

RESOLUTION NO. 26-07-001

SPONSORED BY: Commissioners Mike Akard and Scott King

A RESOLUTION TO APPROVE AN INTERGOVERNMENTAL COOPERATION AGREEMENT FOR THE ACQUISITION AND POTENTIAL DEVELOPMENT OF THE ALCOA SOUTH PROPERTY

- WHEREAS,** Blount County, Tennessee, has been presented with an Intergovernmental Cooperation Agreement (the "Agreement") among Blount County, the City of Maryville, the City of Alcoa, and The Industrial Development Board of Blount County concerning the acquisition and potential development of certain property known as the **Alcoa South Property**; and
- WHEREAS,** the Alcoa South Property is located within Blount County and within the corporate boundaries of the City of Alcoa; and
- WHEREAS,** the Blount County Commission has determined that the acquisition and potential development of the Alcoa South Property will benefit Blount County and its citizens by promoting economic growth, expanding opportunities for industrial development, encouraging job creation, and strengthening the County's tax base; and
- WHEREAS,** Blount County, the City of Maryville, and the City of Alcoa are vitally interested in the economic welfare of their citizens and desire to cooperate in the acquisition and potential development of the Alcoa South Property; and
- WHEREAS,** the Industrial Development Board of Blount County and the Cities of Alcoa and Maryville, Tennessee, intends to use commercially reasonable efforts to negotiate and acquire the Alcoa South Property at an anticipated purchase price of approximately Twenty Million Dollars (\$20,000,000), subject to the terms and conditions of a purchase agreement; and
- WHEREAS,** the Agreement provides that Blount County shall participate in the costs associated with the acquisition and any approved development of the Alcoa South Property based upon a forty percent (40%) participation interest, with the City of Maryville and the City of Alcoa each participating at thirty percent (30%); and
- WHEREAS,** the Agreement further provides that any future development of the Alcoa South Property shall occur only upon the unanimous approval of the Joint Operating Committee and after approval of the applicable development plans, specifications, and budgets; and
- WHEREAS,** the Intergovernmental Cooperation Agreement is incorporated herein by reference as though fully set forth herein, with a copy of said Agreement attached hereto; and
- WHEREAS,** the Blount County Commission has reviewed the Agreement and finds that its terms and conditions are in the best interest of Blount County and should be approved.
- WHEREAS,** the Governmental Accounting Standards Board No. 54 allows transfers of committed fund balance from Debt Service Fund 151 to General County Fund 101 with County Commission approval; and

WHEREAS, the committed funds to be transferred are a result of accumulated unspent revenues committed to the fund by the commission over previous years that include unspent local option sales tax and interest income; and

WHEREAS, Blount County intends to fund this project from General County Fund Balance and Debt Service Fund Balance using a fifty-fifty split.

WHEREAS, Debt Service Fund Balance and General County Fund Balance will each fund \$4,000,000.00 to cover the \$8,000,000.00 Blount County share of the purchase price.

WHEREAS, as of June 30, 2025, Blount County Debt Service Fund has \$24,122,270 of committed fund balance and projects to have \$27,161,590 as of June 30, 2026; and

WHEREAS, as of June 30, 2025, Blount County General County Fund has \$51,350,461 of unrestricted fund balance and projects to have \$51,850,000 as of June 30, 2026; and

WHEREAS, with this transfer, the Debt Service Fund balance will remain at a healthy balance of \$23,161,590; and

WHEREAS, with this transfer, the General County Fund balance will remain at a healthy balance of \$47,850,000; and

WHEREAS, Upon appropriation funds will be expended from the appropriate accounts at closing of the Alcoa South Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Blount County, Tennessee, that the Intergovernmental Cooperation Agreement among Blount County, the City of Maryville, the City of Alcoa, and The Industrial Development Board of Blount County, for the acquisition and potential development of the Alcoa South Property is hereby approved.

BE IT FURTHER RESOLVED that the Blount County Mayor is hereby authorized to execute the Intergovernmental Cooperation Agreement and any documents necessary to carry out the intent of this Resolution on behalf of Blount County.

BE IT FURTHER RESOLVED that Blount County acknowledges its forty percent (40%) participation interest under the Agreement, and any appropriations or transfers of County funds necessary to satisfy the County's obligations thereunder shall be made only upon approval of the Blount County Commission in accordance with applicable law and the County's annual budget process.

Appropriation for Full Purchase Price:

101-58120-536400	Industrial Development Board.....	\$8,000,000.00
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Appropriation for transfer of funds from Debt Service Fund to General County Fund:

151-82310-559000	Transfer to Other Funds.....	\$4,000,000.00
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Revenue from Debt Service Fund to General County Fund:

101-00000-498000	Transfers In.....	\$4,000,000.00
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**BE IT FURTHER PROCLAIMED THAT THIS RESOLUTION SHALL TAKE EFFECT FROM AND AFTER
PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

CERTIFICATION OF ACTION

Commission Chairman

County Mayor

☐ Approved

☐ Vetoed

ATTEST

County Clerk

Date