



2022 ANNUAL REPORT

EAST TENNESSEE
DEVELOPMENT DISTRICT

[HTTPS://WWW.ETDD.ORG/](https://www.etdd.org/)

STATEMENT FROM THE CHAIR



Mark Potts Jefferson
County Mayor Board
Chair

In 1965, the Tennessee General Assembly authorized the creation of development districts to encourage regional planning cooperation among local governments and the promotion of economic development. On September 20, 1966, the East Tennessee Development District (ETDD) was formally established. In order to fully embrace regional representation, ETDD's Board of Directors is made up of the municipal and county mayors from all of its member jurisdictions, two members of the General Assembly and other citizen members that are directly involved in the fields of economic or community development.

The East Tennessee Development District focuses on issues of regional importance — on matters that affect more than one city or county. In today's interlinked social and business environment, it is clear that purely local issues are few and far between — cities and counties must embrace a regional perspective on traditional governmental issues in order to maximize the impact of increasingly scarce public resources.

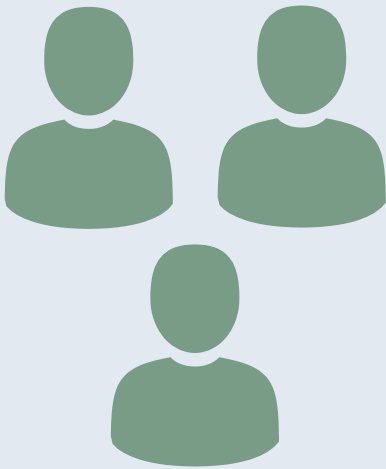
The East Tennessee Development District has been a strong advocate for a regional approach to economic and community development over the past 56 years. The District has been concerned with economic growth in a sustainable manner and places specific emphasis on providing staff support for planning commissions, rural transportation planning, public infrastructure planning, industrial development, small business financing, support for entrepreneurship, utilities planning, recreation and open space planning, historic preservation planning, housing planning and regional solid waste planning. ETDD's annual work plan reflects the agency's overriding concern to provide adequate public infrastructure to accommodate quality growth and development, promote the creation of new jobs, foster the investment of new capital, protect our natural and cultural assets and continue to improve the quality of life for our growing population. New priorities, such as focusing additional resources on distressed rural areas, are constantly being reflected in ETDD's annual work plan.

The role of the East Tennessee Development District will remain important as we face the future. It is clear that local governments and development districts must be concerned about the more efficient and economical provision of public services. As state and federal funding sources become constricted, the responsibility for the financing of public services will become more focused at the local level. Also, the frequent tendency of federal and state governments to mandate programs that local governments must undertake without the commensurate provision of adequate financial resources must be curtailed. More decision making will be placed on local officials as traditional funding sources we have relied on in the past are gradually reduced, and in some cases, eliminated altogether. As an association of local governments, the East Tennessee Development District will continually deal with these issues in the coming years.

ETDD continues to be a vital partner in helping local governments plan for the future in a fast-paced, changing development environment. ETDD's main objective is to assist in setting regional and local priorities for the orderly physical and economic development of our 16 counties and 56 municipalities. By working together in partnership, we can continue the progress of the past 56 years and can look forward to successfully meeting the challenges of the 21st Century.

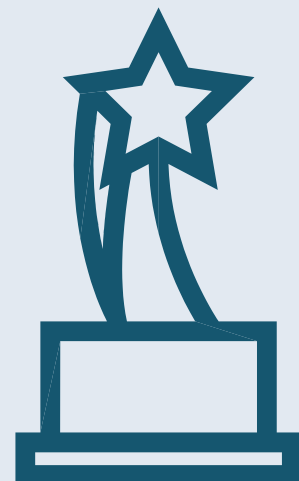
ETDD: A FEDERAL AND STATE STATUTE-CREATED AGENCY

The East Tennessee Development District is a Federal and State statute-created agency, which serves as the convener for all municipal and county governments located in the mid-east region of Tennessee. ETDD provides sixteen counties and fifty-six municipalities with planning and development services while also serving as a forum for local governments to solve common problems associated with economic development and growth. Organized in September of 1966, the East Tennessee Development District continues to be a vital force in helping local governments plan for the future by coordinating the establishment of regional and local priorities within the field of economic and community development.



ETDD's Board of Directors is composed of each municipal and county mayor from the 16 counties and 56 municipalities. In addition, each County Mayor appoints a citizen designated as the "Development Representative" to serve on the Board of Directors. The Tennessee General Assembly is also represented on the Board of Directors, with one member of the State Senate and one member of the State House participating.

The Executive Committee, which represents the Board, is composed of each county mayor or executive, at least three municipal mayors, one State Representative, one State Senator and two Members-At-Large. The Executive Committee typically meets monthly throughout the year. Annually, the Board of Directors establishes policies which the Executive Committee carries out through the monthly meetings. The District also holds an annual awards banquet to recognize and highlight projects that have special significance to the entire region.



BOARD ACTIVITIES

During the past year, the full Board met once this year at the Annual Business Meeting and Luncheon on May 11, 2021, held at Rothchild's where Joe Hoagland from TVA gave a great presentation about on regional broadband. Also, at the Board of Directors Annual Business Meeting, the preliminary budget and work program for 2021-2022 were approved, the new officers and executive committee members were elected, and the Annual Report was presented

The Executive Committee met ten times during the year. At the January meeting, the state and federal legislative agendas for 2021-2022 were presented and approved by the Executive Committee. The Annual Legislative Platform was immediately distributed to State and Federal legislators. An update on the status of the Planning Assistance Program was provided. A grants updates, an RPO Overview and a Review of Highway projects was presented. The nominating committee was appointed to recommend a slate of officers at the annual meeting.

At the February meeting, the Executive Director Search Committee recommended Rick Yakubic as the new executive director of ETDD to assume the role effective March 2, 2021, and the recommendation was unanimously accepted and passed. The current executive director Terry Bobrowski gave an agency update on the current state of the organization as he gets ready to retire.

At the March meeting, the confirmation of Senator Richard Briggs recommended by the Senate caucus and Representative Jeremy Faison recommended by the House caucus were approved by the executive committee. The status of various grant programs and grant applications was discussed and the National Scenic Byway Designation that was worked on by ETDD staff was announced.

At the April meeting, the nominating committee recommended the new slate of officers for 2021-2022 to the executive committee and was unanimously approved. Several upcoming grant opportunities were discussed.

At the May meeting, the budget, the annual work plan, the local assessments, and the annual report were presented to the Executive Committee and were unanimously accepted to recommend to the full board of directors at the annual meeting.

At the June meeting, it was announced that an EPA Brownfield Coalition Assessment Grant was awarded to ETDD. An update of the grants and RPO program were discussed. Cost of living increases for the ETD staff were approved.

At the July meeting, the subcommittees were appointed, the new chair took office, the conflict-of-interest policy was acknowledged and accepted by the members, and a grants update reviewed.

At the September Executive Committee meeting, the 2021-2022 update to the Affirmative Action Plan was approved and an update on grants and the Emergency Repair Program additional funds discussed.

At the October Executive Committee meeting, there was a grants overview and an update on the Build Back Better Regional Challenge Grant being submitted with the help of ORNL, UT and TVA. The revised bylaws received enough ballots to be accepted.

At the December meeting, the audit committee recommended the acceptance of the June 30, 2021, audited financial report, and was unanimously accepted by the Executive Committee. The bylaws resolution was approved to be a record of the revised bylaws for the organization. The Comprehensive Economic Development Strategy was updated for 2021 and approved by the Executive Committee.



OFFICERS:

Chair: Mark Potts, Jefferson County Mayor
 Vice-Chair: Joe Brooks, Claiborne County Mayor
 Secretary: Jeff Tibbals, Scott County Mayor
 Treasurer: Brian Langley, Morgan County Executive

TENNESSEE GENERAL ASSEMBLY:

Senator Richard Briggs
 Representative Jeremy Faison

MINORITY MEMBER- AT-LARGE:

Claudia Caballero

EXECUTIVE COMMITTEE:

Terry Frank, Anderson County Mayor
 Ed Mitchell, Blount County Mayor
 E. L. Morton, Campbell County Mayor
 Joe Brooks, Claiborne County Mayor
 Crystal Ottinger, Cocke County Mayor
 Mike Byrd, Grainger County Mayor
 Mark Potts, Jefferson County Mayor
 Bill Brittain, Hamblen County Mayor
 Glenn Jacobs, Knox County Mayor
 Rollen Bradshaw, Loudon County Mayor
 Mitch Ingram, Monroe County Mayor
 Brian Langley, Morgan County Executive
 Ron Woody, Roane County Executive
 Jeff Tibbals, Scott County Mayor
 Larry Waters, Sevier County Mayor
 Jason Bailey, Union County Mayor

Anderson County

Mayor Terry Frank**
 Mayor Scott Burton
 Mayor Tim Sharp
 Mayor Chris Mitchell
 Mayor Warren Gooch
 Mr. Andy Wallace***

Blount County

Mayor Ed Mitchell**
 Mayor Odis C. Abbott
 Mayor Andy Lawhorn
 Mayor Tom Bickers
 Mayor Tom Taylor
 Mayor Carl Koella
 Mayor Michael Talley
 Mr. Bryan Daniels ***

Campbell County

Mayor E. L. Morton**
 Mayor Bobby Stooksbury
 Mayor Shayne Green
 Mayor Dwight Osborn
 Mayor Phillip Farmer
 Mr. Johnny Vanover***

Claiborne County

Mayor Joe Brooks**
 Mayor Neal Pucciarelli
 Mayor Linda Fultz

Mayor Jerry Beeler

Mayor Bill Fannon
 Ms. Anna Beth Walker***

Cocke County

Mayor Crystal Ottinger**
 Mayor Roland (Trey) Dykes, III
 Mayor DeWayne Daniel
 Mr. Tommy Bible***

Grainger County

Mayor Mike Byrd**
 Mayor Ben Waller
 Mayor Marvin Braden
 Mayor Fred Sykes
 Mr. David Lietzke***

Hamblen County

Mayor Bill Brittain**
 Mayor Gary Chesney
 Mr. Marshall Ramsey***

Jefferson County

Mayor Mark Potts**
 Mayor Donna Hernandez
 Mayor George A. Gantte
 Mayor Mitch Cain
 Mayor Danny Whillock
 Mayor Fred Taylor
 Ms. Leann Sutton***

Knox County

Mayor Glenn Jacobs**
 Mayor Ron Williams
 Mayor Indya Kincannon
 Ms. Jane Jolley***

Loudon County

Mayor Rollen Bradshaw**
 Mayor Dewayne Birchfield
 Mayor Tony Aikens
 Mayor Jeff Harris
 Mayor Damian Crawford
 Mr. Jack Qualls***

Monroe County

Mayor Mitch Ingram**
 Mayor Augusta Davis
 Mayor Doyle Lowe
 Mayor Marilyn Parker
 Mayor John Hammontree
 Mr. Stacy Chambers***

Morgan County

County Executive
 Brian Langley**
 Mayor Buddy Miller
 Mayor Karen Melton
 Mayor Jonathan Dagley
 Ms. Sharon Heidel***

Roane County

County Executive
 Ron Woody**
 Mayor Wayne Best
 Mayor Tim Neal
 Mayor Omer Cox
 Mayor Mike Miller
 Ms. Pam May***

Scott County

Mayor Jeff Tibbals**
 Mayor Dennis Jeffers
 Mayor Jack Lay
 Mayor Jerry Dodson
 Mr. David Cross***

Sevier County

Mayor Larry Waters**
 Mayor Mike Werner
 Mayor David Wear
 Mayor Jerry Huskey
 Mayor Robbie Fox
 Ms. Earlene Teaster***

** County Mayor

***Development
 Representative





The East Tennessee Development District undertakes regional planning and research activities each year to assist the region and its governmental units in identifying needs to prepare for regional growth. ETDD's planning activities include utilities, solid waste, transportation, historic preservation, recreation, infrastructure needs survey, and the maintenance of statistical information. A very important component of ETDD's work program is the Planning Advisory Service. During 2021, ETDD provided professional planning staff services and GIS staff services to 35 local governments and local planning commissions. These services will continue to aid the 16-county region in its pursuit of economic growth and a high quality of life.

COMPREHENSIVE PLANNING

In 2021, ETDD engaged in the annual update of the Comprehensive Economic Development Strategy (CEDS) for the region. ETDD prepared the revision of the CEDS in order to comply with current regulations that were promulgated by the US Economic Development Administration. The annual update of the CEDS was accomplished by contacting elected officials, planning officials, utility districts, special purpose units of local government, economic development agencies and other agencies/persons that are involved with community or economic development activities within the region. In the fall of 2021, a CEDS committee was appointed by the ETDD Chair to review and comment on the revised CEDS document. The CEDS committee consisted of local elected officials, business leaders and workforce development officials. In November 2021, the CEDS Committee met and engaged in an inclusive planning process in order to provide input on the revised CEDS document. The CEDS committee discussed the composition of the CEDS and then recommended that the revised CEDS be submitted to the Executive Committee for approval. An extensive public review process was undertaken in order to allow the public an opportunity to comment on the revised CEDS. The CEDS document was transmitted to all sixteen county mayors, an announcement regarding the availability of the CEDS was published in Knoxville News-Sentinel and the CEDS was placed on ETDD's website. The CEDS review process was completed in early December and the final document was approved in December of 2021. The completed CEDS was subsequently submitted to the Economic Development Administration. In 2022 the full CEDS 5-year update re-write will take place. You can find the current CEDS document on our website at www.etdd.org.

PUBLIC INFRASTRUCTURE NEEDS INVENTORY

In April of 1996, the Tennessee General Assembly adopted the Public Infrastructure Needs Inventory Act. This Act requires the Tennessee Advisory Commission on Intergovernmental Relations (TACIR), to compile and maintain an annual inventory of needed public infrastructure, contracting with the nine Development Districts to survey local officials. It was developed for use as a planning tool for state and local officials in assessing needs and developing priorities for funding local infrastructure. Work on the project began in November 1996 by collecting information from county mayors, municipal mayors, utility districts, industrial development organizations and school superintendents within the district. The initial Infrastructure Needs Inventory was completed in the spring of 1997. ETDD will complete the current annual iteration of the comprehensive survey, the largest undertaking in the state, in June of 2022. There were 1,929 projects updated in the survey this year, including school system wide needs.

On an annual basis, data from the statewide infrastructure needs inventory has been summarized and compiled into a report by TACIR. The January 2022 report estimates state-wide infrastructure needs at approximately \$61.9 billion dollars. Topping the list are transportation needs at \$34.1 billion, followed by Post-Secondary Education at \$11.8 billion.

The current Individual reports for each of ETDD's sixteen counties can be accessed on our website at www.etdd.org.



PLANNING ADVISORY SERVICE

The Planning Advisory Service was established to assist cities and counties with growth and development concerns at the local and regional levels by providing technical advisory services to local governments. Planning services are offered under six (6) general program areas; comprehensive land use planning, strategic planning for special project areas and needs, land use tools, community and regional development services, training and continuing education, and geographic information systems (GIS) mapping services. Daily services generally involve a broad range of activities, but typically consist of site plan and subdivision plat review, advising local officials and the general public on a variety of community situations and issues, and staffing local planning commission meetings in an advisory role.

A professional staff of three (3) full time planners and one (1) contract planner that are assigned specific communities. Each planner works with their assigned communities under the respective local planning program. There are a variety of specific planning services that are offered under the different program areas. The planner-to-community ratio is one (1) planner per nine (9) communities for the full-time planners and one (1) contract planner for seven (7) communities. One of the fundamental services valued by communities is the staff presence as an advisor at regular monthly planning commission meetings and other related boards. The Planning Advisory Service currently provides planning services on a contractual basis for thirty-four (34) different communities consisting of cities and counties in the East Tennessee Region. These communities are provided the full range of planning services on a full-time basis. As mentioned, there are two (2) other communities that are provided limited planning services on an as-needed basis.

THIS PAST YEAR PLANNERS ATTENDED 437 MEETINGS!

These meetings ranged from activities with planning commissioners, legislative bodies, boards of zoning appeals, historic commissions, local staff, investors/developers, regional planning organizations, and the general public. The activities associated with the total number of meetings included conducting one hundred and sixty-seven (167) agenda and project reviews with city/county officials or developers, staffing two hundred and forty-six (246) planning commission meetings, sixty-four (64) hearings with local Boards of Zoning Appeals, eleven (11) meetings with the respective legislative bodies, and various meetings with other agencies and organizations throughout the year.

The overarching goal of these types of services is to offer assistance for establishing working relationships with local cities and counties across East Tennessee that will reinforce local planning programs by providing a predictable and consistent approach to planning issues as the basis for decision-making.

During the past year, staff prepared and assisted with a variety of revisions to local land use tools. These included eleven (11) subdivision regulation amendments, forty-eight (48) zoning text amendments, and five (5) amendments to municipal codes. Development review services included staff reviews of three hundred and twenty-six (326) subdivision plats, and one hundred and ninety-one (191) site plans. Additional activities included evaluating one hundred and five (105) rezoning requests and reviewing one hundred and twenty-eight (128) board of zoning appeals cases. There were also seven (7) annexation studies that were initiated with associated resolutions, plan of services, and accompanying maps.

In previous years, the Planning Advisory Service had scheduled free regional training for planning commissioners in the spring and fall of a given year. This affords planning commission members the opportunity to gain the mandatory continuing education hours that are required while minimizing the total number of training sessions. However, due to health concerns related to large gatherings, these training sessions were not scheduled for the previous year. Fortunately, these training sessions are still planned on being provided in the near future for planning commission members who are interested in attending. Tentatively, there may be two separate two-hour sessions in the upcoming fall that local planning commission members will be invited to attend.

Currently, any in-person training is provided by the respective planner upon request from each individual planning commission. Staff has coordinated other training options by forwarding any available training opportunities via zoom meetings, webinars, or other distance training to interested planning commission members. Any future in-person regional training sessions will be considered as conditions may change. The previous year, there were numerous individual training sessions provided to planning commissions upon request that covered a range of planning topics.

In addition to the routine planning matters that are handled on a daily basis, several studies and planning projects have been completed by staff or are in the final stages of completion and will not be included for the upcoming program year starting on July 1st of this year. These studies and projects include: completion of the Grainger County Land Use and Transportation Plan, completion of the Rocky Top Land Use and Transportation Policy Plan, 2020-2040, submittal of an application for Jellico to join the TN Main Street Program, continuing to review commercial land use policies for Clinton related to consideration of the B-1 District expansion, completion of subdivision regulation amendment for a required tree survey for major subdivisions in Pittman Center, completion of a zoning amendment for Campgrounds for Recreational Vehicles in Anderson County, finalized a zoning amendment for meat processing facilities in Jefferson County, continuation of project planning for Caryville Public Park, drafting cell tower provisions for review, and assistance in drafting and adopting numerous short-term rental ordinances and policies.

Anticipated studies and projects for this upcoming year include: a continuation of the comprehensive review of the Anderson County Zoning Resolution, ongoing oversight and participation in the draft of the Campbell County Bicycle/Pedestrian Master Plan, a second phase of comprehensive review of the Anderson County Subdivision Regulations, update the Jefferson County Land Use and Transportation Policy Plan, zoning amendments for Pittman Center, completion of the land use section of the Scott County Transportation Plan, review of the commercial policies of the Clinton Land Use and Transportation Policy Plan, 2015-2025, a comprehensive revision to the Jefferson County Zoning Maps, update several amendments to the Oneida Zoning Map, initiation of the draft of the Campbell County Land Use Plan, and numerous amendments to local regulations upon request by the community.



GEOGRAPHIC INFORMATION SYSTEMS

The GIS (Geographic Information System) program supported the district in numerous grant and planning projects in 2021. During the last year, GIS staff produced over 280 maps and illustrations for ETDD grant and community projects such as CDBG and ARC grants and environmental reviews, transportation plans and studies, and a variety of planning projects for the Planning Advisory Service.

Starting with 2021 grant work, GIS staff supported CDBG applications for 9 communities through the creation of project area, service area, minority concentration, and target area survey maps (29 total application maps), which later resulted in the creation of multiple maps and illustrations for CDBG environmental reviews including wetlands inventory, soil survey, parks and recreation radius, and above ground storage radius maps. Other map highlights for grants include support for ARC grants and environmental reviews through project area, project impact, airport radius, topographic, flood zone, above ground storage radius, and highway railroad proximity maps; support for EDA (including Build Back Better) grants through project area, project impact, topographic, and flood maps, as well as one district-wide radius map and one congressional districts map; and support for TVA InvestPrep & TN Site Development Grants through wetlands, aerial, topographic, parcel ownership, and flood maps. Site maps and a district-wide reference map were provided in support of ETDD's EPA Brownfield Assessment Grant, which involves administration of brownfield assessments of sites in Scott County, Anderson County, Hamblen County, and Roane County. A service area map was also created in support of a USDA Rural Development Housing Preservation Grant.

Transportation projects this year required creation of state aid road maps and functional classification maps in support of new county-wide transportation plans in Grainger, Scott, and Campbell counties. GIS staff also provided maps delineating future projects and use of funds along roadways in these counties. In other transportation work, GIS staff provided project area maps for TDOT Multimodal Access, TDOT Traffic Signal Modernization, and Community Transportation Planning Grants.

Planning project highlights this year include 17 zoning map updates. The updates were as follows: Dandridge received four separate map updates; Jefferson City and Kingston each received three separate map updates; Clinton and Rocky Top each received two separate map updates; and zoning maps for Maynardville, Huntsville, and Bean Station were each updated once.

In 2021 special projects, GIS staff led a student intern in the ongoing updates of 15 county-wide Census Reports covering all counties in the district excluding Knox. Each report includes tabular summaries of demographic and economic data from the 2019 American Community Survey and the 2020 Decennial Census as well as maps of 2020 census tract boundaries for each county. The student intern will remain on staff throughout the completion of the updates.

TRANSPORTATION

The development of transportation systems within the region is of paramount importance to the East Tennessee Development District. Continued development of internal transportation systems is a critical component of the orderly economic and community development advancement of the region as a whole. ETDD is concerned with all forms of transportation, be it highway, rail, water, air, bus or van transportation. In November of 2005, the Tennessee Department of Transportation (TDOT) established twelve Rural Planning Organizations across the state. ETDD coordinates two RPOs. The North RPO consists of Anderson County, Campbell County, Claiborne County, Grainger County, Morgan County, Scott County, and Union County. The South RPO consists of Cocke County, Monroe County, Roane County, and portions of Blount, Jefferson, Loudon and Sevier Counties. The Technical Committee and Executive Board of each RPO meet as needed to prioritize transportation grant applications, to discuss and prioritize needed roadway improvements in the region, to receive TDOT updates on ongoing projects, to discuss various TDOT grant and funding programs and to discuss future transportation needs of the region. During 2022 - 2023, ETDD will facilitate continued communication between TDOT and the RPOs.

During the past year, the District continued its involvement in the Knoxville Transportation Planning Organization (TPO). The Executive Director of ETDD is a member of the Technical Committee of the TPO, and the District appoints a local elected official to serve on the TPO Executive Board. In September of 2018, Mr. Ed Shouse was reappointed as the ETDD representative on the TPO Board of Directors and continues to serve in that capacity. The District also continued its involvement in the Lakeway Area Metropolitan Transportation Planning Organization (LAMTPO), which serves Morristown, Hamblen County and portions of Jefferson County and Cocke County. The ETDD RPO Coordinator is a member of the Technical Committee of the LAMTPO.

TDOT continues to fund the Transportation Alternatives Grant, the Multimodal Access Grant, the Community Transportation Planning Grant and other transportation related grant programs. ETDD staff is actively involved in these grant programs.

The IMPROVE Act will provide additional funding for needed state and local transportation projects. The ETDD staff and the two RPOs will work with TDOT to identify needed projects in the region and to prioritize projects advancing to the right-of-way and construction phases.

UTILITIES

Providing utility services at an affordable cost continues to be a challenge for local governments and utility districts. The emphasis of ETDD's Utilities Planning Program is to promote efficient and effective utility services (drinking water treatment and distribution, wastewater collection and disposal, broadband service, and natural gas service) throughout the 16-county region. ETDD aids in these efforts with the research and applications from State and Federal agencies to provide funding that helps offset these costs.

During 2021, ETDD assisted the following communities with grant development, submission and administration that impacted water service or wastewater service: Anderson County, Clinton Utilities Board, Rocky Top, Claiborne County, Harrogate, Arthur-Shawnee Utility, Cocke County, Newport Utilities, Jefferson County, Dandridge, Jefferson City, White Pine, City of Loudon, Tellico Area Services System, Morgan County, Plateau Utility and Rockwood.

SOLID WASTE

East Tennessee Development District contracts with the State of Tennessee to supply a solid waste planner for the region. The duties of the solid waste planner are to assist the 16 counties and 56 municipalities of the region with the preparation and submission of solid waste reports to the State, to provide technical assistance to all communities, and to assist with writing and administering grants.

In 2021/22, the ETDD solid waste planner assisted the following counties with the preparation and submission of their Annual Progress Reports (APR) to TDEC: Campbell, Cocke, Grainger, Hamblen, Loudon, Monroe, Morgan, Scott, and Union. The APR details each county's efforts and activities to divert 25% of their waste from a Class I landfill. The report preparation process also allows the staff planner an opportunity to meet with the solid waste board of each county to help determine ways to meet the 25% reduction goal in the most cost-efficient manner. ETDD staff also works closely with county solid waste boards to plan for future recycling opportunities and waste diversion efforts

ECONOMIC AND COMMUNITY DEVELOPMENT



PUBLIC SAFETY PROGRAMS

Over the past several years, ETDD has been very active in assisting local communities and volunteer fire departments with their grant proposals for funding under the Federal Emergency Management Agency's Firefighters Grant Program. The Firefighters grant program has three (3) funding opportunities; 1: Firefighters Grant that deals with firefighting or EMS equipment; 2. Safer grant provides funding for the hiring and retention of firefighters. The program can also be used to recruit volunteer firefighters; 3. Fire Prevention that allows our communities to request funding for smoke detectors, school education supplies and training facilities. The FEMA program is very affordable with local match 10% for urban areas and 5% for rural areas. The FEMA Firefighters Program, SAFER program and Fire Prevention program are very important grant resources for local fire departments and has pumped millions

of dollars into the region over the past twenty years. ETDD staff assisted the following four communities in making FEMA Fire Fighter applications, Mid-south (Scott County), Caryville, New Market Volunteer Fire Department, and Roane County.

Other popular public safety grant programs include the Bullet Proof Vest program and the COPS program. These programs are available through the U.S. Department of Justice and provide funding to cities and counties for the hiring of new police officers and the purchase of bulletproof vests. ETDD staff submitted Bullet Proof Vest applications on behalf of Plainview, Anderson County, Bean Station, Clinton, and Harriman. Approximately 100 vests will be purchased by the police departments listed above with a grant total of \$51,975.00.

GRANTMANSHIP

Over the past year, ETDD has continued to provide grantsmanship expertise to communities seeking federal or state funding for a wide variety of projects. During the past program year, ETDD staff prepared and submitted applications to address needs within the areas of historic preservation, community infrastructure, industrial infrastructure, recreation, business development, solid waste management and essential community services. ETDD is widely recognized for its record of service delivery within the field of grantsmanship.

The Tennessee FastTrack Infrastructure Development Program (FIDP), State ED program and the State Site Program has continued to provide local communities with important options for financing improvements required by industrial expansions or new industrial locations. During the 2021 program year, ETDD assisted communities, industries and commercial establishments that created over 995 jobs with a private investment of over \$8,500,000.

ETDD also continued to provide local communities with application and administration assistance for more traditional programs such as the Community Development Block Grant Program, Appalachian Regional Commission's (ARC) Area Development Program, TDOT Industrial Access Road Program, TDOT Enhancement Program, TDOT Multi-Modal Program, Department of Justice COPS, SAFER and Bulletproof Vest Programs, Recycling Grant Programs, Economic Development Administration Grant Programs, USDA Rural Development Programs, Clean Energy Conservation Grant Program (TVA), and the FEMA Firefighters Grant Program.

Specific communities or agencies assisted during the 2021 program year with one or more of these programs include: Community Development Block Grant – Anderson County, Norris, Rocky Top, Blount County, Campbell County, Caryville, Cocke County, Jefferson County, Jefferson City, Dandridge, White Pine, Hamblen County, Oakdale, Harrogate, Jellico, City of Loudon, Monroe County, Madisonville, Morgan County, Rockwood, Scott County, Winfield, and Union County. ETDD assisted the following communities with the ARC Area Development Program; Rocky Top, Claiborne County, Cocke County, Grainger County, Jefferson City, City of Loudon, Monroe County, Parrottsville, Blount County Schools, Campbell County chamber, Dandridge, Union County, Plateau Utility (Morgan), Rockwood, Oneida/Huntsville TCAT, Scott County, Sweetwater, White Pine, Arthur-Shawnee Utility, Claiborne County School, Clearfork Utility, Newport Utility, Tennessee Valley Boys and Girls Club of Claiborne County. ETDD also provides administrative assistance to TCAT Oneida/Huntsville, TCAT Jacksboro, and Kentucky's Somerset Community College for their ARC POWER Grant. ETDD staff is assisting the following communities with economic projects that will provide economic opportunities in the future. Claiborne County

Industrial Development Board, City of Clinton, Jefferson City Industrial Development Board, Monroe County, Campbell County; Development Corporation of Knox County, City of Loudon Utilities Board, Sevier County, and Friendsville. ETDD is providing recreation services to the following communities Union County, Clinton, Cocke County, Monroe County including the cities of Vonore, Tellico Plains, Sweetwater, and Madisonville, City of Loudon, and City of New Market. ETDD is providing transportation grant writing for the following: City of Rutledge, City of Sweetwater, City of New Tazewell, City of Caryville, Anderson County, City of Rocky Top, City of Jellico.

ETDD is providing grant administration for the City of Sevierville that was awarded CDBG Façade Grants. This grant is a focused initiative to support the economic and revitalization efforts of downtown areas. The total award was \$100,000.

HOUSING

ETDD's housing program provides technical assistance to city and county governments and non-profit organizations in the development, application, and implementation of affordable housing programs for low and moderate-income households within the sixteen-county district. ETDD functions as a regional disseminator of housing program information by continuing communication with other housing-related organizations and exchanging information and ideas.

ETDD continues to work with THDA programs in our service area to assist the low-income and elderly populations with necessary home rehabilitation projects. One the most successful programs in our District is the Emergency Repair Program (ERP), a THDA grant that allow for vital repairs and modifications that will allow elderly and disabled homeowners to remain in their homes. In July 2020, ETDD received a 2-year allocation of \$641,057.80 from THDA for the ERP budget. With the assistance of our local providers, ETDD has been able to assist elderly homeowners in virtually every community within the district. Over the past five years, ETDD has completed over 350 individual projects and over \$1.85 million has been expended in this effort.



N Main Street Jellico, TN



Cove Lake State Park, Caryville, TN

HISTORIC PRESERVATION

Our region is filled with unique historic and cultural resources and a network of engaged stewards who work to protect and preserve these valuable community assets. ETDD preservation staff partners with the Tennessee Historical Commission, the East Tennessee Preservation Alliance (regional arm of Knox Heritage) and preservation-minded local officials and individuals in each of our sixteen counties to conserve and promote our region's culture. ETDD strives to encourage and assist with these efforts utilizing various applications of technical assistance, education, outreach, historical research, field work and documentation. ETDD's Preservation Planner provides ongoing technical assistance and responds to inquiries on a variety of preservation matters, such as the National Register of Historic Places, Section 106 Review, grant opportunities, tax credits, local historic zoning, restoration and rehabilitation of historic structures, the Main Street program and downtown revitalization strategies. By offering this multifaceted set of historic preservation assistance tactics, ETDD serves as a regional resource for historic preservation planning.

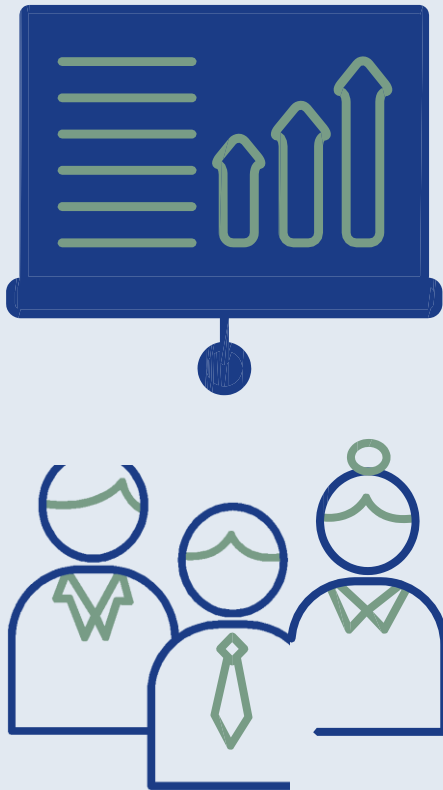
ETDD preservation staff regularly submits National Register of Historic Places (NRHP) nominations to the Tennessee Historical Commission for review and subsequent National Park Service approval. NRHP listing is an honorary designation that allows access to federal historic preservation grant funds and tax incentives and provides for limited protection under Section 106 of the National Historic Preservation Act of 1966. In 2021, ETDD staff worked on National Register nominations for the Laurel Springs Primitive Baptist Church in Cosby, First Presbyterian Church in Jefferson City as well as initial National Survey packets for a 1929 Bank of Wartburg, Isaac Anderson Cabin of Townsend and The First Christian Church of Harriman. ETDD also submitted HP grant applications on behalf of the historic Sevierville Post Office and the historic Nance House in Rutledge, TN. ETDD assisted in the development and Certified Local Government status for the Jellico and Clinton Historic Zoning Commissions. ETDD staff finished 2021 with assisting the THC in completing 50 surveys of Newport, TN.



Sweetwater, TN

Downtown Sevierville, TN

AREAWIDE DEVELOPMENT CORPORATION



The Small Business Administration Certified Development Company Program, enacted on July 2, 1980, as an amendment to the Small Business Investment Act of 1958, was designed to help communities by stimulating the growth and expansion of small businesses within a defined area of operation. Areawide Development Corporation (ADC), the SBA Certified Development Company (CDC) for the ETDD region, was organized by ETDD under the provisions of Section 503/504 of the Act in December 1981. ADC is a 501(c)4 corporation and governed by its Board of Directors. Since its creation, ADC has been a strong force in the promotion and expansion of small business in the region and across the state. Because of its past success and its solid relationships with area lending institutions and the SBA, ADC will continue to provide quality financing opportunities to small businesses in the region as well as across the state of Tennessee.

SBA 504 LOAN PROGRAM

The SBA 504 loan program is a partnership between the Areawide Development Corporation (ADC), the U.S. Small Business Administration, and a private lender. SBA 504 loans allow small business owners to purchase and/or renovate an existing building; to purchase land and construct a new building; to purchase long term equipment and machinery; and to refinance their fixed assets and business expenses. The SBA 504 loan program was created for two reasons: 1) to provide financing to entrepreneurs who are ready to buy or build a facility, and 2) for the purpose of stimulating economic development through job creation, business growth and increased tax revenues. Working with a private lender, the CDC provides up to 40% of the financing needed for an eligible commercial project, a private lender typically provides 50% of the needed financing, while the entrepreneur invests as little as 10% down into the project.

The maximum SBA debenture is \$5 million or \$5.5 million for small manufacturers. ADC works closely with the small business owner to process, approve, close, and service the SBA 504 loan. Funding is provided by the CDC issuing a 10-, 20-, or 25-year debenture bond giving entrepreneurs access to capital at low, fixed interest rates usually only available to large corporations. The March 2022 full term rate for the 10-year debenture was 4.673%. The rate for the 20-year debenture was 4.476%. The rate for the 25-year debenture was 4.610%. Since its inception, ADC has received SBA approvals for loans totaling \$223,668,069 resulting in over \$594 million dollars in economic investments and over 5,100 jobs being created or retained. ADC's current 504 loan portfolio has 35 outstanding loans, and the balance of the portfolio is approximately \$16 million dollars (SBA funding only). ADC had five loans approved in fiscal year 2021 totaling \$2,090,000.

EDAREVOLVINGLOANFUND

Since 1983 the Economic Development Administration Revolving Loan Fund (RLF) has provided fixed asset/working capital financing to small businesses in the East Tennessee counties serviced by ETDD. The objectives of the RLF program are to create / retain jobs, aid in small business development, increase tax base, overcome specific gaps in local capital markets that inhibit businesses from obtaining suitable credit, and provide capital for manufacturing and service companies using new technologies with an emphasis on growth industries. The maximum loan amount is \$200,000 and may not exceed 90% of the total project costs. Currently, the RLF portfolio has one outstanding loan and a total portfolio balance of \$149,338.

EDA-COVIDREVOLVINGLOANFUND

On May 13, 2020, ETDD received a \$740,000 grant to fund a CARES Act Supplemental Economic Development Administration Revolving Loan Fund (RLF-COVID). These funds were to alleviate sudden and severe economic dislocation caused by COVID-19 pandemic to small businesses (for profit and non-profit) within the ETDD sixteen county region. The EDA-COVID loan fund provided funds to small businesses affected by COVID-19 with low interest rate loans and flexible repayment terms. As of March 31, 2022, the RLF -COVID portfolio consists of four loans with outstanding balances totaling \$658,988.

FINANCIAL MANAGEMENT



District's financial statement audit compiled by Rodefer Moss & Co, PLLC, Certified Public Accountants, for the year ending June 30, 2021, has been accepted by the audit committee and approved by the ETDD Executive Committee.

The District's estimated operating revenues for the fiscal year ending June 30, 2022 amounted to \$2,117,577. These revenues consist of a variety of federal, state and local funds received as grants, administrative reimbursements, and assessments as well as charges for administrative services provided to various utility districts, counties and municipalities within the District. The following is a non-inclusive listing of revenues from various contributors to the District:

REVENUE



- Local government contributions from the 56 municipalities and 16 counties that comprise the Development District \$188,000
- State appropriation through the Department of Economic and Community Development \$175,000
- Tennessee Housing Development Agency, Technical Assistance and Outreach ... \$20,000
- Tennessee Housing Development Agency, Emergency Repair Program \$300,000
- U.S. Department of Interior, National Park Service, through the Tennessee Historical Commission \$42,000
- Federal funding directly from the U.S. Department of Commerce, Economic Development Administration \$70,000
- Federal funding directly from the U.S. Department of Commerce, Economic Development Administration for Covid Response \$200,000
- Appalachian Regional Commission fund administered by the Tennessee Department of Economic and Community Development \$132,986
- Administrative Reimbursements — Loan Programs \$303,360
- Grant Administration \$183,000
- Tennessee Advisory Commission on Intergovernmental Relations \$73,231
- Tennessee Department of Transportation, Rural Planning Organizations \$135,000
- Regional Planning Services \$285,000
- Other Revenues \$10,000

Total Revenue..... \$2,117,577

STAFF

Mitchell Loomis, Grant Programs Director	28 years of service
Debbie Sudhoff, Areawide Development Corporation Director	12 years of service
Don Brown, Transportation Planner	12 years of service
Joe Barrett, Community Planner	11 years of service
Christie Burt, Finance Administrative Assistant	9 years of service
Joe Austin, Business Development Specialist	7 years of service
David Williams, Community Planner	6 years of service
Tim Hendrick, Deputy Director / Environmental Planner	5 years of service
Jordan Rockwell, Community Planner	4 years of service
Jonathan Moseley, Historic Preservation/Housing Planner	3 years of service
Jaclyn Courter, Grant Specialist	2 years of service
Emily Craig, GIS Planner	2 years of service
Walter Alan Woods, Fiscal Officer	1 year of service
Kathryn Baldwin, Contract Community Planner	1 year of service
Ginger Stout, Grant Specialist	5 months of service
Shane Carney, Transportation Planner	2 months of service



Rick Yakubic
Executive Director
12 Years of Service

The preparation of this report was funded in part through grants from the State of Tennessee, the Appalachian Regional Commission, the Economic Development Administration, and other federal, state, and local sources. The East Tennessee Development District is an Equal Opportunity Employer. Material from the annual report may be freely reprinted with proper accreditation of the source.