

TENNESSEE LOCAL DEVELOPMENT AUTHORITY
December 15, 2025

The Tennessee Local Development Authority (TLDA) met on Monday, December 15, 2025, at 3:03 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:

William Wood, proxy for 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

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

Mayor Rollen “Buddy” Bradshaw, Senate Appointee
Mayor Paige Brown, House Appointee

The following member was absent:

The Honorable Bill Lee, Governor

Recognizing a physical quorum present, Secretary Hargett called the meeting to order.

Secretary Hargett, in accordance with Tenn. Code Ann. § 8-44-112 and Board guidelines, asked Ms. Kayla Carr, TLDA Assistant Secretary and the Director of the Division of State Government Finance (SGF) whether any requests for public comment had been received. Ms. Carr responded that no comments had been submitted for any specific items on the agenda. Secretary Hargett then acknowledged Mr. Larry Kidwell, noting that he had contacted the Comptroller’s office, but did not have a specific item to address, and Mr. Kidwell affirmed. Secretary Hargett then directed Ms. Carr to conduct a roll call:

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

Secretary Hargett stated that the first item of business was approval of the minutes from the November 24, 2025, TLDA meeting. Commissioner Bryson moved approval of the minutes, and Mr. Wood seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he asked Ms. Carr to conduct a roll call vote:

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

The minutes were unanimously approved.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a Clean Water State Revolving Fund (CWSRF) loan. Secretary Hargett recognized Ms. Vena Jones, Program Manager at the Tennessee Department of Environment and Conservation (TDEC), to present the CWSRF unobligated balance report and loan request. Ms. Jones reported that, as of November 24, 2025, the Unobligated Fund Balance for the Clean Water State

Revolving Fund (CWSRF) Loan Program was \$337,129,073. Ms. Jones stated that, upon the approval of the \$7,100,000 loan request, the remaining funds available for loan obligations in the CWSRF would total \$330,029,073. Additionally, Ms. Jones provided an update on the CWSRF Non-Revolving Funds – Emerging Contaminants Fund, stating that the balance was \$4,447,000 as of November 24, 2025. Secretary Hargett then asked if there were any questions regarding the reports. Hearing none, Ms. Jones proceeded to present the CWSRF loan request:

- **Pikeville (CW23 2025-500)** Requesting \$7,100,000 (\$3,550,000 (50%) loan, \$3,550,000 (50%) principal forgiveness) for a new Wastewater Treatment Plant (WWTP) expansion/advanced treatment, which entails the expansion of the existing WWTP from 0.254 million gallons per day (MGD) to 0.366 MGD; recommended interest rate of 1.34% based on the Ability to Pay Index (API); Priority ranking 8 of 67 (2023); Term: 20 years

Ms. Jones stated the City's revenues were technically insufficient. She reported TDEC's review was based on a rate of \$58.66, requiring a minimum 13% increase to be financially sufficient to repay the loan. The City has increased its rate 11% as of July 1, 2025, and the revised review was based on a rate of \$65.11. Two other 11% increases were scheduled for July 1, 2026, and July 1, 2027. She explained SRF required sufficiency by the time of repayment, not loan execution, and compliance was ensured through signed resolutions. Secretary Hargett acknowledged he had been unaware of this process and asked what would happen if the City failed to implement the agreed increases. Ms. Jones stated that had never occurred but indicated SRF would enforce security measures provided by the loan agreement, including intercepting state-shared taxes for failure to make payments, as noncompliance would constitute default. Secretary Hargett thanked Ms. Jones for the clarification. Ms. Jones concluded by stating that the City had met all requirements to be considered for an SRF loan and further recommended board approval of the Pikeville loan request. Secretary Hargett called for a motion to approve the loan. Commissioner Bryson made a motion to approve the loan request, and Mr. Wayman seconded the motion. Secretary Hargett asked if there was any further discussion. Hearing none, he asked Ms. Carr to conduct a roll call vote:

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

The loan request was unanimously approved.

Secretary Hargett asked if Commissioner Bryson had a question for Ms. Jones. Commissioner Bryson responded affirmatively, stating that he needed clarification on SRF loans and inquired about the number of funds within the SRF program. Ms. Jones explained that there were two primary funds: Clean Water (CW) and Drinking Water (DW). She further noted that the 2021 Infrastructure Investment and Jobs Act (IIJA) introduced additional funding categories, including the IIJA Supplemental funding, which was deposited into the base SRF program. In addition, IIJA provided Emerging Contaminants funding to address per- and polyfluoroalkyl substances, known as PFAS, and other contaminants for both CW and DW programs, which is held in a separate fund; and Lead Service Line Replacement funding for DW only. Ms. Jones stated that Emerging Contaminant funds were provided as 100% grants, while Lead Service Line funds offered 50% loan forgiveness at 0.5% interest, with repayments returning to the base SRF fund. Commissioner Bryson then requested a five-year history of year-end balances and clarification on the transferability of funds. Ms. Jones confirmed that CW and DW funds could transfer between programs, while Emerging Contaminant and Lead Service Line funds were restricted. Secretary Hargett agreed the information would be helpful and suggested including inflows and outflows for context, beginning with December 31, 2020. He also noted that project prioritization often depended on an entity's willingness to raise rates, which could delay high-ranking projects. Ms. Jones agreed to provide the requested information.

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. Jones to present the DWSRF unobligated balance report and loan request. Ms. Jones reported that, as of November 24, 2025, the Unobligated Fund Balance

for the Drinking Water State Revolving Fund (DWSRF) Loan Program was \$110,436,956. Since that time, the unobligated balance had increased by \$14.00 with the return of unused loan funding for a project from the City of Lafollette. Ms. Jones stated that, upon the approval of the \$1,360,000 loan request, the remaining funds available for loan obligations in the DWSRF would total \$109,076,970. Ms. Jones also provided updates on two DWSRF Non-Revolving Funds. She reported that the Emerging Contaminants Fund had a balance of \$ 14,374,005 and the Lead Service Line Fund had a balance of \$202,501,082. Secretary Hargett then asked if there were any questions regarding the reports. Hearing none, Ms. Jones proceeded to present the DWSRF loan request:

- **Cross Anchor Utility District (DWB22 2025-276)** Requesting \$1,360,000 (\$680,000 (50%) loan, \$680,000 (50%) principal forgiveness) for a waterline replacement, which involves installation of approximately 27,400 linear feet of 8-inch diameter polyvinyl chloride or ductile iron pipe waterline along Jearoldstown and West Pine Road; recommended interest rate of 2.00% based on the API; Priority ranking 33 of 143 (2022); Term: 20 years

Secretary Hargett called for a motion to approve the loan. Commissioner Bryson made a motion to approve the loan request, and Mr. Wood seconded the motion. Secretary Hargett asked if there was any further discussion. Hearing none, he asked Ms. Carr to conduct a roll call vote:

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

The loan request was unanimously approved.

Secretary Hargett stated that the next item on the agenda was the report on the notification from the Town of Atoka submitted to comply with the TLDA's *SRF Policy and Guidance for Borrowers* ("Policy & Guidance"). Secretary Hargett recognized Ms. Carr to present the item. Ms. Carr explained that pursuant to the Policy & Guidance, the Town 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 Public Building Authority (PBA) of the City of Clarksville in an amount not to exceed \$3,000,000 to finance a portion of sewer system improvements. She noted that the PBA loan would be issued with a lien position subordinate to the lien position of the Town's outstanding SRF loans. Secretary Hargett inquired why the debt would be issued by the PBA of the City of Clarksville. Ms. Carr responded that the PBA of the City of Clarksville was a conduit issuer that frequently issued debt of this type. There were no questions and no action by the TLDA was required.

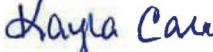
Hearing no further business, Secretary Hargett asked for a motion to adjourn the meeting. Commissioner Bryson made a motion to adjourn the meeting, and Mr. Wayman seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, Secretary Hargett asked Ms. Carr to conduct a roll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

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

The meeting was adjourned.

Approved on this 23rd day of March, 2026.

Respectfully submitted,



Kayla Carr
Assistant Secretary