

****AMENDED** AGENDA (January 17, 2025)**
GREENE COUNTY LEGISLATIVE BODY
Tuesday, January 21, 2025

The Greene County Commission will meet in regular session at the Greene County Courthouse on Tuesday, January 21, 2025, beginning at 6:00 p.m. in the Criminal Courtroom

Call to Order

- *Invocation – Commissioner Paul Burkey
- *Pledge to Flag – Commissioner Kathy Crawford

Proclamations

- A Proclamation for Career & Technical Education Month- February 2025

For The Greater Good

Public Hearing

- Consideration of A Resolution To Extend The Moratorium On The Construction Or Expansion of Campgrounds Until March 2025 Within The Unincorporated Territory Of Greene County, Tennessee

Approval of Prior Minutes

Reports

- Veterans Report
- Board of Education Financial Report
- Solid Waste Department Report
- Committee Minutes

Election of Notaries

Old Business

Resolutions

- A. Consideration of A Resolution to Approve Funding By The Greene County Legislative Body For A New Track And Field Facility At Doak Elementary School, Tennis Court Renovations At South Greene High School, Chuckey-Doak High School, and North Greene High School, And Construction Of Two New Tennis Courts At Chuckey Doak High School
- B. Consideration of A Resolution Of The Greene County Legislative Body to Appropriate \$12,108 In Grant Revenue And Appropriations For the Edward Byrne Memorial Justice Assistance Grant For The Fiscal Year Ending June 30, 2025
- C. Consideration of A Resolution To Declare County Property Surplus, Obsolete, Or Unusable Pursuant to T.C.A. § 5-14-108 (EXHIBIT A)
- D. Consideration of A Resolution To Extend The Moratorium On The Construction Or Expansion of Campgrounds Until March 2025 Within The Unincorporated Territory Of Greene County, Tennessee

Other Business

- CT053 Report on Debt Obligation related to filing for the HEAL Program Loan
- A Resolution Of The County Commission of Greene County, Tennessee Approving An Extension Of The Previously Approved Policies and Procedures For A Property Tax Incentive Program

Relating To The Negotiation And Acceptance Of Payments In Lieu Of Ad Valorem Tax With Respect To Certain Facilities Located In Greene County, Tennessee, And Finding That Such Payments Are Deemed To Be In Furtherance Of The Public Purposes Of The Industrial Development Board of The Town of Greeneville and Greene County, Tennessee As Defined In Tennessee Code Annotated Section 7-53-305

- Consideration of the appointment of Patricia DeCicco to fill the county representative vacancy on the Greeneville/Greene County Library Board of Trustees

Adjournment

Closing Prayer – Commissioner Jason Cobble

GREENE COUNTY COMMISSION MEETING INFORMATION

****THE NEXT COUNTY COMMISSION MEETING WILL BE TUESDAY, FEBRUARY 18, 2025****

****THE DEADLINE FOR SUBMISSION OF RESOLUTIONS FOR THE NEXT COMMISSION MEETING IS THURSDAY, FEBRUARY 6, 2025, AT 12:00 P.M. ****

GREENE COUNTY GOVERNMENT HOLIDAY CLOSURES

****THE GREENE COUNTY COURTHOUSE, EXECUTIVE OFFICES AND ANNEX WILL BE CLOSED MONDAY, FEBRUARY 17, 2025, FOR THE PRESIDENTS' DAY HOLIDAY ****

****THE GREENE COUNTY CLERK'S OFFICE WILL ALSO BE CLOSED ON SATURDAY, FEBRUARY 15, 2025, FOR THE PRESIDENTS' DAY HOLIDAY****

A RESOLUTION OF THE COUNTY COMMISSION OF GREENE COUNTY, TENNESSEE APPROVING AN EXTENSION OF THE PREVIOUSLY APPROVED POLICIES AND PROCEDURES FOR A PROPERTY TAX INCENTIVE PROGRAM RELATING TO THE NEGOTIATION AND ACCEPTANCE OF PAYMENTS IN LIEU OF AD VALOREM TAX WITH RESPECT TO CERTAIN FACILITIES LOCATED IN GREENE COUNTY, TENNESSEE, AND FINDING THAT SUCH PAYMENTS ARE DEEMED TO BE IN FURTHERANCE OF THE PUBLIC PURPOSES OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF GREENEVILLE AND GREENE COUNTY, TENNESSEE AS DEFINED IN TENNESSEE CODE ANNOTATED SECTION 7-53-305

WHEREAS, the County Commission (the "Governing Body") of Greene County, Tennessee (the "County") has met pursuant to proper notice; and

WHEREAS, the Governing Body has previously approved certain Policies and Procedures for a Property Tax Incentive Program, a copy of which is attached hereto, relating to certain types of projects described therein (the "Policies and Procedures"); and

WHEREAS, the Governing Body desires to extend the Policies and Procedures until December 31, 2027; and

WHEREAS, pursuant to the Policies and Procedures, if extended, The Industrial Development Board of the Town of Greeneville and Greene County, Tennessee (the "Board") will be authorized to negotiate and accept from lessees, payments in lieu of ad valorem taxes as provided in and subject to the limitations of such Policies and Procedures; and

WHEREAS, Tennessee Code Annotated Section 7-53-305(b) authorizes the County to delegate to the Board the authority to negotiate and accept from the lessees of the Board payments in lieu of ad valorem tax upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board as defined in said Code Section, and the Governing Body is authorized to make the same delegation to the Board; and

WHEREAS, the Governing Body desires to approve the extension of the Policies and Procedures and to delegate to the Board the authority to negotiate and accept from lessees of the Board payment in lieu of ad valorem taxes in accordance with such Policies and Procedures.

THEREFORE BE IT RESOLVED, by the Greene County Legislative Body meeting in regular session on the 21th day of January, 2025, with a quorum being present and a majority voting in the affirmative as follows:

1. The Governing Body hereby approves the extension of the Policies and Procedures such that the expiration date in Section XI of the Policies and Procedures shall be extended to December 31, 2027, and the Policies and Procedures, as extended, are hereby approved in all respects.

2. The Governing Body hereby finds that the negotiation and acceptance by the Board of payments in lieu of ad valorem taxes consistent with the Policies and Procedures, as extended above, are deemed to be in furtherance of the public purposes of the Board as defined in Tennessee Code Annotated Section 7-53-305, and the Governing Body hereby consents to the Board negotiating and accepting such

payments in lieu of ad valorem taxes from lessees in accordance with and subject to the limitations of the Policies and Procedures, as extended.

3. All other resolutions and orders, or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Sponsor

County Clerk

County Mayor



County Attorney

EXHIBIT "A" POLICIES & PROCEDURES

**GREENE COUNTY, TENNESSEE
AND THE TOWN OF GREENEVILLE, TENNESSEE
PROPERTY TAX INCENTIVE PROGRAM
POLICIES AND PROCEDURES**

Section I. General Purpose and Objectives*

Greene County, Tennessee (the "County") and the Town of Greeneville, Tennessee (the "City," and with the City, the "Municipalities") are committed to improving their local business environment and economy. In furtherance of this objective, the Municipalities have established a program to provide economic incentives to qualifying entities based on payments in lieu of taxes ("PILOT"). This program is administered by The Industrial Development Board of the Town of Greeneville and Greene County, Tennessee (the "Board"). This program is intended to attract and retain, on a basis competitive with other local governments, businesses that provide the types of employment, capital investment, community involvement and financial impact sought by the Municipalities for their citizens.

The Municipalities have adopted these Policies and Procedures to guide the Board in considering and evaluating on a case-by-case basis whether particular projects in the Municipalities will be eligible for a PILOT incentive. These Policies and Procedures should not be construed to require the Municipalities or the Board to approve a PILOT incentive for any Person. Granting a PILOT incentive is solely within the discretion of the Board acting within the parameters of these Policies and Procedures. In order, however, to inform potential applicants for PILOT incentives of the specific criteria that the Board will consider in evaluating applications for PILOT incentives, the Municipalities and the Board have adopted these Policies and Procedures to provide guidelines for evaluating requests for PILOT incentives.

The Board is a public nonprofit corporation established pursuant to the Tennessee Industrial Development Corporation Act (the "Act"), Tenn. Code Ann. §§7-53-101 *et seq.* The Board's statutory purposes include financing, owning and leasing certain real and personal properties, which will have the effect of maintaining and increasing employment and otherwise promoting new industry, commerce and trade in Tennessee and in particular, the Municipalities. The Board will conduct its activities consistent with the provisions of the Act and the intent of the Municipalities as set forth in these Policies and Procedures.

In evaluating Applications to participate in the Municipalities' PILOT program, the Board will apply the following general guidelines:

1. Public Interest/Increased Employment. In accordance with the objectives of the Act, the Board must find that each proposed Project will be in the public interest and will increase employment within the Municipalities.
2. Eligible Projects. The Board will only approve PILOT incentives for the following types of Projects:
 - a. Industrial facilities that manufacture, assemble, process or fabricate agricultural, mining or other products.

* Capitalized terms used in these Policies and Procedures that are not otherwise defined shall have the meanings given to such terms in Section III.

- b. Distribution facilities that receive and distribute goods.
- c. Office buildings and service facilities for Local Companies.
- d. Commercial and retail businesses that the Board determines will materially increase local sales tax revenues.

If a proposed Project would otherwise not be eligible for a PILOT incentive because it does not meet this guideline but the Board determines that, based upon unique factors in the particular case, a PILOT incentive would be appropriate for the Project, the Board shall not approve such PILOT incentive without obtaining the prior approval of the Municipalities.

3. Evaluation Matrix. Provided a Project satisfies the first two guidelines stipulated above, the Board shall determine the term, if any, and amount of the PILOT incentive by applying the Evaluation Matrix attached hereto as Appendix A. The implementation of the Evaluation Matrix is described in more detail in Section IV. The term and proportional amount of any PILOT incentive shall be the same with respect to payments to the Municipalities.

If a proposed Project would be eligible for a certain PILOT term and amount under these Policies and Procedures but the Board determines that, based upon unique factors in the particular case, a longer PILOT term and/or larger PILOT incentive would be appropriate for such Project, the Board shall not approve a longer PILOT term and/or larger PILOT incentive without obtaining the prior approval of the Municipalities.

Section II. Conflicts of Interest

Each Board member shall be responsible for disclosing any material interest which he or she may have in or with a Project or an Applicant or any financing source for a Project. Any Board member having any material interest in or with a Project or an Applicant or financing source for a Project shall submit to the Board's counsel an explanation of that interest, and the Board's counsel shall advise both the Board and Board member whether the member should recuse himself or herself from consideration of the Application. Such recommendation of the Board's counsel shall be conclusive. If recusal is recommended, the Board will then consider the Application without participation from the member or members who recuse themselves.

To avoid conflicts of interests, the Board's counsel will disclose to the Board if he has a professional legal relationship with or material interest in a Project or an Applicant or any financing source for the Project, and in the event of such a conflict involving the Board's counsel, the Board will retain special counsel to represent it in connection with the particular Project being considered. The Board, however, may waive any such conflict in appropriate circumstances.

Section III. Definitions

For purposes of these Policies and Procedures, the following terms shall have the following meanings:

"Applicant" means the Person applying to the Board to enter into a Lease Agreement that would include a PILOT incentive with respect to a Project.

"Application" means the application submitted to a Board by an Applicant to receive a PILOT incentive.

"Brownfield" means (a) any property that has a prior history of industrial use and potentially has some environmental contamination as indicated by a Phase I Environmental Assessment and (b) any property that was formerly used by the United States government or any agency thereof.

"Existing Facility" means facilities, including land, buildings, structures, machinery, equipment and related improvements, that, at the time of an Application with respect thereto, are operated as an ongoing business for a purpose that would otherwise be an eligible Project under these Policies and Procedures.

"Expansion" means the addition of buildings, structures, machinery and/or equipment for the purpose of expanding a Project.

"FTZ" means Foreign Trade Zone #148.

"Governmental Authority" means the United States, the State of Tennessee, any political subdivision of either, and any agency, department, commission, board, bureau or instrumentality of any of them.

"Greyfield" means any property in close proximity to a Brownfield that does not have known environmental contaminants but has a significantly depreciated value, as determined by a Board, as a result of its proximity to a Brownfield.

"Lease Agreement" means the lease agreement between the Applicant and a Board pursuant to which the Board leases a Project to the Applicant and agrees upon the terms of a PILOT incentive.

"Local Company" is a company which (i) has its principal office within both the Municipalities, (ii) operates one of its principal facilities in the Municipalities, or (iii) has a significant executive and management presence in the Municipalities.

"National Corporate Headquarters" means a Project that meets the following criteria as determined by the Board:

- (i) The entity occupying the Project must be a business of regional or national significance;
- (ii) A significant percentage as determined by the Board, of the decision-making officers or employees of such entity must work and maintain their primary offices at the proposed Project;
- (iii) The Project will be the office location of a majority of the management employees of such entity; and

- (iv) The entity must make a significant financial commitment, as determined by the Board, to construct or improve the Project.

"New Business/Industrial Park" means any unified business or industrial park in the Municipalities of more than 25 acres developed or opened after January 1, 2000.

"Payment-in-Lieu-of Taxes" or "PILOT" means payments established by a Board to be made in lieu of ad valorem taxes with respect to a Project.

"Person" means any individual, sole proprietorship, corporation, limited liability company, association, partnership (general, limited, or limited liability partnership), organization, business, trustee, individual or government or political subdivision thereof or any governmental agency.

"PILOT Term" means the period of time, in years, during which a PILOT incentive is in effect pursuant to a Lease Agreement.

"Project" means the acquisition, construction and/or improvement of land, buildings, structures, machinery, equipment and related improvements as described in an Application. A Project may include any Expansion that an Applicant commits to commence within three (3) years of the execution of the Applicant's Lease Agreement. Any Expansion undertaken after such date will require a new Application to be filed with the Board with respect to the Expansion. A Project must be located on a single tract of property or contiguous tracts of property. A Project may also include an Existing Facility if the Board makes the determination that a PILOT incentive is necessary to retain the ongoing operation of the Existing Facility in the Municipalities.

Section IV. PILOT Amount and Application of Evaluation Matrix

PILOT Amount

If an Applicant is approved for a PILOT incentive, the amount of the PILOT for the PILOT Term shall be equal to the taxes imposed by all taxing authorities on the property that is the subject of the Project for the most recent tax year prior to the execution of a Lease Agreement with an Applicant (or if the property was previously exempt from taxation, an amount equal to the taxes that would have been imposed on the property if the property had not been so exempt). For example, if an Applicant intends to acquire an undeveloped tract of real property and to build and equip a manufacturing facility thereon, the PILOT amount for the PILOT Term shall be the amount of taxes imposed during the prior tax year on the undeveloped property by all local taxing authorities. If an Applicant intends to acquire and rehabilitate an existing facility, the PILOT amount would be the taxes imposed for the most recent tax year on the existing facility prior to its rehabilitation. If the Applicant requests a PILOT incentive only with respect to new equipment to be acquired, the PILOT amount with respect to such equipment would be \$0. If a Project will be used as a National Corporate Headquarters, the Board, in its discretion, can agree to reduce the PILOT amount to \$0 for the PILOT Term. Any PILOT amounts shall be paid directly to the County and the City, as applicable.

Special Rule for Existing Facilities

If the Board approves a PILOT incentive for an Existing Facility, in addition to any PILOT incentive that may be granted to the Applicant by applying the Evaluation Matrix as described above, the

Board may also agree to grant to the Applicant an annual credit against the PILOT that the Applicant would otherwise be required to pay based upon the number of jobs (on a full-time equivalent basis) that are retained and/or added to the Existing Facility during each year of the PILOT term. The amount of that credit shall be determined in accordance with Appendix B. Any such credits shall be proportionally deducted against the PILOT amounts to be paid to the Municipalities based upon its respective tax rates.

Application of Evaluation Matrix

The Evaluation Matrix attached as Appendix A is intended to provide objective criteria for the Board to assist in determining the length of the PILOT Term, if any, with respect to a Project. The maximum PILOT Term shall be 7 years.

The Evaluation Matrix contains five criteria to be considered by a Board in establishing a PILOT Term. The following is a brief discussion of each criterion, which discussion is intended to provide guidance as to how each criterion will be applied by the Board:

1. **Jobs** – The number of jobs will be based upon estimates to be provided by the Applicant and such other information as may be obtained by the Board. The estimate of jobs will be based upon the number of jobs that are anticipated to exist at the Project site three years after completion of the Project. Permanent full-time, full-time equivalent, seasonal, and contract jobs will be considered by the Board, but part-time employment will be appropriately weighted by the Board.
2. **Wages** – The average annualized wage that is expected to be paid by an Applicant, as compared to the existing per capita income published by the Tennessee Department of Employment Security for the Municipalities, will be a relevant factor in the Board's consideration of an Application. An Applicant who pays an average annualized wage that surpasses 160% of the per capita income for the Municipalities may be given special consideration points. All special consideration points will be awarded at the Board's discretion.
3. **Capital Investment** - Capital expenditures made by an Applicant with respect to a Project will be considered by the Board. Special consideration on a case-by-case basis will be used to increase points to Applicants who are making more than \$30 million in capital expenditures. To be eligible for a PILOT incentive, an Applicant must agree to make at least \$1,000,000 in capital expenditures. Capital expenditures for specific items, such as land, building and equipment, must be made by an Applicant in substantially the manner represented to the Board in the Applicant's Application unless the Board otherwise consents.
4. **Location**. The location of a Project within any of the following areas will be a favorable factor:
 - Designated Brownfield/Greyfield areas
 - The FTZ
 - Any New Business/Industrial Park

5. Residency of new employees. The expected location of the residences of the employees at the Project site, as represented by the Applicant, within the Municipalities will be a favorable consideration.

The Board may consider other special circumstances as it deems relevant in determining a PILOT Term with respect to a particular Project, provided, however, in no event shall the Board award more than 30 points in the aggregate under the Evaluation Matrix for special circumstances without the consent of the Municipalities.

Application of PILOT to Equipment

Generally, equipment will not be eligible for a PILOT incentive. However, the Board, in its discretion, may allow equipment to be eligible for a PILOT incentive for a particular Project if the Board determines that the equipment is essential for the Project to operate and that the equipment is a substantial portion of the Project Cost.

Section V. Post-Closing Monitoring

Through the implementation of the PILOT program, the Board intends to produce substantial and measurable changes and improvements to and for the economic and commercial environment of the Municipalities. Accordingly, each Lease Agreement with an Applicant will contain, in the manner determined by the Board, certain commitments relating to job creation and/or retention, wage levels, and, if applicable, capital expenditures. The Board will annually (or at such other times as it deems appropriate) evaluate each Project receiving a PILOT incentive to ensure compliance with the Lease Agreement applicable to the Project.

In order to assist the Board in determining compliance with the Board's Lease Agreements and in gathering information to help the Board evaluate the effectiveness of its PILOT program, each Person who is a party to a Lease Agreement with the Board shall provide to the Board certain information in the manner described in the Lease Agreement, which information shall include, but not be limited to, the following:

1. Capital Expenditures - A list of all capital expenditures made with respect to the Project during the prior year.
2. Employee Report - The total number of employees of such Person, their total salaries, the number of employees who reside in the Municipalities, and the total salaries of employees who reside in the Municipalities. The Applicant shall also provide a list of jobs with job classifications in such form as is requested by the Board.
3. Vendor Support Report - The gross dollars spent locally on supplier and professional service contracts during the prior year.
4. Comparison Criteria Report - A comparison of the Applicant's actual job creation, wages and capital expenditures with the Applicant's initial projections for job creation, wages and capital expenditures as shown in the Applicant's Application.

If any such report or other information obtained by the Board reveals that the Applicant has not complied with the Lease Agreement with respect to its employment, wage or capital expenditure

commitments, the Board will have such remedies as are provided in the Lease Agreement. The specific remedies will be set out in the Lease Agreement, but, generally, if an Applicant fails in any year to meet the employment, wage or capital expenditure estimates provided in its Application and upon which the Evaluation Matrix was applied, the Applicant should expect that the Applicant's PILOT incentive would be proportionately reduced in that year in addition to any other remedies that may be available under the Lease Agreement. For example, if an Applicant was awarded 70 points based upon the application of the Evaluation Matrix and the report filed by an Applicant in any year shows that the Applicant would only have been awarded 35 points for the relevant year based upon the actual facts, the Applicant would, at the Board's option, not receive 50% of its PILOT incentive for such year. The Lease Agreement may provide for phased in compliance with the Evaluation Matrix, if approval by the Board.

Each Board will develop on an annual basis a compilation of the information that that Board receives from these reports. This compilation will be provided within thirty (30) days of its completion to the County Mayor and Mayor of the Municipalities. The County Mayor and Mayor will make such compilation available to the County Commission and Board of Mayor and Aldermen of the Municipalities. In addition, each Board will notify the County Mayor and Mayor of the Municipalities of any Lease Agreement that provides for a PILOT within fourteen (14) days of entering into such Lease Agreement.

Section VI. Application

Any Person desiring that the Board consider providing a PILOT incentive shall submit an Application to the Board in a form approved by the Board. Any Applicant shall also follow the procedures set forth in Appendix C in applying for a PILOT incentive.

Section VII. Fees

No Application fee is required. However, any Person submitting an Application shall be solely responsible for all third-party fees, incurred by the Board, associated with a Project, including, but not limited to, attorney's fees..

Section VIII. Assignment of Lease Agreement

Lease Agreements will not be assignable without the prior consent of the Board. An Applicant seeking an assignment of an Agreement shall confer with the Board to determine the proper procedure in the specific transaction. The Board will then determine whether the assignment will be approved or whether a new Application should be filed by the assignee.

Section IX. Environmental Report Requirements

Each Applicant shall submit with its Application a Phase I Environmental Site Assessment Report (unless the Project consists only of new equipment), with respect to the proposed Project site. The report should be dated no more than three (3) months prior to its submission to the Board. All such reports must grant to the Board the right to rely on such reports. All Phase I Environmental Site Assessments submitted to the Board should substantially conform to the ASTM standards. An Environmental Assessment or Environmental Impact Statement performed by or on behalf of the federal or state government may substitute for an Environmental Site Assessment. The environmental contamination of a Project site may be a basis for rejecting an Application if the Board's counsel advises

the Board that the Board or the Municipalities would have any obligation to remediate the contamination if the Board acquires the Project site.

Section X. Miscellaneous

These Policies and Procedures shall not be construed to create any type of contract or agreement between the Board or the Municipalities and any third party, including any Applicant. Notwithstanding any provision of these Policies and Procedures to the contrary, the Board retain the right, in its sole discretion, not to enter into any Lease Agreement with any Applicant and not to approve any Application for a PILOT incentive. If any Applicant does not enter into a Lease Agreement with respect to a proposed Project within one year of the initial approval by the Board of the Applicant's Application for a PILOT incentive, that Applicant's Application shall be deemed to be withdrawn, and the Applicant shall be required to resubmit a new Application if the Applicant wants the Board to continue to consider the Applicant's Project for a PILOT incentive.

Section XI. Program Term

The Board is authorized to negotiate PILOT incentives and execute documents consistent therewith pursuant to these Policies and Procedures ending December 31, 2016. After such date, the Board shall not be authorized to negotiate PILOT incentives pursuant to these Policies and Procedures unless the County Commission of the County and Board of Mayor and Aldermen of the City approve an extension of these Policies and Procedures.

Section XII. Modifications

Any modification or amendment of these Policies and Procedures must be approved by the Municipalities and by the Board.

**APPENDIX A
EVALUATION MATRIX FOR PILOT TERM**

JOB CREATION AND RETENTION	WAGES	CAPITAL INVESTMENT	LOCATION	RESIDENCY
<p align="center">Maximum 35 Points</p> <p><i>Points will be awarded for each new job to be created or retained due to Project</i></p> <p>Criteria Jobs created 1-50 1 point per 5 jobs (Maximum 10 points) 51-150 10 points plus 1 Additional point per 10 Jobs up to a maximum Of 20 points 151 or more 20 points plus 1 Additional point per 20 jobs up to a maximum of 35 points For example: 150 - 20 points 250 - 25 points 350 - 30 points 450 - 35 points</p>	<p align="center">Normal Maximum 30 Points*</p> <p><i>Firms are encouraged to pay wages that raise the Per Capita Income of the Municipalities as defined by the TN Department of Employment Security</i></p> <p>Criteria For wages 110% of the average wage - 10 points For wages greater than 110% of the average, add 2 points for each additional 5% up to 30 points. For example: 110% - 10 points 120% - 14 points 130% - 18 points 140% - 22 points 150% - 26 points 160% - 30 points * Add 5 points if project is a corporate headquarters</p>	<p align="center">Normal Maximum 30 Points*</p> <p><i>Capital expenditures to be made by Applicant at Project site</i></p> <p>Criteria Less than \$1,000,000 0 points \$1,000,000 - Less than \$2 Million 5 points \$2 - \$5 Million 10 points \$5 Million - less than \$10 Million 15 points \$10 Million - less than \$15 Million 20 points \$15 Million - less than \$25 Million 25 points \$25 to \$30 Million 30 points * Additional points can be awarded for Projects exceeding \$30 Million.</p>	<p align="center">Maximum 20 Points</p> <p><i>Firms locating in the specific areas of interest</i></p> <p>Criteria Brownfield Area - 20 points Greyfield Area - 10 points FTZ - 10 points New Business/Industrial Parks - 10 points</p>	<p align="center">Maximum 30 Points</p> <p><i>Firms are encouraged to hire employees who reside within the Municipalities</i></p> <p>Criteria Employees residing within the Municipalities: Less than 10 0 points 11-20 5 points 21-30 10 points 31-40 15 points 41-50 20 points 51-60 25 points Above 60 30 points</p>

Appendix A (continued)

SCORE SHEET

TOTAL POINTS	PILOT TERM
Less than 31 31-40 41-50 51-60 61-70 71 and above	No PILOT incentive Three (3) years Four (4) years Five (5) years Six (6) years Seven (7) years

APPENDIX B

Credit against PILOT for Existing Facilities

<u>Number of Jobs Retained and/or Added at Existing Facility Each Year</u>	<u>Annual Credit Against PILOT</u>
Less than 25	0
25-49	\$750
50-74	\$1,000
75-99	\$1,250
100-124	\$1,500
125-149	\$1,750
150 and above	\$2,000

**APPENDIX C
PILOT INCENTIVE PROGRAM
PROCEDURES**

1. An Applicant should first arrange a pre-application conference with a representative of the Board to discuss the PILOT incentive procedure as it relates to the Applicant's Project.
2. The Applicant shall file its Application and all documentation pertaining to the Application with the Board no less than 14 days prior to a scheduled meeting regarding the proposed PILOT. The following information must accompany the Application unless waived by the Board.
 - a. Financial Statements - preferably audited statements, at least statements reviewed by CPA
 - b. Phase I Environmental Audit Addressed to the Board or equivalent
3. Based upon the Application, the Board will determine whether to give preliminary approval for a PILOT incentive. If preliminary approval is given, the Board's counsel will prepare the form of Lease Agreement and negotiate the form of such Lease Agreement with the Applicant's designated representative.
4. If the Applicant and the Board's counsel agree on the proposed form of a Lease Agreement, such Lease Agreement shall be submitted to the Board for its approval. If the Applicant's matter is to be considered at a meeting of the Board, a representative of the Applicant should attend such meeting.
5. Upon Board approval of the Lease Agreement, a date for the closing can be scheduled immediately. The following documents are typically the minimum required at closing:
 - a. Lease Agreement
 - b. Special Warranty Deed (if real property is involved)
 - c. List of Encumbrances on the Property
 - d. Bill of Sale (if personal property is involved and has been acquired)

If the Project involves an existing facility, additional documentation may be required. All closing fees must be paid at the time of execution of the Lease Agreement. Only a certified or cashier's check or other collected funds will be accepted.

6. Upon closing, appropriate documentation will be filed with the County Register's Office. Originals of all documents will be held by the Board or its counsel. The Board's counsel will file a copy of the Lease Agreement with the County Mayor of Greene County and the Mayor of the Town of Greeneville and with the State Comptroller's office at the following address:

The Office of the Comptroller
Division of Property Assessment
501 Deaderick Street
Suite 1400 (EDA Compliance)
Nashville, Tennessee 37243-0277

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7. In accordance with these Policies and Procedure, Applicants will be required to file annual compliance reports with the Board.
 8. Tenn. Code Ann. §7-53-305 requires the lessee under each Lease Agreement to file with the State Board of Equalization before October 1st of each year an annual report containing a list of all the real and tangible personal property owned by the Board subject to the Lease Agreement; the value of each listed property as estimated by the lessee of property; the date and term of the lease for each listed property; the amount of payments made in lieu of property taxes for each listed property; the date each listed property is scheduled to return to the regular tax rolls; and a calculation of the taxes which would have been due for each listed property if the properties were privately owned or otherwise subject to taxation. Each Applicant will be responsible for the timely completion and filing of such reports with respect to its Project, and failure to timely complete and file the report may subject such Applicant to the penalties set forth in the Act. The Board requires that each Applicant submit a copy of each such report to the Board for inclusion in the Project file.

10724805.1



greeneville/
greene county
public library

210 n. main street, greeneville, tn 37745 • (423) 638-5034 • www.ggcpl.org

January 16, 2025

Mayor Kevin Morrison
Greene County Mayor
204 N. Cutler Street, Suite 206
Greeneville, TN 37745

Dear Mayor Morrison,

I would like to ask that you please consider nominating Ms. Patricia DeCicco for the soon-to-be-vacant county seat on the Greeneville/Greene County Public Library Board of Trustees. Patricia is a relatively new resident of Greene County (5 years); however, she is a strong supporter of our public library and local education, which would make her an asset to the Library Board and a great representative of the County's interests.

Patricia is a retired educator holding a bachelor's degree in Elementary Education and a master's degree in Communication Disorders. Currently, Patricia volunteers her time for the Greene County Imagination Library, Greeneville-Greene County Ministries (food bank), Greeneville Youth Builders, and also the Library's Book Sale.

If you are in agreement with the nomination of Patricia DeCicco, it would be great to put it before the Commission for approval at the January 21st meeting. Please feel free to contact me or Eleanor G'Fellers, Chair of the Library Board, if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Erin Bonner Evans".

Erin Bonner Evans, Director
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