



Haywood Local Government/Rules Committee (LGC)

June 9, 2026, 4:30PM – 6:00PM

Haywood Justice Center - Conference Room

Committee Members - Commissioners

Sharon Hayes (Chair) • Alan O'Quin (Vice Chair)

Jim Duke • Sheronda Green • Rhonda Thompson

Minutes:

I. Call to Order - Determination of Quorum - Welcome

Chair Hayes called the meeting to order and declared a quorum. Committee members present were Commissioners Hayes, O'Quin, Duke, and Green; Absent Commissioner Thompson

Others present: Emma Covington (*Vision Haywood*); Mayor David Livingston

II. Approval of Minutes – Approval of the May 12, 2026, minutes was deferred until the July 14 meeting because the minutes were not yet available.

III. Public Comments – None

IV. Revised PILOT Resolution (Payment in Lieu of Taxes) - Responsibilities, Appropriations, and Distributions - Approved by County Commission on June 8

Chair Hayes recapped events since the previous committee meeting as follows:

- The proposed PILOT Resolution - Authority, Accountability, & Payments, unanimously recommended by the committee on May 12, was considered by the County Commission on May 18 but failed to receive the required majority for adoption. The vote was 10 ayes, 8 noes, 2 abstentions (passes).
- Following the commission meeting, Commissioner Green advised by email that additional input from the Industrial Development Board (IDB) was needed. In her dual role as County Commissioner and IDB member, she circulated the proposed resolution to IDB members and established a timeline for review and comment.
- County Attorney Sarah Levy made additional revisions in coordination with Chair Hayes to further refine the proposed resolution for consideration at the special called County Commission meeting on June 8. *The meeting agenda is attached.*
- County Attorney Levy presented the revised resolution at the special called County Commission meeting on June 8. The resolution was adopted by a vote of 19-1. *The approved PILOT Resolution is attached.*

V. Haywood County Attorney – Amendment to Private Acts of 1945, Chapter 350, Private Act 69 (2026) – Attached. Chair Hayes reported that the amendment approved by County Commission in March had been enacted by the General Assembly, with Senator Walley and Representative Shaw sponsoring the legislation. Governor Lee signed the Act on May 21, 2026. Pursuant to the Act, it will return to the County Commission for local approval by the required two-thirds majority on June 15.

VI. Brief Updates & Progress on Previous Actions

1. **Dyersburg State Community College** – A local campus remains a priority for the advancement and long-term prosperity of Haywood County. Commissioner Green, Chair of the County Education Committee, plans to include on a future committee agenda.
2. **FY2025 County Audit** – Audit Committee Chair Hayes presented a follow-up report at the May 18 County Commission meeting.
3. **County Website** – A meeting with county webmaster remains pending to review the proposed website updates outlined in materials distributed at the February meeting. Chair Hayes stated that other matters had required her attention in her capacity as committee chair.
4. **Rules Manual** – Future revisions are being compiled for an August update to incorporate newly enacted statutes affecting county rules.
5. **Commissioner Training** – The cutoff for the 2025-2026 training cycle is August 31.
6. **Capital Improvement Planning** – The CIP Committee continues updating the County's facilities inventory in coordination with the Renaissance Group proposal to complete a comprehensive assessment of the County's capital assets; Insurance proceeds related to the County Farm remain pending.
7. **America 250** – The Hatchie Trails event is scheduled for June 13. Chair Hayes discussed the opportunity to commemorate America 250 by holding a County Commission meeting at the Historic Courthouse in July and presenting a proclamation recognizing Haywood County's heritage and the history of County Court. No response had yet been received from County leaders.

VII. Next Meeting & Adjournment – The committee's regular meeting is held on the second Tuesday of each month at 4:30PM. There being no further business, the meeting was adjourned.

Chair Hayes thanked the Committee members, the County Attorney, and other participants for their continued work on matters before the Committee and County Commission.

Respectfully submitted by Commissioner Sharon Hayes for approval on July 14, 2026

AGENDA

CALLED MEETING - HAYWOOD COUNTY COMMISSION

June 8, 2026 @ 6:00 P.M.

1. Call to Order
2. Roll Call
3. Prayer:
4. Pledge:
5. Recognition of Visitors
6. Comments by the public
7. New Business: (Consider Passage of the following):
 - A. Appointments of the 4 members of the Industrial Development Board by the County Mayor to be confirmed by the County Commission (Action to be taken).
 - B. Passage of the revised Resolution to request an Interlocal Agreement with the Industrial Development Board regarding Pilot Revenue and Approvals (Action to be taken)
 - C. Passage of the Request of the County Attorney to hire outside Counsel to draft an Interlocal Agreement between the Industrial Development Board and Haywood County to guarantee sufficient payment from the Ford Pilot to pay the indebtedness associated with the building of a new High School up to \$100,000,000.00 plus interest.
8. County Mayor's Comments
9. Adjournment



Haywood County Commission

June 2026 – Resolution Number _____

Payments in Lieu of Taxes (PILOTs)

Responsibilities, Appropriations, and Distributions

Whereas, The Haywood County Commission (“Commission”) has the statutory and fiduciary responsibility to appropriate revenues and fund operations, infrastructure, services, and debt obligations; and

Whereas, Payments in Lieu of Taxes (PILOT) revenues generated through the Ford/SK project at the West Tennessee Megasite are projected to exceed \$210 million over the remaining term of the agreement, as shown in Exhibit A; and

Whereas, planning for finances, capital improvements, and debt management requires a transparent predictable process for the distribution and appropriation of PILOT revenues under the authority of elected officials, and

Whereas, The Commission finds that PILOT distributions, annual reporting, accountability, and future PILOT approvals should be addressed through policy and interlocal agreements to ensure clarity, transparency, and coordination among governmental entities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION:

SECTION I.

Ford/SK PILOT Agreement - West Tennessee Megasite Authority

- A. The Commission finds that a predictable annual distribution of Ford/SK PILOT revenues to the County Trustee is necessary for the county budgeting and appropriations process.
- B. The Commission requests that the intergovernmental funding agreement governing the distribution of Ford/SK PILOT revenues be amended to provide an annual base allocation in the amount of \$500,000 for the IDB for its administrative expenses. Additional allocations for economic development initiatives and capital projects requested by the IDB shall be presented to the Commission for consideration through the annual budget process.
- C. All Ford/SK PILOT revenues remaining after payment of the annual base allocation to the IDB shall be distributed to the Haywood County Trustee for appropriation through the county budget process to support county operations, public safety services, debt service obligations, capital infrastructure, and other public purposes authorized by law.
- D. If amendment of the existing intergovernmental agreement is not feasible, the Commission authorizes the County Mayor and County Attorney to pursue an interlocal agreement with the IDB to implement the annual base allocation and establish procedures for the distribution of remaining Ford/SK PILOT revenues to the County Trustee.

- E. Any such interlocal agreement shall have an initial term of five (5) years and may be renewed upon mutual agreement of the parties. Prior to renewal, the parties shall review the effectiveness of the agreement, including the fiscal needs of each party, infrastructure obligations, and debt service requirements. Nothing herein shall be construed to require automatic renewal of the agreement.

SECTION II.

PILOT Agreements – Brownsville-Haywood IDB

Whereas, the Commission delegated authority to the IDB (Brownsville-Haywood Industrial Development Board) in 2020 to approve PILOT agreements pursuant to Tennessee law; and

Whereas, the Commission wishes to maintain that delegation while establishing procedures that promote transparency, accountability, and coordination between the County and the IDB; and

Whereas, PILOT revenues are derived from taxes that would otherwise accrue to local taxing jurisdictions and should therefore be distributed in a manner that primarily supports the governmental entities responsible for providing public services and infrastructure to residents and employers of Haywood County.

NOW, THEREFORE, instead of revoking that authority, the County Commission expresses its intent to enter into an interlocal agreement with the IDB so that the delegation of PILOT approval authority can continue, subject to the following conditions:

1. The IDB shall attach a cost-benefit analysis to each PILOT agreement as required by TCA 7-53-305 (b)(1)(C).
2. Because the citizens of Haywood County expect to know what economic benefits are received from the abatement of property taxes, the IDB shall provide the Commission a report each July identifying each active PILOT, the performance requirements, whether such requirements have been met, and any actions taken for noncompliance.
3. On or before July 31 of each year, The IDB shall provide the Commission an accounting of all PILOT revenues received and all expenditures made during the preceding fiscal year.
4. At least thirty (30) days prior to approval of any proposed PILOT agreement, the IDB shall notify the County Mayor as to whether (a) the proposed PILOT applicant meets the EIS Policy adopted by the IDB in 2024; and (b) the proposed PILOT is consistent with community compatibility, infrastructure capacity, land use/ zoning requirements, environmental considerations, and public safety impacts.
5. The IDB shall comply with all public notice and meeting requirements set forth in TCA § 7-53-305 (j) and other applicable provisions of law.
6. Unless otherwise provided by mutual written agreement, revenues generated from future IDB-administered PILOT agreements or extensions shall be distributed as follows:
 - a. Ninety percent (90%) to the local taxing jurisdictions; and
 - b. Ten percent (10%) to IDB for administrative expenses and economic development purposes.

The purpose of this distribution allocation is to ensure that the majority of PILOT revenues are directed to the local taxing jurisdictions whose revenues are being abated.

7. The County Mayor and County Attorney are authorized to negotiate and execute such interlocal agreements as may be necessary to implement the provisions and intent of this Resolution, subject to approval by the Commission.

SECTION III.

Effective Date: This resolution shall take effect upon its passage and approval, the public welfare requiring it.

Adopted and approved this _____ day of _____, 2026.

Chair, Haywood County Commission

Jeffery Richmond_____

Mayor, Haywood County

David M. Livingston_____

Attest:

Haywood County Clerk

Sonya Castellaw_____

EXHIBIT A

Calendar Year	Ford PILOT Payment			BOSK PILOT Payment			Total PILOT Payments			Grand Total
	Haywood	Fayette	Regional Planning Authority	Haywood	Fayette	Regional Planning Authority	Haywood	Fayette	Regional Planning Authority	
2023	\$420,750	\$29,250		\$514,250	\$35,750		\$935,000	\$65,000		\$1,000,000
2024	\$841,500	\$58,500		\$1,028,500	\$71,500		\$1,870,000	\$130,000		\$2,000,000
2025	\$1,262,250	\$87,750		\$1,542,750	\$107,250		\$2,805,000	\$195,000		\$3,000,000
2026	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2027	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2028	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2029	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2030	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2031	\$3,366,000	\$234,000		\$4,114,000	\$286,000		\$7,480,000	\$520,000		\$8,000,000
2032	\$3,366,000	\$234,000	\$900,000	\$4,114,000	\$286,000	\$1,100,000	\$7,480,000	\$520,000	\$2,000,000	\$10,000,000
2033	\$3,366,000	\$234,000	\$900,000	\$4,114,000	\$286,000	\$1,100,000	\$7,480,000	\$520,000	\$2,000,000	\$10,000,000
2034	\$3,366,000	\$234,000	\$900,000	\$4,114,000	\$286,000	\$1,100,000	\$7,480,000	\$520,000	\$2,000,000	\$10,000,000
2035	\$3,366,000	\$234,000	\$900,000	\$4,114,000	\$286,000	\$1,100,000	\$7,480,000	\$520,000	\$2,000,000	\$10,000,000
2036	\$3,366,000	\$234,000	\$900,000	\$4,114,000	\$286,000	\$1,100,000	\$7,480,000	\$520,000	\$2,000,000	\$10,000,000
2037	\$3,576,375	\$248,625	\$900,000	\$4,371,125	\$303,875	\$1,100,000	\$7,947,500	\$552,500	\$2,000,000	\$10,500,000
2038	\$3,576,375	\$248,625	\$900,000	\$4,371,125	\$303,875	\$1,100,000	\$7,947,500	\$552,500	\$2,000,000	\$10,500,000
2039	\$3,576,375	\$248,625	\$900,000	\$4,371,125	\$303,875	\$1,100,000	\$7,947,500	\$552,500	\$2,000,000	\$10,500,000
2040	\$3,576,375	\$248,625	\$900,000	\$4,371,125	\$303,875	\$1,100,000	\$7,947,500	\$552,500	\$2,000,000	\$10,500,000
2041	\$3,576,375	\$248,625	\$900,000	\$4,371,125	\$303,875	\$1,100,000	\$7,947,500	\$552,500	\$2,000,000	\$10,500,000
2042	\$3,786,750	\$263,250	\$900,000	\$4,628,250	\$321,750	\$1,100,000	\$8,415,000	\$585,000	\$2,000,000	\$11,000,000
2043	\$3,786,750	\$263,250	\$900,000	\$4,628,250	\$321,750	\$1,100,000	\$8,415,000	\$585,000	\$2,000,000	\$11,000,000
2044	\$3,786,750	\$263,250	\$900,000	\$4,628,250	\$321,750	\$1,100,000	\$8,415,000	\$585,000	\$2,000,000	\$11,000,000
2045	\$3,786,750	\$263,250	\$900,000	\$4,628,250	\$321,750	\$1,100,000	\$8,415,000	\$585,000	\$2,000,000	\$11,000,000

2046	\$3,786,750	\$263,250	\$900,000	\$4,628,250	\$321,750	\$1,100,000	\$8,415,000	\$585,000	\$2,000,000	\$11,000,000
2047	\$3,997,125	\$277,875	\$900,000	\$4,885,375	\$339,625	\$1,100,000	\$8,882,500	\$617,500	\$2,000,000	\$11,500,000
2048	\$3,997,125	\$277,875	\$900,000	\$4,885,375	\$339,625	\$1,100,000	\$8,882,500	\$617,500	\$2,000,000	\$11,500,000
2049	\$3,997,125	\$277,875	\$900,000	\$4,885,375	\$339,625	\$1,100,000	\$8,882,500	\$617,500	\$2,000,000	\$11,500,000
2050	\$3,997,125	\$277,875	\$900,000	\$4,885,375	\$339,625	\$1,100,000	\$8,882,500	\$617,500	\$2,000,000	\$11,500,000
2051	\$3,997,125	\$277,875	\$900,000	\$4,885,375	\$339,625	\$1,100,000	\$8,882,500	\$617,500	\$2,000,000	\$11,500,000
TOTAL	\$96,351,750	\$6,698,250	\$18,000,000	\$117,763,250	\$8,186,750	\$22,000,000	\$214,115,000	\$14,885,000	\$40,000,000	\$269,000,000

NOTE: Any Additional PILOT owed by Ford under the Ford PILOT Agreement or BOSK under the BOSK PILOT Agreement will should be prorated as follows: 93.5% to Haywood and 6.5% to Fayette. As used in this Exhibit A, "Haywood" means the IDB at the direction of the County, "Fayette" means Fayette County, Tennessee, or a political subdivision thereof as directed by Fayette County, Tennessee, and "Additional PILOT" has the meaning set forth in the Ford PILOT Agreement or BOSK PILOT Agreement, as applicable.



State of Tennessee
PRIVATE CHAPTER NO. 69

HOUSE BILL NO. 2665

By Representatives Shaw, Moody

Substituted for: Senate Bill No. 2728

By Senator Walley

AN ACT to amend Chapter 350 of the Private Acts of 1945; as amended by Chapter 246 of the Private Acts of 1974; and any other acts amendatory thereto, relative to the county attorney of Haywood County.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Chapter 350 of the Private Acts of 1945, and any acts amendatory thereto, is amended by deleting Sections 2 and 3 and substituting:

SECTION 2. The County Attorney shall be licensed to practice law in the State of Tennessee.

Preference must be given to an attorney who is a resident citizen of Haywood County; however, residency within the county shall not be required.

Before assuming office, the County Attorney shall take and subscribe the following oath, which shall be filed with the County Clerk: "I, _____, do solemnly swear that I will support the Constitutions of the United States and of the State of Tennessee, and that I will perform the duties of said office according to the law and to the best of my skill and ability."

SECTION 3. The County Attorney shall serve as legal counsel to Haywood County government and shall advise and represent members of the County Commission, the County Mayor, and other county officials, including elected, appointed, or confirmed officials and chairs of boards and commissions serving the county government on legal matters relating to the performance of their official duties. The County Attorney shall prepare and render written legal opinions to county officials. The County Attorney shall give legal advice to the County Mayor and to the County Commission regarding the issuance and sale of county bonds and shall prepare and execute all necessary legal papers pertaining thereto when requested by the County Mayor or the County Commission. In the event of conflicting requests among county officials, the County Attorney shall act in the best interest of Haywood County.

SECTION 2. Chapter 350 of the Private Acts of 1945, as amended by Chapter 246 of the Private Acts of 1974, and any acts amendatory thereto, is amended by adding the following new section:

SECTION 9. The County Commission may employ legal counsel other than, or in addition to, the County Attorney when such additional or specialized counsel is deemed necessary or appropriate.

SECTION 3. Chapter 350 of the Private Acts of 1945, as amended by Chapter 246 of the Private Acts of 1974, and any acts amendatory thereto, is amended by deleting "Quarterly County Court" wherever it appears and substituting "County Commission" and by deleting "County Judge" wherever it appears and substituting "County Mayor".

SECTION 4. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the legislative body of Haywood County. Its approval or nonapproval shall be proclaimed by the presiding officer of the legislative body and certified to the Secretary of State.

HB2665

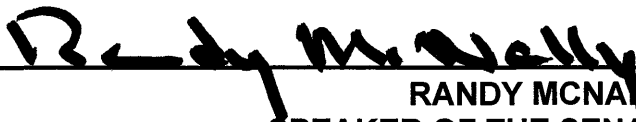
SECTION 5. For the purpose of approving or rejecting the provisions of this act, this act shall take effect upon becoming a law, the public welfare requiring it. For all other purposes, it shall take effect as provided in Section 4.

HOUSE BILL NO. 2665

PASSED: April 23, 2026



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 21st day of May 2026



BILL LEE, GOVERNOR