TENNESSEE LOCAL DEVELOPMENT AUTHORITY

June 22, 2026

The Tennessee Local Development Authority (the "TLDA" or the "Authority") met on Monday, June 22, 2026, at 2:22 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

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

Member Present via Electronic Means

- Mayor Rollen "Buddy" Bradshaw, Senate Appointee

Absent Member

- The Honorable Bill Lee, Governor

Quorum Establishment & Requests for Public Comment

With a physical quorum present, Secretary Hargett called the meeting to order and noted electronic participation. 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 vote:

- Secretary Hargett—Present
- Commissioner Bryson—Present
- Comptroller Mumpower—Present
- Treasurer Lillard—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 Maury County Mayor Sheila Butt had requested to speak. The Authority agreed by general consent to extend the comment period to five minutes. During public comment, Maury County Mayor Sheila Butt expressed concerns about the timing of the proposed Drinking Water SRF loan for the City of Columbia. She stated that the Duck River Water Planning Partnership was actively developing feasibility studies on long-term water supply options. She explained that there was a focus on regionalization as the long-term solution to provide fair access to water across the county and surrounding communities. Following her remarks, Comptroller Mumpower asked Mayor Butt to elaborate on her comments regarding regionalization, and Mayor Butt explained that a model similar to the Duck River Utility Commission, where all customers pay the same rate for treated water, would create greater equity and cost savings. Commissioner Bryson asked whether the Columbia plant expansion would be needed regardless of future regional decisions, and Mayor Butt responded that while plant upgrades might ultimately be required, she believed the state should wait for the planning partnership's recommendations before acting. The Authority thanked Mayor Butt for her comments.

Approval of Minutes

Secretary Hargett stated that the first item of business was approval of the minutes from the April 20, 2026, TLDA meeting. Secretary Hargett moved approval of the minutes, and Comptroller Mumpower seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he called for a vote, and Ms. Carr called the roll:

- Secretary Hargett—Aye
- Commissioner Bryson—Aye
- Comptroller Mumpower—Aye
- Treasurer Lillard—Aye
- Mayor Brown—Aye
- Mayor Bradshaw—Aye

The minutes were approved.

Clean Water State Revolving Fund (SRF) Loan Requests

Secretary Hargett stated that the next item on the agenda was consideration of approval of several State Revolving Fund Clean Water Loans and recognized Ms. Vena Jones, Program Manager at the Tennessee Department of Environment and Conservation (TDEC), to present the loan requests. Ms. Jones first provided the fund balance report, noting that the unobligated balance as of April 20, 2026, was $314,600,836. After accounting for the return of $5,176,088 of unused funds from the City of Chattanooga, the addition of Federal Fiscal Year (FFY) 2025 Capitalization Grants and state match totaling $27,656,400, FFY 2025 Infrastructure Investment and Jobs Act (IIJA) General Supplemental Grants and state match totaling $42,944,400, and approval of the loan requests being presented totaling $14,979,000, the projected fund balance would be $375,398,724. Ms. Jones further reported that as of April 20, 2026, the unobligated balance for the Emerging Contaminant Fund was $4,447,000. After adding the $3,089,000 FFY 2025 IIJA Emerging Contaminant Grant and accounting for the proposed $5,800,000 emerging contaminant grant to the City of Franklin, the remaining balance would be $1,736,000. She then proceeded to present the clean water loan requests.

Applicant	Loan Number	Base Loan	Principal Forgiveness	Principal Forgiveness Emerging Contaminants	Total Request	Interest Rate	Term (Years)
Norris	2024-10731	$125,000	$125,000	$0	$250,000	2.35%	5
Paris Utility Authority	2025-12450	$500,000	$500,000	$0	$1,000,000	1.45%	5
Cleveland Utilities Authority	2024-10776	$1,920,000	$0	$0	$1,920,000	1.93%	5
Franklin	2024-10695	$11,809,000	$0	$5,800,000	$17,609,000	2.35%	5

Ms. Jones presented the details of the loans. Secretary Hargett made a motion to approve the loan requests, and Comptroller Mumpower seconded the motion.

Board Discussion

Comptroller Mumpower asked whether the presented loan amounts represented the full costs of the proposed projects and inquired about project timelines and useful life of the associated plans and specifications. Ms. Jones responded that each planning and design loan represented the total cost of its respective planning phase and confirmed expectations for project timelines and useful life. Secretary Hargett asked if there were any other questions. Hearing none, Secretary Hargett called for a vote, and Ms. Carr performed a roll-call vote:

- Secretary Hargett—Aye
- Commissioner Bryson—Aye
- Comptroller Mumpower—Aye
- Treasurer Lillard—Aye
- Mayor Brown—Aye
- Mayor Bradshaw—Aye

The loan requests were unanimously approved.

Drinking Water State Revolving Fund (SRF) Loan Request

Secretary Hargett stated that the next item on the agenda consisted of two parts. He stated that the first part was the consideration of a request to issue the proposed SRF loan on parity with its Water System Anticipation Notes, Series 2023 and Series 2025 ("the Notes"). He recognized Ms. Carr to describe the request. Ms. Carr explained that the City had issued the Notes as interim financing and that the City planned to pay off these loans with proceeds of a Water Infrastructure Finance and Innovation Act (WIFIA) financing. She stated that since these loans were already outstanding, the bank holding the notes had consented to give the SRF loan the improved parity status. Ms. Carr explained that the City was requesting that the Notes, the SRF loan, and anticipated WIFIA bonds all be on parity, but the latter was a separate agenda item.

Secretary Hargett then recognized Ms. Jones to present the Drinking Water SRF loan request. Ms. Jones first provided the fund balance report. The unobligated balance at April 20, 2026, was $107,074,013. With the addition of FFY 2025 Capitalization Grants and state match totaling $17,323,019, FFY 2025 IIJA General Supplemental Grants and state match totaling $39,546,936, and upon approval of the $75,000,000 loan request to be presented, the fund balance would become $88,943,968. Ms. Jones further reported that as of April 20, 2026, the unobligated balance for the Drinking Water Emerging Contaminant Fund was $14,374,005. After adding the $10,803,240 FFY 2025 IIJA Emerging Contaminant Grant, the remaining balance would become $25,177,245. Ms. Jones then presented the loan request.

Applicant	Loan Number	Base Loan	Principal Forgiveness	Principal Forgiveness Emerging Contaminants	Total Request	Interest Rate	Term (Years)
Columbia	2024-10571	$75,000,000	$0	$0	$75,000,000	3.06%	30

Ms. Jones explained that Columbia Power and Water Systems (CPWS) was currently operating above 90 percent of its drinking water plant capacity and must expand the water treatment plant to maintain compliance with the Safe Drinking Water Act. She noted that the $75 million SRF loan before the Authority was the first portion of a two phase $135 million SRF financing package, for the expansion of the water plant. She also confirmed TDEC had evaluated the City's finances including both SRF phases and the projected WIFIA debt and found them sufficient. Ms. Jones further described the project's useful life, anticipated at 30 to 50 years.

Board Discussion

The Comptroller asked Ms. Jones whether the SRF request represented the full project cost and whether TDEC accounted for all anticipated debt when evaluating the City's financial capacity. Ms. Jones confirmed that TDEC considered the entire financing package, including WIFIA, and determined the City could support the project. Comptroller Mumpower asked Ms. Jones about the useful life of the project. Ms. Jones replied that the project presented is the expansion of the drinking water plant and constitutes a 30-to-50-year useful life. Comptroller Mumpower noted that the useful life of this project, which is part of larger project, exceeds the term of the proposed loan. Ms. Jones concurred.

To provide the City's perspective, Secretary Hargett recognized Columbia Mayor Chaz Molder. Mayor Molder stated that although he initially voted against the project at the City Council due to concerns about hypothetical rate increases, he now supported moving forward because delaying further would significantly increase the project cost. He emphasized that the plant expansion had been planned for more than 15 years and remained the only viable option ready to address immediate capacity needs. Mayor Molder also stressed that regional cooperation is important long-term but that in the short term, the City must resolve its current capacity shortage to prevent service constraints.

Comptroller Mumpower asked Mayor Molder about the useful life of the full project in relation to all anticipated debt. Mayor Molder replied that Ms. Jones or the CWPS director could provide more accurate insight. Ms. Jones explained the distinction between the $205,000,000 drinking water plant expansion project and other components of the City's long-term water supply plan. She clarified that the larger plan includes assets that are not part of the plant expansion currently under consideration.

Ms. Jones stated that the useful life of the drinking water plant itself is 30 to 50 years, and the added capacity from the expansion is expected to last 20 to 40 years. She noted that significant future growth, such as a new large-scale industrial user, could impact the useful life of the expanded capacity.

Secretary Hargett asked Ms. Jones for TDEC's view on the possibility of delaying the project by six months to a year. Ms. Jones responded that the current plant is operating at 93 percent capacity, a dangerously high level that could lead to water-use restrictions if the project was delayed. She acknowledged that an advantage of delay would be additional time to review the forthcoming Governor's Duck River Planning Partnership report, however, she added that she believes the report will support the proposed expansion plan.

Secretary Hargett then recognized Mr. Matt Wheeler, CWPS Vice President of Water. Comptroller Mumpower asked Mr. Wheeler to discuss CWPS's overall plan, including the proposed SRF and WIFIA loans, as it relates to the project's useful life. Mr. Wheeler stated that useful life refers to how long an asset will remain functional. He noted that the existing plant is 75 years old and that the expanded plant's useful life will exceed the term of the loan. He noted that with retrofits and additional investments over time, expansion could last 50 to 100 years. Addressing projected growth and the current project under consideration, he stated that the expansion will add 12 million gallons per day (MGD) of capacity to the current 20 MGD, and with reasonable growth assumptions, the useful life of this increased capacity is estimated to be 35 years.

Mr. Wheeler explained that the existing plant was 75 years old and operates near its capacity limit, with peak day demand exceeding 90 percent of allowable treatment capacity. He stated that CPWS faced several risks if expansion was delayed, including potential drought vulnerability, load restrictions, and inability to meet projected peak demand by summer 2029. He noted that construction costs were escalating by an estimated $2 million per month and emphasized that the expansion footprint had been designed to accommodate future regional water sources, including a potential connection to the Tennessee River.

During discussion, Commissioner Bryson asked questions about rate impacts and whether the City's approved rate increases were sufficient to support repayment of all project components. Ms. Jones confirmed that the City's rate structure had been reviewed to ensure financial sufficiency. Members also discussed the timeline of the Governor's Duck River Partnership study. Commissioner Bryson asked whether delaying action until the study's expected release in September or October would jeopardize the community's water supply planning. Mr. Wheeler and Ms. Jones responded that the plant expansion would be required under any long-term regional scenario and that delaying until fall could push the project beyond the timeframe needed to meet projected 2028 to 2029 peak demand noting that weather would be a factor.

In response to questions about broader regional control of water planning, Mayor Molder emphasized that Columbia Power and Water had, for decades, supplied water to multiple surrounding communities, including wholesale service to Maury County Water and Spring Hill, and that his concern was ensuring adequate supply for all current customers across the region. Mayor Butt offered that true regionalization would require a shared governance model rather than reliance on a single municipal utility. Mayor Paige Brown shared that in her experience, regionalization is an important statewide need but cannot be compelled under current law, meaning utilities must continue fulfilling obligations to their own customers while collaborating voluntarily where possible.

Following the extended discussion, several members expressed that since the Columbia project involved multiple interrelated components and significant long-term consequences, more time was needed to ensure that everything was considered. Comptroller Mumpower moved to defer Items 4 (a and b) and 5 until the next regularly scheduled TLDA meeting. Treasurer Lillard 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
- Treasurer Lillard—Aye
- Mayor Brown—Aye
- Mayor Bradshaw—Aye

The request was deferred until the TLDA's July meeting.

Paris Utility Authority (PUA)

Secretary Hargett stated that the next item on the agenda was consideration and approval of a request from the Paris Utility Authority (PUA) to issue its Series 2026 Sewer Revenue Bonds in an amount not to exceed $11,914,000 on parity with its outstanding parity-lien obligations. He recognized Ms. Carr to present the item. Ms. Carr explained that PUA was requesting authorization to issue the 2026 Sewer Revenue Bonds in an amount not to exceed $11,914,000 on parity with its existing SRF loans. She noted that the underlying loan had originally been issued by the City of Paris, but that PUA had since assumed responsibility for the utility operations. As a result, the proposed bonds would replace the outstanding City debt and formally convert the obligation to PUA. Secretary Hargett moved approval of the request, and Comptroller Mumpower seconded the motion. Secretary Hargett asked if there was any discussion. Hearing none, he asked Ms. Carr to perform a roll-call vote:

- Secretary Hargett—Aye
- Commissioner Bryson—Aye

- Comptroller Mumpower—Aye
- Treasurer Lillard—Aye
- Mayor Brown—Aye
- Mayor Bradshaw—Aye

The request was approved.

Town of Monteagle Notification

Secretary Hargett stated that the next item on the agenda was a report on the notification submitted by the Town of Monteagle in accordance with TLDA SRF Policy and Guidance for Borrowers. He recognized Ms. Carr to present the item. Ms. Carr reported that the Town of Monteagle would be entering into a $1,500,000 loan agreement with the Public Building Authority of the City of Clarksville for improvements to its water and wastewater system. She noted that the loan would be subordinate to the Town's existing SRF obligations. Ms. Carr stated that this item was for notification purposes only and required no action by the Authority. Secretary Hargett acknowledged that the Authority was duly notified.

City of Greenbrier Notification

Secretary Hargett stated that the next item was a report on the notification submitted by the City of Greenbrier in accordance with TLDA SRF Policy and Guidance for Borrowers. He recognized Ms. Carr to present the report. Ms. Carr stated that the City of Greenbrier would be issuing $3,000,000 in Water System Revenue Capital Outlay Notes for the acquisition and installation of electronic water meters. She noted that the notes would be subordinate to the City's existing SRF loans. Ms. Carr stated that this was a notification only and required no action by the Authority. Secretary Hargett acknowledged that the Authority was duly notified.

City of Lafollette Notification

Secretary Hargett stated that the next item was a report on the notification submitted by the City of Lafollette in accordance with TLDA SRF Policy and Guidance for Borrowers. He recognized Ms. Carr to present the item. Ms. Carr reported that the City of Lafollette would be issuing $1,200,000 in Water System Revenue and Capital Outlay Notes for improvements to its water system. She noted that the financing would be subordinate to the City's existing SRF loans. She stated that this notification was provided for informational purposes only and required no action by the Authority. Secretary Hargett acknowledged that the Authority was duly notified.

Adjournment

Hearing no further business, Secretary Hargett requested a motion to adjourn the meeting. Comptroller Mumpower moved to adjourn, and Commissioner Bryson 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
- Treasurer Lillard—Aye
- Mayor Brown—Aye
- Mayor Bradshaw—Aye

The meeting was adjourned.

Approved on this 27th day of July, 2026.

Respectfully submitted,

Kayla Carr

Kayla Carr
Assistant Secretary