titled "Factors to be Considered for a Request to Issue Additional Debt and/or Modify Lien Position," adding three factors, that borrowers should: 1)

demonstrate that they have adopted a balanced budget, 2) have an adopted debt management policy, and 3) demonstrate compliance with their policy in the selection process for financial professionals. She further reported that edits to the Definitions section—and throughout the document—would remove distinctions between municipal borrowers and utility districts, referring to them collectively as “borrowers” and categorizing loans by whether they were secured by ad valorem (or state-shared) taxes (AVT). She explained that the Non-AVT Borrowers section was also clarified to confirm that TLDA approval was required for additional debt not secured by ad valorem taxes, even if subordinate to the SRF loan. She emphasized that this clarification reflected existing policy intent. Ms. Carr stated that the Single Audit Requirement section was updated to reflect the federal threshold increase from \$750,000 to \$1,000,000. She concluded by noting that other non-substantive corrections were made as part of the routine editing process. Secretary Hargett called for a motion to approve the Policy & Guidance. Comptroller Mumpower made a motion to approve the Policy & Guidance, and Mr. Wayman 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 Policy & Guidance was unanimously approved.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a Resolution of the TLDA concerning appointment of an Assistant Secretary. Secretary Hargett noted that, as previously discussed in the State Funding Board and Tennessee School Bond Authority meetings, Ms. Thompson was retiring. He stated that the TLDA was fortunate that she had planned ahead and helped prepare both the TLDA and her successor for the transition. He further stated that the Resolution, included in the meeting materials, would appoint Ms. Kayla Carr as the new Assistant Secretary for the TLDA. Secretary Hargett called for a motion to approve the Resolution and appoint Ms. Kayla Carr as TLDA’s Assistant Secretary. Comptroller Mumpower made a motion to approve the Resolution, and 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 Resolution was unanimously approved.

Secretary Hargett stated that the next item on the agenda was the report on the notification from the City of Munford submitted to comply with the Policy & Guidance. Secretary Hargett recognized Ms. Thompson to present the item. Ms. Thompson explained that pursuant to the Policy & Guidance, the City of Munford was required to notify the TLDA of its intent to incur additional debt. She reported that the City planned to enter into a loan agreement with the Public Building Authority (PBA) of the City of Clarksville in an amount not to exceed \$1,200,000, with a lien position subordinate to its outstanding SRF loans. She further stated that the City’s notification included a waiver of the 45-day written notification requirement pursuant to the Policy & Guidance. Secretary Hargett noted that the notification letter was included in the meeting materials and inquired if there was any discussion. Hearing none, he stated that the TLDA would consider itself duly notified. This was a non-voting item, and no action by the TLDA was required.

Secretary Hargett stated that the next item on the agenda was the report on the notification from the Metropolitan Government of Nashville and Davidson County (Nashville) submitted to comply with the Policy & Guidance.

Secretary Hargett recognized Ms. Thompson to present the item. Ms. Thompson explained that pursuant to the Policy & Guidance, Nashville was required to notify the TLDA of its intent to incur additional debt. She reported that Nashville planned to revise its existing commercial paper program for Water and Sewer Revenue Extendable Commercial Paper Notes, 2015 Program (the "Notes") to increase the maximum par amount from \$200 million to \$300 million and to extend the final maturity date from January 1, 2026, to March 1, 2031. She stated that the lien position of the notes would remain subordinate to its outstanding SRF loans. Secretary Hargett noted that the notification letter was included in the meeting materials and inquired if there was any discussion. Hearing none, he stated that the TLDA would consider itself duly notified. This was a non-voting item, and no action by the Authority was required.

Secretary Hargett stated that the next item on the agenda was the report on the notification from the Town of Carthage submitted to comply with the Policy & Guidance. Secretary Hargett recognized Ms. Thompson to present the item. Ms. Thompson explained that pursuant to the Policy & Guidance, the Town of Carthage was required to notify the TLDA of its intent to incur additional debt. She reported that the Town planned to enter into a loan agreement with the PBA of the City of Clarksville in an amount not to exceed \$1,000,000, with a lien position subordinate to its outstanding SRF loans. Secretary Hargett noted that the notification letter was included in the meeting materials and inquired if there was any discussion. Hearing none, he stated that the TLDA would consider itself duly notified. This was a non-voting item, and no action by the Authority was required.

Secretary Hargett thanked Ms. Thompson for her service. Hearing no further business, Secretary Hargett motioned to adjourn the meeting. Comptroller Mumpower seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, 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 15th day of December 2025.

Respectfully submitted,

Kayla Carr

Kayla Carr
 Assistant Secretary



Approved
 12/15/25