

*In the opinion of Adams and Reese LLP, Bond Counsel, under existing law and assuming compliance with certain tax covenants described herein, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. However, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion, under existing law, that the Bonds and interest on the Bonds are exempt from all state, county, and municipal taxation in the State of Tennessee, except for inheritance, transfer, and estate taxes and except to the extent that interest on the Bonds is included within the measure of certain privilege and excise taxes imposed under Tennessee law. See "LEGAL MATTERS—Tax Matters" herein.*

**\$21,335,000**

**CITY OF KINGSPORT, TENNESSEE**  
**GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2016**

Dated: November 4, 2016

Due: March 1 (as shown on following page)

The \$21,335,000 General Obligation Public Improvement Bonds, Series 2016 (the "Bonds") of the City of Kingsport, Tennessee (the "Municipality") shall be issued as fully registered in denominations of \$5,000 and authorized integral multiples thereof. The Bonds will be issued in book-entry-only form and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, as the nominee for DTC, principal and interest with respect to the Bonds shall be payable to Cede & Co., as nominee for DTC, which will, in turn, remit such principal and interest to the DTC participants for subsequent disbursements to the beneficial owners of the Bonds. Individual purchases of the Bonds will be made in book-entry-only form, in denominations of \$5,000 or integral multiples thereof and will bear interest at the annual rates as shown below. Interest on the Bonds is payable semiannually from the date thereof commencing on March 1, 2017 and thereafter on each March 1 and September 1 to the owners thereof as shown on the books and records at the corporate trust office of U.S. Bank National Association, Olive Branch, Mississippi, the registration and paying agent (the "Registration Agent"). In the event of discontinuation of the book-entry system, principal of and interest on the Bonds are payable by check or draft at the corporate office of the Registration Agent.

The Bonds are payable from funds of the Municipality legally available therefor and to the extent necessary from ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount. Said Bonds shall be a direct general obligation of the Municipality, for which the punctual payment of the principal of, premium, if any, and interest on the Bonds the full faith and credit of the Municipality is irrevocably pledged. To the extent the proceeds of the Bonds are used to fund projects subject to the one-quarter percent (0.25%) local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, such Bonds shall additionally be payable from, but not secured by, such local option sales tax revenues. To the extent the proceeds of the Bonds are used to fund projects for the Municipality's water and sewer system, such Bonds shall additionally be payable from, but not secured by, revenues to be derived from the operation of the Municipality's water and sewer system.

The Bonds are subject to redemption as described herein.

---

MATURITY SCHEDULE  
SEE INSIDE COVER PAGE

---

This cover page and the inside cover page contain certain information for quick reference only. They are not a summary of these issues. Investors must read the entire *Official Statement* to obtain information essential to make an informed investment decision.

The Bonds are offered when, as and if issued, subject to the approval of the legality thereof by Adams and Reese LLP, Nashville, Tennessee, Bond Counsel. Certain matters will be passed upon for the Municipality by J. Michael Billingsley, Esq., City Attorney. The Bonds are expected to be available for delivery through the facilities of The Depository Trust Company, New York, New York on or about November 4, 2016.

**BANK OF AMERICA MERRILL LYNCH**

This *Official Statement* speaks only as of its date, and the information contained herein is subject to change.

This *Official Statement* may contain forecasts, projections, and estimates that are based on current expectations but are not intended as representations of fact or guarantees of results. If and when included in this *Official Statement*, the words "expects," "forecasts," "projects," "intends," "anticipates," "estimates," and analogous expressions are intended to identify forward-looking statements as defined in the Securities Act of 1933, as amended, and any such statements inherently are subject to a variety of risks and uncertainties, which could cause actual results to differ materially from those contemplated in such forward-looking statements. These forward-looking statements speak only as of the date of this *Official Statement*. The Municipality disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the Municipality's expectations with regard thereto or any change in events, conditions, or circumstances on which any such statement is based.

This *Official Statement* and the Appendices hereto contain brief descriptions of, among other matters, the Municipality, the Bonds, the Resolution (as defined herein), the Disclosure Certificate, and the security and sources of payment for the Bonds. Such descriptions and information do not purport to be comprehensive or definitive. The summaries of various constitutional provisions and statutes, the Resolution, the Disclosure Certificate, and other documents are intended as summaries only and are qualified in their entirety by reference to such documents and laws, and references herein to the Bonds are qualified in their entirety to the forms thereof included in the Resolution.

The Bonds have not been registered under the Securities Act of 1933 and the Resolution has not been qualified under the Trust Indenture Act of 1939, in reliance on exemptions contained in such Acts. This *Official Statement* does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

No dealer, broker, salesman, or other person has been authorized by the Municipality or the Financial Advisor to give any information or to make any representations other than those contained in this *Official Statement*, and, if given or made, such other information or representations should not be relied upon as having been authorized by the Municipality or Financial Advisor. Except where otherwise indicated, all information contained in this *Official Statement* has been provided by the Municipality. The information set forth herein has been obtained by the Municipality from sources which are believed to be reliable but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Financial Advisor. The information contained herein is subject to change without notice, and neither the delivery of this *Official Statement* nor any sale made hereunder shall under any circumstances create an implication that there has been no change in the affairs of the Municipality, or the other matters described herein since the date hereof or the earlier dates set forth herein as of which certain information contained herein is given.

In connection with this offering, the Underwriter may over-allot or effect transactions which stabilize or maintain the market prices of the Bonds at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

<u>Due</u>	<u>Bonds</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIPS<sup>1</sup></u>	<u>Due</u>	<u>Bonds</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIPS<sup>1</sup></u>
2018	\$795,000	4.000%	0.800%	496443 RD6	2028	\$1,140,000	4.000%	2.100%	496443 RP9 C
2019	830,000	4.000%	0.910%	496443 RE4	2029	1,185,000	4.000%	2.270%	496443 RQ7 C
2020	865,000	4.000%	1.000%	496443 RF1	2030	1,235,000	3.000%	2.730%	496443 RR5 C
2021	895,000	4.000%	1.070%	496443 RG9	2031	1,275,000	3.000%	2.800%	496443 RS3 C
2022	935,000	4.000%	1.200%	496443 RH7	2032	1,315,000	3.000%	2.860%	496443 RT1 C
2023	970,000	4.000%	1.300%	496443 RJ3	2033	1,345,000	3.000%	2.920%	496443 RU8 C
2024	1,015,000	4.000%	1.450%	496443 RK0	2034	1,390,000	3.000%	3.000%	496443 RV6
2025	1,055,000	4.000%	1.550%	496443 RL8	2035	1,430,000	3.000%	3.036%	496443 RW4
2026	1,095,000	4.000%	1.750%	496443 RM6	2036	1,470,000	3.000%	3.069%	496443 RX2
2027	1,095,000	4.000%	1.930%	496443 RN4 C					

C = Priced to the March 1, 2026 optional redemption date

<sup>1</sup> CUSIP numbers have been assigned by Standard & Poor's CUSIP Service Bureau, a Division of The McGraw-Hill Companies, Inc., and are included solely for convenience of the Bondholders. The Municipality is not responsible for the selection or use of these CUSIP numbers, nor is any representation made as to their correctness on the Bonds or as indicated herein.

# **CITY OF KINGSPORT, TENNESSEE**

## **BOARD OF MAYOR AND ALDERMEN**

John Clark	<i>Mayor</i>
Mike McIntire	<i>Vice Mayor and Alderman</i>
Darrell Duncan	<i>Alderman</i>
Colette George	<i>Alderman</i>
Michele Mitchell	<i>Alderman</i>
Tommy Olterman	<i>Alderman</i>
Tom C. Parham	<i>Alderman</i>

## **OFFICIALS**

T. Jeffrey Fleming	<i>City Manager</i>
Christopher W. McCartt	<i>Assistant City Manager- Administration</i>
Ryan O. McReynolds	<i>Assistant City Manager- Operations</i>
James H. Demming, CPA	<i>City Recorder/CFO</i>
J. Michael Billingsley, Esq.	<i>City Attorney</i>
Dr. Lyle C. Ailshie	<i>Superintendent of Schools</i>

## **REGISTRATION AND PAYING AGENT**

U.S. Bank National Association  
Olive Branch, Mississippi

## **BOND COUNSEL**

Adams and Reese LLP  
Nashville, Tennessee

## **DISSEMINATION AGENT**

Regions Bank  
Nashville, Tennessee

## **FINANCIAL ADVISOR**

Raymond James & Associates, Inc.  
Nashville, Tennessee

## TABLE OF CONTENTS

<b>SUMMARY STATEMENT</b> .....	i
<b>SECURITIES OFFERED</b>	
Authority and Purpose.....	1
Description of the Bonds.....	1
Security.....	2
Redemption	
<i>Optional Redemption</i> .....	3
<i>Notice of Redemption</i> .....	3
<b>BASIC DOCUMENTATION</b>	
Registration Agent.....	5
Book-Entry-Only System	
<i>DTC and its Participants</i> .....	5
<i>Purchase of Ownership Interests</i> .....	6
<i>Payments of Principal and Interest</i> .....	6
<i>Notices</i> .....	6
<i>Transfers of Bonds</i> .....	7
<i>Discontinuance of Book-Entry-Only System</i> .....	7
<i>No Assurance Regarding DTC Practices</i> .....	7
Special Record Date .....	7
Transfer and Exchange .....	8
Sources and Uses of Funds.....	9
Discharge and Satisfaction of Bonds .....	9
<b>LEGAL MATTERS</b>	
Litigation .....	11
Remedies of Bondholders .....	12
Tax Matters .....	13
Closing Certificates .....	15
Approval of Legal Proceedings.....	15
<b>MISCELLANEOUS</b>	
Ratings.....	16
Competitive Public Sale.....	16
Financial Professionals	
<i>Financial Advisor</i> .....	16
<i>Bond Counsel</i> .....	16
Debt Limitations.....	17
Additional Debt Obligations .....	17
Official Statement .....	17
Continuing Disclosure.....	17
Additional Information.....	18

Certification of the Municipality .....	19
<b>APPENDIX A: FORM OF LEGAL OPINION .....</b>	<b>A-1</b>
<b>APPENDIX B: SUPPLEMENTAL INFORMATION STATEMENT</b>	
<b>General Information</b>	
Location .....	B-1
General .....	B-1
Educational Opportunities	
<i>Kingsport City Schools</i> .....	B-2
<i>Sullivan County Schools</i> .....	B-2
<i>Downtown Kingsport Academic Village and Higher Education Center</i> .....	B-3
<i>Kingsport Center for Higher Education</i> .....	B-3
<i>Advanced Manufacturing Center</i> .....	B-3
<i>Regional Center for Automotive Programs</i> .....	B-3
<i>East Tennessee State University (“ETSU”)</i> .....	B-3
<i>Milligan College</i> .....	B-4
<i>Northeast State Technical Community College</i> .....	B-4
Health Care	
<i>Wellmont Health System (“Wellmont”)</i> .....	B-5
<i>Holston Valley Medical Center</i> .....	B-5
<i>Indian Path Medical Center</i> .....	B-5
<i>Holston Medical Group (“HMG”)</i> .....	B-5
<i>Mountain States Health Alliance</i> .....	B-6
<i>James H. Quillen VA Medical Center at Mountain Home (the “VAMC”)</i> .....	B-6
Manufacturing, Commerce and the Local Economy	
<i>General</i> .....	B-6
<i>Eastman Chemical Company, Inc.</i> .....	B-6
Recent Developments	
<i>AEP Franchise Agreement</i> .....	B-8
<i>Wellmont Health System</i> .....	B-8
<i>Sanitation Fee</i> .....	B-8
<i>MSHA and Wellmont Proposed Merger</i> .....	B-8
<i>Pure Foods</i> .....	B-8
<i>New Multi-Family Housing</i> .....	B-8
<i>TNT Sportsplex</i> .....	B-9
<i>IntelliHARTx</i> .....	B-9
<i>Border Region Retail Tourism District (the “Border Region District”)</i> .....	B-9
Employment - General .....	B-10
Principal Employers .....	B-11
Economic Data .....	B-11
Annexation .....	B-12
<b>Debt Structure</b>	
Summary of Bonded Indebtedness .....	B-13
Indebtedness and Debt Ratios	
<i>Introduction</i> .....	B-14

<i>Indebtedness</i> .....	B-14
<i>Tax Supported</i> .....	B-14
<i>Revenue Supported</i> .....	B-14
<i>Debt Ratios</i> .....	B-15
<i>Per Capita Ratios</i> .....	B-15
Debt Service Requirements – General Fund Supported.....	B-16
Debt Service Requirements – Sales Tax Supported.....	B-17
Debt Service Requirements – Water and Sewer Revenue Supported.....	B-18
Debt Service Requirements – Storm Water Revenue Supported.....	B-19
Debt Service Requirements – Solid Waste Revenue Supported.....	B-20
Ten Year Summary of Revenues, Expenditures and Changes in Fund Balance – General Fund .....	B-21
Ten Year Summary of Revenues, Expenses and Changes in Net Assets – Water and Sewer Funds.....	B-22
<b>Financial Information</b>	
Contingent Liabilities	
<i>General Shale Property</i> .....	B-23
<i>Heritage Glass Site</i> .....	B-23
<i>Former Armory</i> .....	B-24
<i>C&amp;F Manufacturing Site</i> .....	B-24
<i>Tri-Cities Crossing Property</i> .....	B-24
<i>Public Housing Redevelopment Plan</i> .....	B-25
<i>Downtown Property Acquisitions</i> .....	B-25
Governmental Activities Tax Revenues by Source.....	B-26
Budgetary Process .....	B-26
Investment and Cash Management Practices .....	B-27
Property Tax	
<i>Introduction</i> .....	B-28
<i>Reappraisal Program</i> .....	B-28
<i>Assessed Valuations</i> .....	B-29
<i>Assessed Values and Estimated Actual Values of the Municipality</i> .....	B-29
<i>Property Tax Levies, Rates and Collections</i> .....	B-31
<i>Ten Largest Taxpayers</i> .....	B-32
Local Option Sales Tax .....	B-32
Top Ten Water Customers .....	B-35
Top Ten Wastewater Customers .....	B-35
Pension Plans.....	B-36
Other Post-Employment Benefits.....	B-38
<b>APPENDIX C: FORM OF CONTINUING DISCLOSURE CERTIFICATE</b> .....	C-1
<b>APPENDIX D: COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR 2015 ELECTRONIC LINK</b> .....	D-1

## SUMMARY STATEMENT

The information set forth below is provided for convenient reference and does not purport to be complete and is qualified in its entirety by the information and financial statements appearing elsewhere in this *Official Statement*. This Summary Statement shall not be reproduced, distributed or otherwise used except in conjunction with the remainder of this *Official Statement*.

The Issuer ..... City of Kingsport, Tennessee (the "Municipality"). See the section entitled "Supplemental Information Statement" (APPENDIX B) for more information.

Securities Offered..... \$21,335,000 General Obligation Public Improvement Bonds, Series 2016 (the "Bonds") of the City of Kingsport, Tennessee (the "Municipality") which are dated November 4, 2016. The Bonds will mature on March 1, 2018 through March 1, 2036, inclusive. See the section entitled "SECURITIES OFFERED – Authority and Purpose".

Purpose ..... The Bonds are being issued for the purpose of (1) financing a portion of the costs of certain public works projects, consisting of the acquisition of public art; the acquisition, construction, improvement and renovation of public school facilities; road, street, parking, and sidewalk construction, improvement and expansion, including Bays Mountain road stabilization and Greenbelt improvements; the acquisition, construction, renovation, improvement and equipping of public buildings within the Municipality, including renovations to the library and Allandale, and including improvements to the public transit center and bus garage; acquisition of public works equipment, including firefighting equipment, a fire station generator, improvements to the firehouse technology system infrastructure, park maintenance equipment, traffic light upgrades, and mowing equipment; acquisition, construction, and improvement of public parks and recreational facilities, including Bays Mountain dam repair and Centennial Park fountain; renovation and improvement of the Meadowview Conference Center ballroom; construction, expansion and improvement of the Municipality's water system; construction, expansion and improvement of the Municipality's sewer system; the acquisition of all property real and personal, appurtenant thereto or connected with such work; and paying legal, fiscal, administrative, and engineering costs, reimbursing the Municipality for the costs of any of the above projects, paying capitalized interest, and (2) paying costs incident to the issuance and sale of the Bonds. See the section entitled "SECURITIES OFFERED – Authority and Purpose" for additional information.

Security ..... The Bonds are payable from funds of the Municipality legally available therefor and to the extent necessary from ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount. Said Bonds shall be a direct general obligation of the Municipality, for which the punctual payment of the principal of, premium, if any, and interest on the Bonds the full faith and credit of the Municipality is irrevocably pledged. To the extent the proceeds of the Bonds are used to fund projects subject to the one-quarter percent (0.25%) local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, such Bonds shall additionally be payable from, but not secured by, such local option sales tax revenues. To the extent the proceeds of the Bonds are used to fund projects for the Municipality's water and sewer system, such Bonds shall additionally be payable from, but not secured by, revenues to be derived from the operation of the Municipality's water and sewer system. See the section entitled "SECURITIES OFFERED – Security" for additional information.

Optional Redemption ..... Bonds maturing March 1, 2018 through March 1, 2026, are not subject to redemption prior to maturity. The Bonds maturing on and after March 1, 2027, are subject to redemption prior to maturity on March 1, 2026, and at any time thereafter, at the option of the Municipality, as a whole or in part, in integral multiples of \$5,000 (less than all Bonds of a single maturity to be selected by lot by the Registration Agent), at the price of

par, plus accrued interest to the date fixed for redemption. See the section entitled “SECURITIES OFFERED – Redemption – *Optional*” for additional information.

- Ratings..... Moody’s – “Aa2” and S&P – “AA”. See the section entitled “MISCELLANEOUS – Ratings” for more information.
- Book-Entry Only ..... The Bonds will be issued under the Book-Entry-Only System. For additional information, see the section entitled “BASIC DOCUMENTATION – Book-Entry-Only System.”
- Underwriter ..... Bank of America Merrill Lynch, New York, New York (the “Underwriter”). See the section entitled “MISCELLANEOUS – Competitive Public Sale” for additional information.
- Financial Advisor ..... Raymond James & Associates, Inc., Nashville, Tennessee (“Raymond James” or the “Financial Advisor”). See the section entitled “MISCELLANEOUS - Financial Professionals”.
- Registration and Paying Agent..... U.S. Bank National Association, Olive Branch, Mississippi (the “Registration Agent”). See the section entitled “MISCELLANEOUS - Financial Professionals”.
- Dissemination Agent..... Regions Bank, Nashville, Tennessee (the “Dissemination Agent”). See the section entitled “MISCELLANEOUS - Financial Professionals”.
- General ..... The Bonds are being issued in full compliance with Title 9, Chapter 21, Parts 1 and 2, Tennessee Code Annotated, as supplemented and revised and the Resolution approved by the Board of Mayor and Aldermen of the Municipality on September 20, 2016. The Bonds will be issued with CUSIP numbers through the facilities of The Depository Trust Company, New York, New York. See the section entitled “SECURITIES OFFERED – Authority and Purpose” for more information.
- Tax Matters ..... In the opinion of Bond Counsel, under existing law and assuming compliance with certain tax covenants described herein, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. However, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion, under existing law, that the Bonds and interest on the Bonds are exempt from all state, county, and municipal taxation in the State of Tennessee, except for inheritance, transfer, and estate taxes and except to the extent that interest on the Bonds is included within the measure of certain privilege and excise taxes imposed under Tennessee law. See “LEGAL MATTERS—Tax Matters” herein. See also “APPENDIX A: Form of Legal Opinion” included herein.
- Disclosure..... In accordance with Rule 15c2-12 of the Securities and Exchange Commission as amended, the Municipality will provide the Municipal Securities Rulemaking Board (“MSRB”) through the operation of the Electronic Municipal Market Access system (“EMMA”) and the State information depository (“SID”), if any, annual financial statements and other pertinent credit or event information, including Comprehensive Annual Financial Reports. See the section entitled “MISCELLANEOUS - Continuing Disclosure” and “APPENDIX C: Form of the Continuing Disclosure Certificate”.
- Other Information..... The information in the *Official Statement* is deemed "final" within the meaning of Rule 15c2-12(b)(5) of the SEC (the “Rule”). For more information concerning the Municipality or the *Official Statement*, contact Mr. James H. Demming, CPA, City Recorder and Chief Financial Officer, City of Kingsport, City Hall, 225 West Center Street, Kingsport, Tennessee 37660. Telephone: 423-229-9400 or the Financial Advisor,



Raymond James & Associates, Inc., One Burton Hills Blvd. - Suite 225, Nashville,  
Tennessee 37215-6299, Telephone: 615-665-6920 or 800-764-1002.

[Balance of Page Left Blank Intentionally]

**\$21,335,000**

**CITY OF KINGSPORT, TENNESSEE**

**GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2016**

**SECURITIES OFFERED**

**AUTHORITY AND PURPOSE**

This *Official Statement* (including the Summary Statement and appendices) is furnished in connection with the offering by the City of Kingsport, Tennessee (the "Municipality") of its \$21,335,000 General Obligation Public Improvement Bonds, Series 2016 (the "Bonds").

The Bonds are authorized to be issued pursuant to the provisions of Title 9, Chapter 21, Parts 1, and 2, Tennessee Code Annotated, as supplemented and amended, and other applicable provisions of law and pursuant to a resolution (the "Resolution") duly adopted by the Board of Mayor and Aldermen of the Municipality (the "Governing Body") on September 20, 2016.

The Bonds are being issued for the purpose of (1) financing a portion of the costs of certain public works projects, consisting of the acquisition of public art; the acquisition, construction, improvement and renovation of public school facilities; road, street, parking, and sidewalk construction, improvement and expansion, including Bays Mountain road stabilization and Greenbelt improvements; the acquisition, construction, renovation, improvement and equipping of public buildings within the Municipality, including renovations to the library and Allandale, and including improvements to the public transit center and bus garage; acquisition of public works equipment, including firefighting equipment, a fire station generator, improvements to the firehouse technology system infrastructure, park maintenance equipment, traffic light upgrades, and mowing equipment; acquisition, construction, and improvement of public parks and recreational facilities, including Bays Mountain dam repair and Centennial Park fountain; renovation and improvement of the Meadowview Conference Center ballroom; construction, expansion and improvement of the Municipality's water system; construction, expansion and improvement of the Municipality's sewer system; the acquisition of all property real and personal, appurtenant thereto or connected with such work; and paying legal, fiscal, administrative, and engineering costs, reimbursing the Municipality for the costs of any of the above projects, paying capitalized interest, and (2) paying costs incident to the issuance and sale of the Bonds.

**DESCRIPTION OF THE BONDS**

The Bonds initially will be dated the date of their issuance estimated to be November 4, 2016. Interest on the Bonds will be payable semiannually on March 1 and September 1, commencing March 1, 2017. The Bonds will be initially registered only in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds.

In the event that any amount payable on any Bond as interest shall at any time exceed the rate of interest lawfully chargeable thereon under applicable law, then any such excess shall, to the extent of such excess, be applied against the principal of such Bonds as a prepayment thereof without penalty, and

such excess shall not be considered to be interest. All rates of interest specified herein shall be computed on the basis of a 360 day year composed of 12 months of 30 days each.

The principal of and all installments of interest on any Bond shall bear interest from and after their respective due dates at a rate of interest equal to the rate of interest payable on the principal of such Bond.

Interest on the Bonds shall be payable by check or other form of draft of the Registration Agent deposited by the Registration Agent in the United States mail, first class postage prepaid, in sealed envelopes, addressed to the Owners of the Bonds, as of the applicable Interest Payment Date, at their respective addresses as shown on the registration books of the Municipality maintained by the Registration Agent as of the close of business on the fifteenth (15th) calendar day of the month next preceding the applicable Interest Payment Date (the "Regular Record Date"). The principal or redemption price, if any, of all Bonds shall be payable upon presentation and surrender of the Bonds at the principal corporate trust office of the Registration Agent. All payments of the principal of and interest on the Bonds shall be made in any coin or currency of the United States of America which, on the date of payment thereof, shall be legal tender for the payment of public and private debts.

See the section entitled "BASIC DOCUMENTATION - Book-Entry-Only System", "Special Record Date" and the "Registration Agent" for additional information.

## **SECURITY**

The Bonds are payable from funds of the Municipality legally available therefor and to the extent necessary from ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount. Said Bonds shall be a direct general obligation of the Municipality, for which the punctual payment of the principal of, premium, if any, and interest on the Bonds the full faith and credit of the Municipality is irrevocably pledged. To the extent the proceeds of the Bonds are used to fund projects subject to the one-quarter percent (0.25%) local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, such Bonds shall additionally be payable from, but not secured by, such local option sales tax revenues. To the extent the proceeds of the Bonds are used to fund projects for the Municipality's water and sewer system, such Bonds shall additionally be payable from, but not secured by, revenues to be derived from the operation of the Municipality's water and sewer system\* .

For the purpose of providing for the payment of the principal of and interest on, the Bonds, to the extent necessary, there shall be levied in each year in which such Bonds shall be outstanding a direct tax on all taxable property in the Municipality, fully sufficient, to pay all such principal and interest falling due prior to the time of collection of the next succeeding tax levy. Said tax shall be assessed, collected, and paid at the time, and in the same manner, as the other taxes of said Municipality, shall be in addition to all other taxes, and shall be without limitation as to time, rate, or amount. The Governing Body of the Municipality is required by law and shall and does pledge to levy such tax. Principal and interest, or any of the foregoing, falling due at any time when there shall be insufficient funds on hand from such tax

---

\* Of the Bonds, \$3,295,000 and \$6,960,000 are payable from the revenues of the water and sewer system, respectively. \$3,270,000 of the Bonds are payable from the Regional Local Option Sales Tax.

levy for the payment thereof shall be paid from the General Fund or other available funds of the Municipality, but reimbursement therefor may be made from the taxes herein provided when the same shall have been collected. Such taxes levied and collected therefor shall be deposited in the General Fund of the Municipality, and used solely for the payment of principal and interest on the Bonds as the same shall become due.

## **REDEMPTION**

*Optional Redemption.* Bonds maturing March 1, 2018 through March 1, 2026 are not subject to redemption prior to maturity. The Bonds maturing on and after March 1, 2027, are subject to redemption prior to maturity on March 1, 2026, and at any time thereafter, at the option of the Municipality, as a whole or in part, in integral multiples of \$5,000 (less than all Bonds of a single maturity to be selected by lot by the Registration Agent), at the price of par plus accrued interest to the date fixed for redemption.

*Notice of Redemption.* In the event of optional redemption, notice of intended redemption shall be given by the Registration Agent on behalf of the Municipality to the Owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the registration books kept by the Registration Agent. Notice of intended redemption shall be given not less than thirty (30) calendar days, nor more than sixty (60) calendar days prior to the date fixed for redemption. Each such notice of redemption shall state: (1) the redemption date; (2) the redemption price; (3) if less than all outstanding Bonds are to be redeemed, the registered number and the CUSIP number printed on the Bonds (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed; (4) that on the redemption date, the redemption price will become due and payable upon such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date provided sufficient funds are available on such redemption date to fully pay the redemption price of and the interest on the Bonds called for redemption; and, (5) the place where such are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Registration Agent. Neither failure to mail any such notice nor any defect in any notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which notice was correctly given.

If notice of redemption shall have been given in the manner and under the conditions provided herein and if on the date so designated for redemption the Registration Agent shall hold sufficient monies to pay the redemption price of, and interest to the redemption date on, the Bonds to be redeemed as provided in the Resolution, then: (1) the Bonds so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Bonds on such date; (2) interest on the Bonds so called for redemption shall cease to accrue; and, (3) such Bonds shall no longer be outstanding or secured by, or be entitled to, the benefits of the Resolution, except to receive payment of the redemption price thereof and interest thereon from monies then held by the Registration Agent.

Prior to any redemption date, the Municipality shall deposit with the Registration Agent an amount of money sufficient to pay the redemption price of all of the Bonds which are to be redeemed on that date.

If on the redemption date, monies for the redemption of all the Bonds or portions thereof to be redeemed, together with interest thereon to the redemption date, shall not be held by the Registration

Agent so as to be available therefor on such date, the Bonds or portions thereof so called for redemption shall continue to bear interest until paid at the same rate as they would have borne had they not been called for redemption and shall continue to be secured by and be entitled to the benefits of the Resolution.

In case any Bond is of a denomination larger than \$5,000, a portion of such Bond - \$5,000 or any integral multiple thereof - may be redeemed, but the Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. In selecting Bonds for redemption, the Municipality shall treat the Bonds as representing that number of Bonds which is obtained by dividing the principal amount of the Bond by \$5,000. If part but not all of a Bond shall be selected for redemption, the Owner thereof or his, her, or its legal representative shall present and surrender such Bond to the Registration Agent for payment of the principal amount thereof so called for redemption and the premium, if any, on such principal amount thereof so called for redemption, and the Municipality shall execute and the Registration Agent shall authenticate and deliver to such Owner or legal representative, without charge therefor, for the unredeemed portion of the Bond surrendered, a Bond of the same maturity, bearing the same interest rate, and of authorized denomination or denominations.

[Balance of Page Left Blank Intentionally]

## **BASIC DOCUMENTATION**

### **REGISTRATION AGENT**

U.S. Bank National Association (the “Registration Agent”) or the Municipality will make all interest payments with respect to the Bonds on each interest payment date directly to Cede & Co., as nominee of DTC, the registered owner as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the “Regular Record Date”) by check or draft mailed to such owner at its address shown on said registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the Municipality in respect of such Bonds to the extent of the payments so made. Payment of principal of the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable.

So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references herein to the Bondholders, Holders or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds. For additional information, see the following section.

### **BOOK-ENTRY-ONLY SYSTEM**

The Bonds, when issued, will be registered in the name of Cede & Co., DTC’s partnership nominee, except as described above. When the Bonds are issued, ownership interests will be available to purchasers only through a book-entry system maintained by DTC (the “Book-Entry-Only System”). One or more fully-registered bond certificates will be issued for each maturity, in the entire aggregate principal amount of the Bonds and will be deposited with DTC.

*DTC and its Participants.* DTC is a limited-purpose trust company organized under the New York Bank Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for securities that its participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the settlement among Direct Participants of securities transactions, such as transfers and pledges, in deposited securities through electronic computerized book-entry-only changes in DTC Participants’ accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC, in turn, is owned by a number of its Direct Participants and Members of the National Securities Clearing Corporation, Government Securities Clearing Corporation, MBS Clearing Corporation, and Emerging Markets Clearing Corporation, (the “NSCC”, “GSCC”, “MBSCC”, and “EMCC”, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc. (the “NYSE”), the American Stock Exchange LLC and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others, such as both U.S. and non-U.S. securities brokers and dealers, banks and trust companies that clear through or maintain a custodial relationship with a Direct DTC Participant, either directly or indirectly (the “Indirect Participants” and, together with the Direct Participants, the “Participants”). DTC has S&P’s ratings: “AA+.” The rules applicable to DTC

and its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

*Purchase of Ownership Interests.* Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (a "beneficial owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial owners will not receive written confirmation from DTC of their purchase, but beneficial owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through whom such beneficial owners entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of beneficial owners. Beneficial owners will not receive certificates representing their ownership interests in the Bonds, except as specifically provided in the Bonds in the event that use of the book-entry-only system is discontinued.

*Payments of Principal and Interest.* Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the Registration Agent on the payable date in accordance with their respective holdings shown on DTC's records, unless DTC has reason to believe it will not receive payment on such date. Payments by Direct and Indirect Participants to beneficial owners will be governed by standing instructions and customary practices, as is the case with municipal securities held for the accounts of customers in bearer form or registered in "street name", and will be the responsibility of such Participant and not of DTC, the Municipality or the Registration Agent subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, principal, tender price and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Registration Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the beneficial owners shall be the responsibility of Direct and Indirect Participants.

*Notices.* Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to beneficial owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial owners of Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the bond documents. Beneficial owners of the Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to beneficial owners, or in the alternative, beneficial owners may wish to provide their names and addresses to the Registration Agent and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Municipality

as soon as practicable after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

NONE OF THE MUNICIPALITY, THE UNDERWRITER, THE BOND COUNSEL, THE FINANCIAL ADVISOR OR THE REGISTRATION AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO SUCH PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE PAYMENT TO, OR THE PROVIDING OF NOTICE FOR, SUCH PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES.

*Transfers of Bonds.* To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. or such other nominee does not affect any change in beneficial ownership. DTC has no knowledge of the actual beneficial owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the beneficial owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

*Discontinuance of Book-Entry-Only System.* In the event that (i) DTC determines not to continue to act as securities depository for the Bonds or (ii) to the extent permitted by the rules of DTC, the Municipality determines to discontinue the Book-Entry System, the Book-Entry System shall be discontinued. Upon the occurrence of the event described above, the Municipality will attempt to locate another qualified securities depository, and if no qualified securities depository is available, Bond certificates will be printed and delivered to beneficial owners.

*No Assurance Regarding DTC Practices.* The foregoing information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Municipality believes to be reliable, but the Municipality, the Bond Counsel, the Registration Agent, the Financial Advisor and the Underwriter do not take any responsibility for the accuracy thereof. So long as Cede & Co. is the registered owner of the Bonds as nominee of DTC, references herein to the holders or registered owners of the Bonds will mean Cede & Co. and will not mean the beneficial owners of the Bonds. None of the Municipality, the Bond Counsel, the Registration Agent, the Financial Advisor or the Underwriter will have any responsibility or obligation to the Participants, DTC or the persons for whom they act with respect to (i) the accuracy of any records maintained by DTC or by any Direct or Indirect Participant of DTC, (ii) payments or the providing of notice to Direct Participants, the Indirect Participants or the beneficial owners or (iii) any other action taken by DTC or its partnership nominee as owner of the Bonds.

For more information on the duties of the Registration Agent, please refer to the Resolutions. Also, please see the section entitled "SECURITIES OFFERED – Redemption."

## **SPECIAL RECORD DATE**

Any interest on any of the Bonds which is payable but is not punctually paid or duly provided for on any Interest Payment Date on which interest is due (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the Owner on the relevant Regular Record Date; and, in lieu thereof, such



Defaulted Interest shall be paid by check or other form of draft of the Registration Agent to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the Municipality shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the Municipality shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangement satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) calendar days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) calendar days prior to the date of the proposed payment to the Owners. The Registration Agent shall promptly notify the Municipality of such Special Record Date and, in the name and at the expense of the Municipality, not less than ten (10) calendar days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Owner at the address thereof as it appears in the registration books of the Municipality maintained by the Registration Agent as of the date of such notice. Nothing contained in the Resolution or in the Bonds shall impair any statutory or other rights in law or in equity of any Owner arising as a result of the failure of the Municipality to punctually pay or duly provide for the payment of principal of and interest on, the Bonds when due.

## **TRANSFER AND EXCHANGE**

The Bonds are transferable only by presentation at the office of the Registration Agent, by the registered owner or their legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bonds to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the fifteen calendar days next preceding an Interest Payment Date or the first mailing of any notice of redemption or with respect to any Bond, after such Bond has been called for redemption. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of Bonds of the same maturity in any authorized denomination or denominations.

[Balance of Page Left Blank Intentionally]

**SOURCES AND USES OF FUNDS**

The following table sets forth the estimated sources and uses of funds relating to the proceeds from the Bonds:

<u>SOURCES OF FUNDS:</u>	<u>BOND PROCEEDS</u>
Par Amount	\$21,335,000.00
Plus: Net Premium	<u>1,768,370.70</u>
TOTAL SOURCES:	<u>\$23,103,370.70</u>
<u>USES OF FUNDS:</u>	
Deposit – General Obligation Public Improvement Bonds, Series 2016, Project Fund	\$22,860,605.97
Underwriter’s Discount	129,614.73
Costs of Issuance	<u>113,150.00</u>
TOTAL USES:	<u>\$23,103,370.70</u>

**DISCHARGE AND SATISFACTION OF BONDS**

If the Municipality shall pay and discharge the entire indebtedness evidenced by any of the Bonds in any one or more of the following ways:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of, premium, if any, and interest on, the Bonds, as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or bank whose deposits are insured by the Federal Deposit Insurance Corporation and which has trust powers (“a Trustee”; which Trustee may be the Registration Agent), in trust, at or before the date of maturity or redemption, sufficient monies or Government Obligations, the principal of and interest on which, when due and payable, will provide sufficient monies to pay or redeem the Bonds Outstanding hereunder and to pay premium, if any, and interest thereon when due until the maturity or redemption date; provided, if such Bonds are to be redeemed prior to the maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice; or,

(c) By delivering such Bonds to the Registration Agent, for cancellation by such Registration Agent.

If the Municipality shall also pay or cause to be paid all other sums payable hereunder by the Municipality with respect to such Bonds, or make adequate provision therefor, and by resolution of the Board instruct any such Trustee to pay amounts when and as required to the Registration Agent for the payment of principal of, premium, if any, and interest on, such Bonds when due, then and in that case indebtedness evidenced by such Bonds shall be discharged and satisfied, and all covenants, agreements, and obligations of the Municipality to the owners of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate, and become void.

If the Municipality shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the Owners thereof shall thereafter be entitled only to payment out of the monies or Government Obligations deposited as aforesaid.

Except as otherwise provided herein neither Government Obligations nor monies deposited with the Registration Agent nor principal or interest payments on any such Government Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of, premium, if any, and interest on, said Bonds; provided that any cash received from such principal or interest payments on such Government Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the Municipality as received by the Registration Agent, and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Government Obligations maturing at times and in amounts sufficient to pay when due the principal of, premium, if any, and interest, to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the Municipality, as received by the Registration Agent.

Nothing contained herein shall be construed to alter or change the redemption provisions set forth herein. No redemption privilege shall be exercised with respect to the Bonds except at the option and election of the Municipality. The optional right of redemption shall not be exercised by the Registration Agent unless expressly so directed by an Authorized Representative of the Municipality.

[Balance of Page Left Blank Intentionally]

## LEGAL MATTERS

### LITIGATION

There are no suits threatened or pending challenging the legality or validity of the Bonds or the right of the Municipality to sell or issue the Bonds or levy and collect ad valorem taxes. See the subsection in this section entitled Closing Certificates for additional information.

The Municipality, like other similar bodies, is subject to a variety of suits and proceedings arising in the ordinary conduct of its affairs. After reviewing the current status of all pending and threatened litigation except as specifically described below, the Municipality believes that, while the outcome of any litigation cannot be predicted, the final settlement of all lawsuits that have been filed and of any actions or claims presently pending or threatened against the Municipality or its officials in such capacity are adequately covered by insurance or by sovereign immunity or will not have an adverse effect upon the Municipality's financial condition.

Sullivan County, Tennessee and the Sullivan County Board of Education as plaintiffs ("Plaintiffs") filed a civil action number K0039409 (C) on May 5, 2014, against the city as defendant in the Chancery Court for Sullivan County Tennessee. The lawsuit concerns the interpretation and application of Tennessee code annotated section 57-4-306, which requires that a portion of the proceeds from the liquor by the drink tax paid to the city by the state "be expended and distributed in the same manner as the county property tax for schools is expended and distributed." Plaintiffs allege they are due to unpaid liquor by the drink taxes from the city for the period from 1980 to 2014 and have demanded \$1,340,337 or the full amount of the unlimited tax revenues plus prejudgment interest. The city denies any liability. The city filed a counterclaim against the county for a portion of the taxes paid by the state to the county for liquor by the drink tax. The Tennessee Attorney General issued an opinion in 1980 that the statute in question does not apply to counties that have not authorized liquor by the drink. That was followed by an opinion in 1981 indicating that the statute does not apply to municipalities that operate their own school system. Sullivan County has not authorized liquor by the drink in the city operates its own school system. Lawsuits have been filed against several municipalities in Tennessee. In 2014 the Tennessee legislature enacted legislation permitting the settlement of such lawsuits by counties and municipalities on mutually agreeable terms. On September 29, 2016, the Chancellor in the case granted the city's motion for summary judgment, ruling in favor of the city and awarding it \$107,287. The Sullivan County Commission has authorized its attorney to appeal in this decision to the Tennessee Court of Appeals. The county has 30 days from September 29, 2016, to file its notice of appeal.

In March 2015, a lawsuit was filed with the caption, Travis Scott Dishner v. City of Kingsport, et al. In addition to the city, various police officers are named as defendants. The case, filed in the United States District Court for the Eastern District of Tennessee, case number C2:15-cv-0047-JRG-DHI, alleges a violation of the civil rights of the plaintiff, assault and battery, and outrageous conduct and infliction of emotional distress during an altercation with police at a drug "sting". The city has filed an answer denying any liability, and it will vigorously defend itself and its officers. The complaint seeks \$1,000,000 in compensatory damages and \$500,000 in punitive damages. It is impossible to predict the outcome of this litigation at this time.

On September 18, 2015, a lawsuit was filed against the city and two police officers. The lawsuit is captioned Judy Honaker, on behalf of the deceased spouse Benjamin McDowell Honaker v. City of Kingsport, et al. The lawsuit includes a request for \$1,000,000 from each defendant. The lawsuit alleges negligence, gross negligence and a violation of civil rights resulting in the wrongful death of Mr. Honaker. An answer has been filed by the defendants denying liability and discovery is underway. The city is vigorously defending its action in this matter. It is impossible to predict the outcome of this litigation at this time.

On December 18, 2015, a lawsuit was filed alleging civil rights violations by the city and two police officers. The lawsuit is captioned Daniel Landon v. City of Kingsport, et al. The lawsuit included a prayer of relief of \$3,500,000, and alleges negligence, and malicious and intentional assault by two police officers. The city is vigorously defending its actions in this matter. It is impossible to predict the outcome of this litigation at this time.

The city has coverage through the Tennessee Municipal League Risk Management Pool for compensatory damages in civil rights claims up to \$5,000,000. Ultimately, the city pays for this coverage, as it is self-insured. The charter of the city provides the following pertaining to coverage for its employees:

Whenever any elected official or employee of the City of Kingsport shall be sued for damages arising out of the performance of his official duties and while engaged in the course of his employment or discharge or attempted discharge of his official duties in his employment, the City of Kingsport shall be authorized and required to provide defense counsel for such elected official or employee in such suit and to indemnify him from any judgment rendered against him in such suit; provided, however, that such indemnity shall not extend to any judgment for punitive damages or for damages arising out of any willful wrongdoing by said elected official or employee and provided, further, that such municipal corporation or other political subdivision shall have notice of such suit.

The City of Kingsport is authorized to contract at governmental expense for policies of liability insurance to protect elected officials and employees in the course of their employment.

There is no coverage for punitive damage or intentional torts. Generally, the city has governmental immunity from intentional torts. For certain types of actions, immunity is waived, including certain negligent acts of its employees. For those action for which immunity is waived the amount of damages that are recoverable are limited as set out by the Tennessee Governmental Tort Liability Act. The limits are \$300,000 for bodily injury or death for any one person in any one accident, occurrence or act, and up to \$700,000 for bodily injury or death of all persons in any one accident, occurrence or act, and \$100,000 for injury or destruction of property of others in in any one accident, occurrence or act.

## **REMEDIES OF BONDHOLDERS**

Under Tennessee law, any Bondholder has the right, in addition to all other rights:

(1) By mandamus or other suit, action or proceeding in any court of competent jurisdiction to enforce its rights against the Municipality, including, but not limited to, the right to require the Municipality to assess, levy and collect taxes adequate to carry out any agreement as to, or pledge of, such taxes, fees, rents, tolls, or other charges, and to require the Municipality to carry out any other covenants and agreements, or

(2) By action or suit in equity, to enjoin any acts or things which may be unlawful or a violation of the rights of such Bondholder.

## **TAX MATTERS**

In the opinion of Adams and Reese LLP, as Bond Counsel, under existing law, interest on the Bonds is excluded from gross income for federal income purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporation. However, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations.

In rendering its opinion, Bond Counsel has relied on certain representations, certifications of facts and statements of reasonable expectations made by the Municipality in connection with the Bonds, and Bond Counsel has assumed compliance by the Municipality with certain ongoing covenants to comply with applicable requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. These requirements include, but are not limited to, requirements relating to use and expenditure of gross proceeds of the Bonds, yield and other restrictions on investments of gross proceeds, and the arbitrage rebate requirement that certain excess earnings on gross proceeds be rebated to the federal government. The Municipality has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. Bond Counsel has not undertaken to advise in the future whether any events after the date of execution and delivery of the Bonds may affect the federal tax status of the interest on the Bonds.

Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with “excess net passive income,” foreign corporations subject to the branch profits tax, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry the Bonds. Prospective purchasers of the Bonds should consult their tax advisers as to collateral federal income tax consequences.

From time to time, there are legislative proposals in the Congress or in the various states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the market value of the Bonds. Prospective purchasers of the Bonds are encouraged to consult their own tax advisors regarding any pending or proposed federal legislation.

It cannot be predicted with certainty whether or in what form any proposed legislation might be enacted or whether if enacted, it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds or the market value thereof, would be impacted thereby. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation.

Original issue discount (“OID”) is the excess of the sum of all amounts payable at the stated maturity of a Bond (excluding certain “qualified stated interest” that is unconditionally payable at least annually at prescribed rates) over the issue price of that maturity. In general, the “issue price” of a maturity means the first price at which a substantial amount of the Bonds of that maturity was sold (excluding sales to bond houses, brokers or similar persons acting in the capacity as underwriters, placement agents or wholesalers). In general, the issue price of each maturity of the Bonds is expected to be the initial public offering price set forth on the cover page of this Official Statement.

In general, under Section 1288 of the Code, OID on any of the Bonds having OID accrues under a constant yield method, based on periodic compounding of interest over prescribed accrual periods using a compound rate determined by reference to the yield on such Bonds. The OID that has accrued

and is properly allocable to the owners of Bonds having OID will be excluded from gross income for federal income tax purposes, and will increase the owner's tax basis in such Bond. Purchasers of any Bond having OID should consult their tax advisors regarding the determination and treatment of OID for federal income tax purposes and with respect to state and local tax consequences of owning such Bonds.

In general, if an owner of a Bond acquires such Bond for a purchase price (excluding accrued interest) or otherwise at a tax basis that reflects a premium over the sum of all amounts payable on the Bond after the acquisition date (excluding certain "qualified stated interest" that is unconditionally payable at least annually at prescribed rates), that premium must be amortized over the remaining term of the Bond, based on the owner's yield over the remaining term of the Bond, determined based on constant yield principles (in certain cases involving a premium Bond callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such Bond). An owner of a premium Bond must amortize the premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner's regular method of accounting against the premium allocable to that period. In the case of a tax-exempt premium bond, if the premium allocable to an accrual period exceeds the qualified stated interest allocable to that accrual period, the excess is a nondeductible loss. Under certain circumstances, the owner of a premium Bond may realize a taxable gain upon disposition of the premium Bond even though it is sold or redeemed for an amount less than or equal to the owner's original acquisition cost. Owners of any premium Bond should consult their own tax advisors regarding the treatment of premium for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences, in connection with the acquisition, ownership, amortization of premium on, sale, exchange or other disposition of premium Bonds.

In the opinion of Bond Counsel, under existing law, the Bonds and interest on the Bonds are exempt from all state, county, and municipal taxation in the State of Tennessee, except for inheritance, transfer, and estate taxes, and except to the extent that interest on the Bonds is included within the measure of certain privilege and excise taxes imposed under Tennessee law.

Bond Counsel expresses no opinion regarding taxation of the Bonds or interest on the Bonds in any state other than Tennessee. Prospective purchasers of the Bonds should consult their tax advisors as to whether the Bonds or interest on the Bonds is or is not exempt from taxation in any other state.

The form of the opinion of Bond Counsel is attached as "APPENDIX A - Form of the Legal Opinion". Copies of the legal opinion will be available at the time of the initial delivery of the Bonds.

## **CLOSING CERTIFICATES**

Upon delivery of the Bonds, the Municipality will execute in a form satisfactory to Bond Counsel, certain closing certificates including the following: (i) a certificate as to the *Official Statement*, in final form (as defined herein), signed by the Mayor and other officials acting in their official capacities to the effect that to the best of their knowledge and belief, and after reasonable investigation, (a) neither the *Official Statement*, in final form, nor any amendment or supplement thereto, contains any untrue statements of material fact or omits to state any material fact necessary to make statements therein, in light of the circumstances in which they are made, misleading, (b) since the date of the *Official Statement*, in final form, no event has occurred which should have been set forth in such a memo or supplement, and (c) there is no litigation of any nature pending or threatened seeking to

restrain the issuance, sale, execution and delivery of the Bonds, or contesting the validity of the Bonds or any proceeding taken pursuant to which the Bonds were authorized; (ii) a non-arbitrage certificate which supports the conclusions that based upon facts, estimates and circumstances in effect, upon delivery of the Bonds, the proceeds of the Bonds will not be used in a manner which would cause the Bonds to be arbitrage bonds; (iii) certificates as to the delivery and payment, signed by the officials acting in their official capacities evidencing delivery of and payment for the Bonds; (iv) a signature identification and incumbency certificate, signed by the Mayor, City Recorder and/or other officials of the Municipality acting in their official capacities certifying as to the due execution of the Bonds; and (v) a Continuing Disclosure Certificate regarding certain covenants of the Municipality concerning the preparation and distribution of certain annual financial information and notification of certain material events, if any.

For additional information, see the section entitled “MISCELLANEOUS – Competitive Public Sale”, “MISCELLANEOUS - Additional Information”, “MISCELLANEOUS - Continuing Disclosure” and “APPENDIX A: Form of Legal Opinion”.

### **APPROVAL OF LEGAL PROCEEDINGS**

Certain legal matters relating to the authorization and the validity of the Bonds are subject to the approval of Adams and Reese LLP, Nashville, Tennessee, Bond Counsel. Bond Counsel did not prepare the *Preliminary Official Statement* or the *Official Statement*, in final form, or verify their accuracy, completeness or fairness. Accordingly, Bond Counsel expresses no opinion of any kind concerning the *Preliminary Official Statement* or *Official Statement*, in final form, except for the information under the section entitled “LEGAL MATTERS – Tax Matters”. The opinion of Bond Counsel will be limited to matters relating to authorization and validity of the Bonds. Reference is hereby made to the *Official Statement* and the form of the opinion contained in APPENDIX A.

Certain other matters will be passed upon for the Municipality by J. Michael Billingsley, Esq., City Attorney.

[Balance of Page Left Blank Intentionally]



## MISCELLANEOUS

### RATINGS

Moody's Investors Service, Inc., a division of Moody's Corporation ("Moody's") and Standard & Poor's Ratings Services – Standard & Poor's Financial Services LLC, a part of McGraw Hill Financial ("S&P") have assigned the Bonds the ratings of "Aa2" and "AA", respectively.

The Municipality furnished Moody's and S&P certain information and materials concerning the Bonds and the Municipality. Generally, Moody's and S&P base their ratings on such information and materials and also on such investigations, studies and assumptions that it may undertake independently. There is no assurance that any rating will be maintained for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's or S&P, if, in their judgment, circumstances so warrant. The Municipality undertakes no responsibility to oppose any such revision or withdrawal. Any such downward revision or withdrawal of a rating or ratings or other actions by a rating agency may have an adverse effect on the market price of the Bonds.

Any explanation of the significance of the ratings may be obtained only from Moody's or S&P.

### COMPETITIVE PUBLIC SALE

The Bonds were offered for sale at competitive public bidding on October 24, 2016. Details concerning the public sale were provided to potential bidders and others through the *Official Notice of Sale* and the *Preliminary Official Statement* that was dated October 14, 2016 (Revised).

Through IPREO's BiDCOMP®/Parity® system, 11 of the original 12 firms which indicated an interest in bidding for the Bonds submitted proposals ranging from the best bid of 2.523410% on a true interest cost basis ("TIC") to 2.733096%.

The successful bidder for the Bonds was an account led by Bank of America Merrill Lynch, New York, New York (the "Underwriter") who contracted with the Municipality, subject to the conditions set forth in the *Official Notice of Sale* (including permitted adjustments) to purchase the Bonds at a price of \$22,973,755.97 (consisting of the par amount of the Bonds of \$21,335,000.00, plus a net premium of \$1,768,370.70, less an underwriter's discount of \$129,614.73) or a bid price of 107.681% of par.

### FINANCIAL PROFESSIONALS

*Financial Advisor.* Raymond James & Associates, Inc., ("Raymond James") Nashville, Tennessee has served as Financial Advisor to the Municipality in connection with the Bonds and will receive compensation for duties performed in that role conditioned upon the sale and issuance of the Bonds. From time to time, Adams and Reese LLP has represented Raymond James on legal matters unrelated to the Municipality and may do so again.

*Bond Counsel.* From time to time, Adams and Reese LLP has represented Raymond James, U.S. Bank National Association and Regions Bank on legal matters unrelated to the Municipality and may do so again.

## **DEBT LIMITATIONS**

There is no limit on the amount of debt obligations that may be issued by the Municipality under State law. (See “DEBT STRUCTURE - Indebtedness and Debt Ratios” for more information.)

## **ADDITIONAL DEBT OBLIGATIONS**

On October 9, 2014, the Municipality was notified that it was awarded a \$15,000,000 Drinking Water State Revolving Fund Loan (the “Loan”) from the Tennessee Department of Environment and Conservation for improvements related to raw water intake and transmission improvements. The Loan is a draw-down loan amortized over 20 years at a fixed rate of 1.78%. As of June 30, 2016, \$3,894,310 has been drawn. No principal is scheduled for repayment until at least 90% of the Loan has been drawn, but monthly interest is paid on any balance actually drawn.

## **OFFICIAL STATEMENT**

Certain information relative to the location, economy and finances of the Municipality is found in the *Preliminary Official Statement and the Official Statement*. While not guaranteed as to completeness or accuracy, the *Preliminary Official Statement and the Official Statement* are believed to be correct as of their respective dates based on information supplied by the Municipality and other reliable sources and by the certification by the Municipality as to the *Official Statement*.

Raymond James has not been engaged by the Municipality to provide or validate any information in this *Official Statement* relating to Municipality, including (without limitation) any of Municipality’s financial and operating data, whether historical or projected. Raymond James is not a public accounting or auditing firm and has not been engaged by the Municipality to review or audit any information in this *Official Statement* in accordance with accounting standards.

## **CONTINUING DISCLOSURE**

At the time the Bonds are delivered, the Municipality will execute a Continuing Disclosure Certificate in which it will covenant for the benefit of holders and beneficial owners of the Bonds to provide certain financial information relating to the Municipality by not later than twelve months after the end of each of the Municipality's fiscal years, (the “Annual Report”), commencing with the fiscal year ending June 30, 2016 and to provide notice of the occurrence of certain enumerated events, if determined by the Municipality to be material under applicable federal securities laws. The Annual Report (and audited financial statements, if filed separately) will be filed with the Municipal Securities Rulemaking Board (“MSRB”) through the operation of the Electronic Municipal Market Access system (“EMMA”) and any State Information Depository established in the State of Tennessee (the “SID”). If the Municipality is unable to provide the Annual Report to the MSRB and the SID by the date required, notice of each failure will be sent to the MSRB and the SID on or before such date. The notices of material events will be filed by the Municipality with the MSRB and the SID. The specific nature of the information to be contained in the Annual Report or the notices of material events will be summarized in the Municipality's *Official Statement* to be prepared and distributed in connection with the sale of the Bonds. These covenants have been made in order to assist the Underwriters in complying with SEC Rule 15c2-12 (b) (the "Rule"). The Municipality has not failed to comply, in any material respect, in the last five years with any previous undertakings with regard to said Rule to provide Annual Reports or

notices of events. Regions Bank is the initial Dissemination Agent. See “APPENDIX C: Form of Continuing Disclosure Certificate” for additional information.

### **ADDITIONAL INFORMATION**

References, excerpts and summaries contained herein of certain provisions of the laws of the State and any documents referred to herein do not purport to be complete statements of the provisions for such laws or documents, and reference should be made to the complete provisions thereof for a full and complete statement of all matters of fact relating to the Bonds, the security for the payment of the Bonds and the rights of the holders thereof. The *Preliminary Official Statement* and the *Official Statement* in final forms, and any advertisement of the Bonds are not to be construed as a contract or agreement between the Municipality and the purchasers of any of the Bonds. Any statements or information printed in the *Preliminary Official Statement* and the *Official Statement*, in final forms, involving matters of opinion or of estimates, whether or not expressly so identified, is intended merely as such and not representations of fact.

The Municipality has deemed this *Official Statement* as "final" as of its date within the meaning of Rule 15c2-12(b)(5) of the Securities and Exchange Commission (the "SEC") (the “Rule”).

[Balance of Page Left Blank Intentionally]

## CERTIFICATION OF THE MUNICIPALITY

At the time of payment for and delivery of the Bonds, the Municipality will furnish the purchaser a certificate, signed by the Mayor and City Recorder/CFO, to the effect that (a) the descriptions and statements of or pertaining to the Municipality contained in its *Official Statement* and any addendum thereto, for its Bonds, on the date of such *Official Statement*, on the date of sale of the Bonds and on the date of the delivery, were and are true and correct in all material respects; (b) insofar as the Municipality and its affairs, including its financial affairs, are concerned, such *Official Statement* did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of circumstances under which they were made, not misleading; (c) insofar as the descriptions and statements, including financial data of or pertaining to entities other than the Municipality, and their activities contained in such *Official Statement* are concerned, such statements and data have been obtained from sources which the Municipality believes to be reliable and that the Municipality has no reason to believe that they are untrue in any material respect; and (d) there has been no material adverse change in the financial condition of the Municipality since June 30, 2015, the date of the last audited financial statements of the Municipality, the electronic link to which appears in “APPENDIX D: Comprehensive Annual Financial Report”.

/s/ John Clark  
Mayor

ATTEST:

/s/ James H. Demming, Jr.  
Chief Financial Officer and City Recorder

**APPENDIX A**

**FORM OF LEGAL OPINION**

**Attorneys at Law**

Alabama  
Florida  
Louisiana  
Mississippi  
South Carolina  
Tennessee  
Texas  
Washington, DC

Office: 615-259-1450  
Fax: 615-259-1470

November 4, 2016

Board of Mayor and Aldermen  
City of Kingsport, Tennessee

Re: \$21,335,000 General Obligation Public Improvement Bonds, Series 2016

Ladies and Gentlemen:

We have acted as bond counsel in connection with, and have examined a certified copy of the record of the proceedings of the Board of Mayor and Aldermen (the "Board") of the City of Kingsport, Tennessee (the "Municipality"), and other proofs submitted to us relating to the authorization, issuance and sale by the Municipality of its \$21,335,000 General Obligation Public Improvement Bonds, Series 2016, dated the date of original issuance and delivery (the "Bonds"). The Bonds are issued under and pursuant to that certain "Resolution Authorizing the Execution, Terms, Issuance, Sale, and Payment of Not to Exceed \$23,225,000 General Obligation Public Improvement Bonds, Series 2016 of the City of Kingsport, Tennessee, and Providing the Details Thereof" (the "Resolution"), adopted by the Board on September 20, 2016.

The Bonds are issuable in definitive form as fully registered Bonds, without coupons, are numbered from one upwards, and mature serially on March 1 of the years 2018 through 2036, inclusive. The Bonds will bear interest payable semiannually on March 1 and September 1 of each year, commencing March 1, 2017.

The Bonds are subject to redemption prior to maturity upon the terms and conditions set forth therein and in the Resolution.

Based upon such examination and such other documents, showings, and related matters of law as we deem necessary to render this opinion, we are of the opinion that, under existing law:

(1) Such proceedings and proofs show lawful authority for the issuance and sale of the Bonds pursuant to the Constitution and laws of the State of Tennessee as now in force, including particularly Title 9, Chapter 21, Tennessee Code Annotated, as amended, and the Resolution according to its terms, and that the Resolution is valid and binding on the Municipality, enforceable in accordance with its terms.

(2) The Bonds are valid and legally binding obligations of the Municipality payable from funds of the Municipality legally available therefor and to the extent necessary from ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality, without limitation as to time, rate, or amount, and for which the punctual payment of the principal of and interest on the Bonds, the full faith and credit of the Municipality are irrevocably pledged. To the extent the proceeds of the Bonds are used to fund projects subject to the one-quarter percent (0.25%) local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, such Bonds are additionally payable from, but not secured by, such local option sales tax revenues. To the extent the proceeds of the Bonds are used to fund projects for the Municipality's water and sewer system, such Bonds are additionally payable from, but not secured by, revenues to be derived from the operation of the Municipality's water and sewer system.

(3) Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinion set forth in the preceding sentence is subject to the condition that the Municipality comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that the interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Municipality has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. We express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein. We have not undertaken to advise in the future whether any events after the date of execution and delivery of the Bonds may affect the tax status of the interest on the Bonds.

(4) The Bonds and interest on the Bonds are exempt from all state, county, and municipal taxation within the State of Tennessee, except for inheritance, transfer, and estate taxes and except to the extent that interest on the Bonds is included within the measure of certain privilege and excise taxes imposed under Tennessee law. We express no opinion regarding taxation of the Bonds or interest on the Bonds in any state other than Tennessee.

The rights of owners of the Bonds and the enforceability of the Bonds may be limited by future proceedings under bankruptcy, reorganization, debt arrangements, insolvency, or other laws of general application or principles of equity relating to or affecting the enforcement of creditors' rights.

In rendering the above opinion, we have relied upon the opinion of even date herewith of the Attorney of the Municipality with respect to: (1) the due organization and existence of the Municipality as a valid political subdivision of the State of Tennessee; (2) the right, title, and interest of the present officials of the Municipality to their respective positions; and (3) matters that might be disclosed by an examination of agreements or instruments to which the Municipality is a party or by which it or any of its assets are bound.

We express no opinion as to the accuracy, adequacy or completeness of the Official Statement relating to the Bonds.

This opinion is given as of the date hereof and we assume no obligation to update, revise or supplement this opinion as to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Yours truly,

ADAMS AND REESE LLP



**SUPPLEMENTAL INFORMATION STATEMENT**

## GENERAL INFORMATION

### LOCATION

Kingsport occupies an area of approximately 53 square miles in the northeastern portion of Tennessee. The Municipality is 25 miles northwest of Johnson City and about 23 miles from

Bristol, Tennessee/Virginia. Kingsport is the largest City in the Kingsport – Bristol, TN – Bristol, VA Metropolitan Statistical Area, with a population of 309,544 according to the 2010 U.S. Census. Approximately 173,700 people reside within a five mile radius of the city limits.



Kingsport is located in both Hawkins County (Tennessee) and Sullivan County (Tennessee) with approximately 4.0% located in Hawkins County and the remainder in Sullivan County. According to the 2010 U.S. Census, the populations of Sullivan County and Hawkins County were 156,823 and 56,833, respectively. Traditionally, the Municipality has been a regional medical center for the area including southwest Virginia and southeast Kentucky. It is a modern industrial community and one of the State’s leading manufacturing centers.

<b>Census Population</b>	<b>Kingsport<sup>(1)</sup></b>	<b>% Increase</b>	<b>Sullivan County</b>	<b>% Increase</b>	<b>Hawkins County</b>	<b>% Increase</b>	<b>Tennessee</b>	<b>% Increase</b>
2015	53,014	9.98%	156,791	(0.04%)	56,471	(0.35%)	6,600,299	4.01%
2010	48,205	7.35%	156,855	2.57%	56,671	5.55%	6,346,105	11.5%
2000	44,905	6.02%	152,921	6.49%	53,689	20.47%	5,689,283	16.7%
1990	36,385	32.25%	143,596	(0.26%)	44,565	1.86%	4,877,185	6.2%
1980	32,027	2.79%	143,968	12.83%	43,751	29.72%	4,591,120	16.9%
1970	31,938	21.37%	127,602	11.56%	33,726	10.69%	3,926,018	10.1%

<sup>(1)</sup> For 2014, the Bureau of the Census estimated Kingsport’s population to be 53,028.

### GENERAL

The Municipality was incorporated in 1917 and has been operated under the Council-Manager form of government since that time. The Board of Mayor and Aldermen (the “Governing Body”) was expanded from five to seven members through a charter amendment effective May 15, 1973. In odd numbered years, three members of the Board are elected by the qualified voters of the Municipality for four-year terms beginning at the first regular meeting of the Board in July following the May election. Coincident with the Board elections, a Mayor is elected by the qualified voters of the Municipality to a two-year term beginning at the first regular meeting of the Board in July following the election. The Board appoints a City Manager who is responsible for the administration of the Municipality according to the Charter and Ordinances in effect. The City Manager appoints various department heads, officials and employees except those who operate and administer the Municipality’s School System. The Municipality’s School System is governed

by a five-member Board of Education. In each odd numbered year, two or three members are elected by the qualified voters of the Municipality. The Board of Education is responsible for the hiring of a Director of Schools and other personnel, formulating policies and operating the school system within the framework of state statutes, the City Charter and City Code.

Pay scales for employees and officials of all departments are approved by the Board and all appropriations of funds are made by the Governing Body.

For additional information on the Municipality, see the website:  
<http://www.kingsporttn.gov/>

## **EDUCATIONAL OPPORTUNITIES**

Kingsport and the upper East Tennessee area offer a wealth of educational opportunities for residents and their families. The Kingsport City School system and the Sullivan County School system are pre-K through 12 systems that serve residents of the Municipality.

*Kingsport City Schools.* The Kingsport City School system is governed by a five member board elected-at-large on a non-partisan basis. The Board operates 8 elementary schools, 2 middle schools and a high school. Additionally, there are several specialized education programs including the Cora Cox Academy which is an alternative learning facility for students in grades 6 through 12 and the Palmer Early Learning Center provides early educational opportunities for children from birth through the age of 5.

Source: Kingsport City School website: <http://www.k12k.com/>

### **School Enrollment:**

FYE 2016	7,151
FYE 2015	7,038
FYE 2014	7,010
FYE 2013	6,798
FYE 2012	6,698
FYE 2011	6,556
FYE 2010	6,439
FYE 2009	6,392
FYE 2008	6,396
FYE 2006	6,451

Source: City of Kingsport; Kingsport City Schools Annual Report

*Sullivan County Schools.* The Sullivan County School system includes 24 schools composed of 12 elementary schools; 8 middle schools and 4 high schools.

Source: Sullivan County Department of Education website: <http://www.sullivank12.net/schools/>

In 2000, Kingsport became the first jurisdiction in the State to institute a K-14 educational system. This program known as “Educate and Grow” provides two years of free tuition to Northeast State Technical Community College (“Northeast State”). Since 2002, graduating high school seniors whose parents have been residents of the Sullivan County portion of the Municipality for one year are eligible for free tuition paid for by Sullivan County. Kingsport offers

and pays for the same program benefits for graduating high school seniors whose parents have been residents of the Hawkins County portion of the Municipality for one year.

The “Educate and Grow” initiative was a pre-cursor to the State’s new “Drive to 55” program. Drive to 55 is Tennessee’s new Promise scholarship program that has set a goal of equipping at least 55% of Tennesseans with a college degree or certificate by 2025. Drive to 55 provides tuition-free community or technical college for two years to Tennessee high school graduates beginning with the Class of 2015.

Source: City of Kingsport and the State Drive to 55 website <http://driveto55.org/>

*Downtown Kingsport Academic Village and Higher Education Center.* The Academic Village is located in downtown Kingsport and is composed of the Kingsport Center for Higher Education, the Regional Center for Advanced Manufacturing and the Regional Center for Automotive Programs. The Academic Village boasts nearly 150,000 square feet of classrooms and labs and serves approximately 2,400 students. Since 2012, oversight of the Academic Village has been provided by a 12-member Kingsport Higher Education Commission created by the Municipality to coordinate overall development of future programs.

The *Kingsport Center for Higher Education* offers programs ranging from associate to doctoral degrees. Programs are currently conducted at the Center by East Tennessee State University, King University, Lincoln Memorial University, Milligan College, Northeast State Community College, Tusculum College and the University of Tennessee.

The *Advanced Manufacturing Center (“RCAM”)*. RCAM is Northeast State Community College’s advanced technology center. RCAM is housed in a 26,000 square foot training facility located in downtown Kingsport. The focus for RCAM is on teaching traditional and non-traditional students and current employees advanced manufacturing skills using the latest manufacturing simulators and techniques. In 2016, RCAM plans to add additional classrooms and lab space totaling approximately 15,000 square feet.

The *Regional Center for Automotive Programs* is Northeast State’s training program focusing on automotive body/collision repair.

Source: Kingsport Academic Village website: <http://www.kingsporthighered.org/>

*East Tennessee State University (“ETSU”)*. ETSU was founded in 1911 in the northeast corner of Tennessee. The more than 350-acre campus is located in southwest Johnson City, adjacent to the 31-acre campus that is home to the James H. Quillen College of Medicine. The Johnson City Medical Center Hospital is also located nearby. ETSU offers 74 majors of study in its undergraduate program and 30 degree fields in its master’s programs and doctorates in education, education administration and biomedical sciences. There were approximately 14,300 undergraduate, graduate and professional students registered for the fall 2015 semester. Extended regional campuses are in Kingsport, Elizabethton and Greeneville. In addition, the Quillen College of Medicine offers eight Doctor of Medicine degrees.

Instead of having only one teaching hospital, the Quillen College of Medicine has a broad patient base in the Tri-Cities region with training in every area of primary and tertiary care medicine. Students are provided access to more than 3,000 patient beds in the ten affiliated

hospitals in the Tri-Cities area. The Quillen College of Medicine ranked third in the nation for excellence in rural medicine education by U.S. News & World Report in its "America's Best Graduate Schools" 2007 edition. For several consecutive years, ETSU has been ranked among the top 10 schools in the country for rural medicine. U.S. News also ranked ETSU in the top 25% of medical schools for primary care education. The Medical College has also brought specialties to Johnson City that normally could not be expected in a community of this size. The first in-vitro fertilization in Tennessee was done in Johnson City. One of five prenatal intensive care facilities in the state is manned by pediatric specialists of the Medical College faculty. Kidney transplants and open heart surgery are available in Johnson City as result of the medical college being located here.

ETSU's Bill Gatton College of Pharmacy is Tennessee's second state supported college of pharmacy. It opened in early 2007 with 72 students. The average class size is about 80 students with approximately 50 faculty and staff employed. Students have routinely scored above state and national average on licensure exams. The Pharmacy College received full accreditation status from the Accreditation Council for Pharmacy Education in 2010. The Bill Gatton College of Pharmacy offers the PharmD degree but is in current conversation with other colleges with the division of health sciences and the University at large investigating the development of joint degree programs (PharmD/MPH, PharmD/MBA and PharmD/Phd). College enrollment is more than 300 in 4 classes. Projected enrollment in the future is currently limited to 80 students per class (320 students).

Source: East Tennessee State University and TN Higher Education Commission

*Milligan College.* Milligan is a private, four-year Christian liberal arts college founded in 1866. Milligan's 181-acre campus is located between Johnson City and Elizabethton just minutes from the Tri-Cities (Johnson City, Kingsport and Bristol) region and an hour's drive to historic Asheville, North Carolina. The fall 2015 enrollment was approximately 1,200 students. The College offers more than 100 majors academic majors, including a new engineering program, 4 master's degree programs and several adult degree completion programs.

Source: Milligan College

*Northeast State Technical Community College.* Northeast State was founded in 1966 as the Tri-Cities State Area Vocational-Technical. The school has three campuses in the area, one of which is a recent addition to downtown Johnson City. The downtown Johnson City campus offers a variety of classes that are designed for students planning to enter the workforce or continue to a four-year university. The main campus is located at Blountville in Sullivan County, Tennessee. The College is a comprehensive two-year community college under the governance of the Tennessee Board of Regents of the State University and Community College System of Tennessee. As a comprehensive community college, Northeast State provides university parallel programs designed for students desiring to transfer to another college or university. It also has career programs for students planning to enter the workforce immediately upon graduation and continuing education and community service programs for professional growth and personal enrichment. The College serves the citizens of Carter, Johnson, Sullivan, Unicoi, and Washington Counties and has educational sites located at Elizabethton, Mountain City, Gray, Kingsport and Johnson City.

Source: Northeast State Technical Community College and TN Higher Education Commission

## HEALTH CARE

*Wellmont Health System* (“Wellmont”). Wellmont is headquartered in Kingsport and is a leading healthcare provider in the Tri-Cities region of Northeast Tennessee and Southwest Virginia. Formed in 1996 with the merger of Holston Valley Medical Center in Kingsport and Bristol Regional Medical Center in Bristol, Tennessee, Wellmont is a not-for-profit, integrated health system composed of one critical and five acute care wholly owned hospitals totaling more than 750 available beds, an integrated physician network and several ambulatory sites. Wellmont hospitals offer a variety of services ranging from acute care to specialized tertiary services including two trauma centers, comprehensive heart and cancer care. Acute care hospitals include Holston Valley Medical Center in Kingsport, Bristol Regional Medical Center (Bristol, TN), Mountain View Regional Medical Center (Norton, VA), Lonesome Pine Hospital (Big Stone Gap, VA), Hancock County Hospital (Sneedville, TN) and Hawkins County Memorial Hospital (Rogersville, TN). Recently, Wellmont announced the acquisition of Takoma Regional Hospital (Greeneville, TN), a 100 bed facility, from the Adventist Health System. The change in ownership occurred in November 2015.

For additional information regarding the Wellmont System, see the section entitled “Recent Developments” and their website: [www.wellmont.org](http://www.wellmont.org).

*Holston Valley Medical Center*. Partnering with and serving the Kingsport community for more than 75 years, Holston Valley Medical Center is wholly owned by Wellmont and houses one of Tennessee's six Level I trauma centers. It also includes a Level III neonatal intensive care unit. Holston Valley has more than 300 available beds also houses operating suites and a new intensive care unit, as well as expanded emergency and radiology departments, all of which were part of a recent \$114 million facility renovation.

With the Wellmont Cancer Institute, Holston Valley's Christine LaGuardia Phillips Cancer Center provides a full range of diagnostic and treatment options. Holston Valley's breast center is Tennessee's first hospital-based breast program to be accredited by the American College of Surgeons' National Accrediting Program for Breast Centers. And CareChex selected Holston Valley as the No. 1 hospital in the nation for carotid artery stenting in 2012 and ranked Holston Valley among the top 100 hospitals in the nation for cardiac care, cardiac surgery and coronary bypass surgery.

Source: Wellmont Health website <http://www.wellmont.org/>

*Indian Path Medical Center*. This 261 bed facility is a not-for-profit facility located in Kingsport. Since 1998, Indian Path has been part of the Johnson City based Mountain States Health Alliance after its founding as an HCA facility in 1971. Indian Path sits on an 80 acre campus and includes not only the main hospital, but also eight medical office buildings.

Source: Mountain States Health Alliance website: <http://ipmc.msha.com/>

*Holston Medical Group* (“HMG”). Since Holston Medical Group's founding in 1977, the HMG "Family of Care" has grown from a handful of family practitioners to a comprehensive, diversified group of nearly 150 primary care physicians, specialists and mid-level providers, with 24-hour medical /surgical coverage. Located in Kingsport, HMG is one of the largest, most-respected, physician-led, multi-specialty groups in the southeastern United States.

Source: Holston Medical Group website: <http://www.holstonmedicalgroup.com/>

*Mountain States Health Alliance.* Mountain States Health Alliance ("MSHA") is a locally owned and managed healthcare system based in Johnson City. MSHA was formed after Johnson City Medical Center Hospital, Inc. acquired six Columbia/HCA hospitals in Northeast Tennessee on September 1, 1998. Today, MSHA provides an integrated, comprehensive continuum of care to people in 28 counties in Tennessee, Virginia, Kentucky, and North Carolina. In addition to the six open hospitals, MSHA's integrated health care delivery system includes 21 primary/preventive care centers and 13 outpatient care sites, including First Assist Urgent Care, Medical Center North, Med-One of Tennessee, MedWorks, Same Day Surgery, Rehab Plus and Gray Physician Group.

Source: Mountain States Health Alliance and the Johnson City Press

For additional information regarding the Mountain States Health Alliance, see the section entitled "Recent Developments" and their website: [www.msha.com](http://www.msha.com).

*James H. Quillen VA Medical Center at Mountain Home* (the "VAMC"). Since 1903, VAMC serves more than 170,000 veterans from a 41-county area of Northeast Tennessee, Southwest Virginia, Western North Carolina, and Southeastern Kentucky. The VAMC at Mountain Home is located in Johnson City on 207 landscaped acres and shares the west end of its campus with ETSU's College of Medicine. The VAMC is a teaching hospital and has affiliations with the James H. Quillen College of Medicine as well as numerous other institutions of higher learning for various internships. VAMC Mountain Home has 468 general and 646 domiciliary beds. In addition to the main facility in Mountain Home, services are offered in several community-based outpatient clinics. There are seven clinics in Tennessee and thirteen in Virginia. In recent years, the VAMC completed many renovations including a \$70,000,000 modernization project in conjunction with the facility's role with ETSU's James H. Quillen College of Medicine.

Source: United States Department of Veterans Affairs.

For additional information on VAMC Mountain Home, see their website: [www.mountainhome.va.gov](http://www.mountainhome.va.gov).

## **MANUFACTURING, COMMERCE AND THE LOCAL ECONOMY**

*General.* Kingsport continues to maintain a strong focus on economic diversification, with a particular emphasis on sports tourism. Thousands have visited Kingsport for more numerous sporting tournaments and other events recruited and hosted by the Kingsport Convention & Visitors Bureau. Other major tourism dollars were contributed from attendance at major events including NASCAR races at Bristol Motor Speedway and various conferences and events held at the Meadowview Conference, Convention and Resort Center and Kingsport's Aquatic Center. Additionally a week long FunFest Summer Festival brings in over tens of thousands of visitors.

*Eastman Chemical Company, Inc. (NYSE Symbol: EMN).* Eastman is a global specialty chemical company that produces a broad range of products found in items people use every day. With a portfolio of specialty businesses, Eastman works with customers to deliver innovative products and solutions while maintaining a commitment to safety and sustainability. Its market-driven approaches take advantage of world-class technology platforms and leading positions in attractive end-markets such as transportation, building and construction, and consumables. Eastman focuses on creating consistent, superior value for all stakeholders. As a globally diverse company, Eastman serves customers in approximately 100 countries and had 2015 revenues of

approximately \$9.6 billion. The company is headquartered in Kingsport, Tennessee, USA and employs approximately 15,000 people around the world. While headquartered in Kingsport, only 45% of Eastman's market is in North America. The 300,000 sf Corporate Business Center was completed and occupied in 2016. The company is continuing its long term commitment to invest \$3 billion into the Kingsport facility, which ensures the global headquarters will remain in Kingsport for the long term.

In 2015, Eastman had a sixth consecutive year of growth – an achievement matched only by about 25% of companies in the S&P 500 over the past decade.

- Record cash flows from operations, which reflects progression toward a specialty portfolio and the robust growth in those specialty products. A free cash flow of \$960 million resulted from both strong earnings and cash flows from recently acquired businesses. This level of cash flow sets Eastman apart and is a distinct advantage in an uncertain economy.
- Increased operating earnings in three business segments, with particularly strong earnings growth of 40% in Advanced Materials. Operating margin for the year was 18 percent, an increase of nearly 100 basis points compared to 2014 despite the challenging business climate.
- Earnings growth in specialty businesses as a result of organic growth initiatives, such as strong growth in acoustic interlayers, head-up displays (HUD) and optical films for mobile devices in the Advanced Materials segment and the contribution of tackifying resins for tires in Additives & Functional Products segment.
- Substantial progress in deleveraging, reducing net debt by approximately \$590 million.
- Substantially completed integration of the four high quality acquisitions made in 2014, demonstrating consistent ability to bring companies together to capture synergies and create value. Combined, the acquisitions delivered more than \$0.50 per share of accretion as expected.
- Returned cash to stockholders, demonstrating confidence in future earnings and cash flow. Consistent with the company's philosophy to grow the dividend as earnings grow, the Board of Directors increased the dividend by 15 percent in 2015 and has more than doubled since 2010. The company also repurchased more than \$100 million of common stock.
- Cost reduction and productivity gains helped to more than offset inflation in 2015 by approximately \$25 million, which is a reflection of the cost discipline and productivity integrated into the company's culture.

Source: [http://www.eastman.com/Company/investors/Financial\\_Information/Pages/Financial\\_Reports.aspx](http://www.eastman.com/Company/investors/Financial_Information/Pages/Financial_Reports.aspx)

The success of past diversification efforts is evident. Two decades ago, Eastman Chemical once accounted for approximately 40.0% of all property tax valuation in the Municipality. Today, that ratio is in the range of 23.0%, largely due to the growth of commercial, medical, retail and residential sectors.



## RECENT DEVELOPMENTS

*AEP Franchise Agreement.* In March 2016, the Municipality approved a new franchise agreement with Kingsport Power Company (dba AEP Appalachian Power). This agreement has a 20-year term and includes a provision to establish a franchise fee. The Municipality subsequently adopted a new franchise fee which is expected to result in approximately \$3,000,000 annually. The new franchise agreement replaces the original agreement with the power company adopted in 1917.

*Sanitation Fee.* In June, 2016, the Municipality approved its first sanitation fee which is expected to generate \$2,400,000 annually. The expense of sanitation and solid waste services have been borne by the property tax throughout the municipality's history, in spite of recommendations to move towards an enterprise fund. The standard fee of \$8 per month will cover 62% of the cost of solid waste management with the potential to shift to a full enterprise fund incrementally in future years.

*MSHA and Wellmont Proposed Merger.* On April 2, 2015, MSHA and Wellmont Health System announced that they had agreed to exclusively explore the creation of a new, integrated and locally governed health system. Both health care systems have been working with the public during community roundtables to share news about the process. Documents have been filed with the State and the Commonwealth of Virginia seeking required approvals. The systems previously filed a pre-submission report with both jurisdictions' departments of health in which they pledged to keep all current hospitals in operation as health care institutions for at least 5 years and vowed to maintain the 3 major tertiary care hospitals in Bristol, Kingsport and Johnson City.

Source: Mountain States Health Alliance, Wellmont Health System and various news articles

*Pure Foods.* In a progressive move by this Canadian based company an announcement was made in March 2015 to move its U.S. headquarters to Kingsport, including a \$22 million investment in a new manufacturing facility and the creation of 273 new jobs. Pure Foods, Inc., - a maker of gluten-free snack foods - plans to establish its U.S. headquarters in an existing 83,000 square foot building in the Gateway Commerce Park off Interstate 26. The facility opened on January 29, 2016.

*New Multi-family Housing.* In September 2015, the Board of Mayor and Aldermen approved two redevelopment plans and tax increment financing incentives (TIF) for new apartment complexes, the River Bend Villa Apartments and the Overlook at Indian Trail. The incentives were considered after a market study was conducted by the Kingsport Economic Development Board revealed that our market has demand for approximately 600 new apartment units in the next three years. This discovery led to a focus on recruiting developers with proven apartment experience into our area.

The River Bend Villas project will include 265 units in a mix of one, two and three bedroom units. Amenities include garages, clubhouse and pool facilities. The estimated construction cost is \$20,400,000 and the developer's tax increment financing ("TIF") incentive is estimated to be \$2,000,000 over a period of 15 years. The project is located adjoining a future municipal park with more than 26 acres of riverfront access. A portion of the incentive will be returned to the Municipality for development of the park in the amount of \$667,000. In addition, considerable commercial development is planned and under construction for the area immediately

fronting the state highway also adjoining the apartment property. River Bend Villas are expected to be ready for occupancy sometime in mid-2017.

The Overlook at Indian Trail project will include 168 units in a mix of one, two and three bedroom units. Amenities will also include garages, clubhouse and pool facilities. The estimated construction cost is \$17,600,000 and the developer's TIF incentive is estimated to be \$1,500,000 over a period of 15 years. This project is strategically located to serve the medical community being equidistant from Bristol Regional Hospital, Wellmont Holston Valley Hospital and within minutes of Indian Path Medical Hospital. Additionally, the project adjoins our over 9 mile long greenbelt following creeks and rivers in the Municipality. Combined with the nearby commercial restaurant and retail cluster this will be a desirable residential location.

Source: City of Kingsport

*TNT Sportsplex.* TNT Sportsplex is a privately owned, multi-purpose sports facility that opened in downtown Kingsport in early 2015. The 30,000 square-foot facility houses four high school regulation-size wood basketball courts with seating for 140 spectators per court. It also includes a concessions area that seats at least 60 people and is great for meeting space or parties.

*IntelliHARTx.* IntelliHARTx opened a new facility housed in several existing downtown properties in 2015. According to news accounts, the Findlay, Ohio based medical collections company expects ... "to employ around 100 people within the year and forecasts between 250 and 500 new jobs within four years ... ". IntelliHartx focuses on "intelligent Treatment for Healthcare Account Resolution of Patient Balances" after insurance is paid to hospitals and physician group practices. Pay for most employees is expected to be considerably more than traditional call center positions.

Source: Kingsport Times-News- December 2, 2014

*Border Region Retail Tourism District* (the "Border Region District"). The Border Region District is a 950 acre undeveloped site inside the limits of the City of Kingsport. The District is located at the intersection of Interstate 81 and Interstate 26 which is one of the last major undeveloped intersections fronting those Interstate corridors. The District was created under a State law which authorized eligible communities including Kingsport to capture up to 59.0% of all State sales taxes generated by new retail development in properly constituted areas. Specifically, the law allows such funds to be captured by participating jurisdictions and used for direct capital expenditures or to leverage funding for such projects as needed. The local option sales tax collections would remain for the community's exclusive use. Currently, a local developer has completed grading on a roughly 150 acres site located within the District. This portion of the District is targeted for future retail and big box building development. A second developer also is considering action in two other quadrants within the District. Currently, no major development has been proposed that will require immediate support of the Municipality, however, officials continue to work with developers and other interested parties on their initiatives.

Source: City of Kingsport

The Metropolitan Statistical Area (MSA) including Kingsport/Bristol TN/VA rounds out the top five U.S. Metropolitan Export areas in the country in terms of export growth according to a report released in June 2015. The MSA exported goods worth \$5.6 billion, a \$1.5 billion increase or 37.4% increase over 2012's total of \$4.1 billion. According to the International Trade Administration of the U.S. Department of Commerce, the Kingsport Bristol MSA is now the 50th

largest exporting area in the country, with more than 218 companies exporting from the MSA in 2013. The top export sectors in our region according to the International Trade Association report are machinery, primary metal manufacturing, mining (except gas and oil), and manufacturing and transportation equipment. The top export markets are Turkey, Netherlands, Ukraine, China, and South Korea.

## EMPLOYMENT - GENERAL

The chart below depicts the average annual employment trends (on a seasonally adjusted basis) for the most recent 10 year period:

<u>Location</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>United States</b>	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%
<b>Tennessee</b>	5.1%	4.7%	6.6%	10.5%	9.8%	9.0%	7.8%	7.8%	6.5%	5.8%
<b>Sullivan County</b>	4.5%	4.1%	5.2%	8.7%	8.4%	7.7%	7.0%	7.5%	6.7%	5.9%
<b>County Workforce</b>	73,620	73,530	74,360	74,970	74,840	76,010	75,060	73,340	69,500	69,140
<b>County Employment</b>	70,320	70,550	70,520	68,420	68,520	70,130	69,840	67,810	64,860	65,030
<b>Co. Unemployment</b>	3,300	2,980	3,840	6,550	6,320	5,880	5,220	5,530	4,640	4,110
<b>Kingsport</b>	6.4%	5.6%	7.1%	8.6%	9.4%	8.4%	7.6%	8.0%	6.5%	n/a
<b>City Workforce</b>	19,030	19,000	19,380	19,150	19,320	20,840	20,970	21,530	22,470	n/a
<b>City Employment</b>	17,810	17,940	18,000	17,500	17,500	19,100	19,370	19,800	21,000	n/a
<b>City Unemployment</b>	1,220	1,070	1,380	1,660	1,820	1,740	1,600	1,730	1,460	n/a

*Source:* Tennessee Department of Employment Security, Annual Labor Force Estimates Summary

[Balance of Page Left Blank Intentionally]

## PRINCIPAL EMPLOYERS

The following chart depicts the top employers in the Municipality during fiscal year 2015 compared to fiscal year 2006 provided by the Municipality:

<u>Employer</u>	<u>Product/Service</u>	<u>Fiscal Year 2015</u>			<u>Fiscal Year 2006</u>		
		<u>Total</u>	<u>Rank</u>	<u>% City</u>	<u>Total</u>	<u>Rank</u>	<u>% City</u>
Eastman Chemical Company	Specialty Chemicals	6,848	1	10.3%	8,000	1	11.4%
Wilmington Health Systems	Health Care	3,009	2	4.5%	2,000	2	2.8%
Brock	Industrial Specialty Serv.	1,564	3	2.4%	-	-	-
Kingsport City Schools	Education	1,057	4	1.6%	1,040	3	1.5%
City of Kingsport	Government	742	5	1.1%	761	6	1.1%
Wal-Mart	Retail	725	6	1.1%	900	4	1.3%
Holston Medical Group	Health Care	718	7	1.1%	730	7	1.0%
BAE Systems Ordinance Systems	Ordinance Production	700	8	1.1%	428	9	0.6%
Jacobs	Heavy Construction	672	9	1.0%	-	-	-
Mountain States Health	Health Care	-	10	1.0%	845	5	1.2%
AFG Industries	Glass Production	-	-	-	600	8	0.9%
Quebecor World	Printing	-	-	-	-	-	-
Weyerhaeuser Company	Wood Products	-	-	-	370	10	0.5%
Total:		<u>16,698</u>		<u>25.1%</u>	<u>15,674</u>		<u>22.3%</u>
Total Sullivan Co. Employment:	FYE 2015 – 66,410						
	FYE 2006 – 70,420						

Source: Comprehensive Financial Report of the City of Kingsport for Fiscal Year 2015

## ECONOMIC DATA

The following chart shows estimated per a personal income trends for the most recent 10 year period for the nation, State and the Municipality.

<u>Location</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
<b>National</b>	\$47,669	\$46,049	\$44,438	\$44,266	\$42,453	\$40,277	\$39,376	\$41,082	\$39,821	\$38,144
<b>Tennessee</b>	\$42,069	\$40,457	\$39,312	\$39,137	\$37,323	\$35,601	\$34,468	\$35,307	\$34,227	\$33,072
<b>Kingsport</b>	\$35,912	\$35,264	\$34,975	\$32,390	\$31,697	\$29,730	\$29,730	\$28,222	\$29,549	\$27,163
<b>City vs. National</b>	75.3%	76.6%	78.7%	73.2%	74.7%	73.8%	75.5%	68.7%	74.2%	71.2%
<b>City Vs. TN</b>	85.4%	87.2%	89.0%	82.8%	84.9%	83.5%	86.3%	79.9%	86.3%	82.1%

Source: U Source: U.S. Department of Commerce, Bureau of Economic Analysis – CA1-3 and SA1 Personal Income Summary and the City

The following chart depicts building permit activity in the Municipality from fiscal year 2007 through 2016:

<u>FYE</u>	<u>Permits Issued</u>	<u>Estimated Value</u>
2016	606	\$87,070,000
2015	1,367	82,349,000
2014	600	128,262,000
2013	632	61,991,466
2012	741	75,196,403
2011	531	65,620,983
2010	581	56,285,000
2009	631	123,745,000
2008	884	180,938,000
2007	885	123,352,000

Source: City of Kingsport, Tennessee

**ANNEXATION**

Over the last several years, the Municipality has undertaken a series of annexations by ordinance (referendum was also permitted) that were carried out under the requirements of State law (1998 Urban Growth Planning Act) and in a manner consistent with adopted 20 year urban growth plans for Sullivan and Hawkins Counties. Many services are in place and others are in the process of being implemented within the specified timeframes of the formal adopted plans required as part of each annexation. There are about 45.7 square miles left in the urban growth area for Sullivan County and about 1.7 square miles in the growth area for Hawkins County that could be subject to future annexation as development activities occur in the area. Decisions to annex areas in the Municipality were determined based on the Municipality’s ability to cost effectively deliver essential services. A cost benefit analysis was prepared to determine if the cost of extending services to an area could be recovered from the additional property tax collections and per capita state-shared taxes that were generated from the area. Most of the areas considered for annexation were already served by the Municipality’s water system and there were a number of existing sewer trunk lines in place to provide service for these areas.

In the 2014 session of the Tennessee General Assembly, the State enacted new legislation (Public Acts of 2014, Chapter 707) that generally prohibited future annexations by ordinance. Under the new law, residential and agricultural properties only may be annexed by cities upon petition of the property owners or through a referendum resulting in favorable approval from residents in an affected area. A city may no longer annex by ordinance on its own initiative.

**CITY OF KINGSPORT, TENNESSEE**  
**DEBT STRUCTURE - SUMMARY OF BONDED INDEBTEDNESS**  
As of June 30, 2016 Plus the Bonds

Amount Issued - (1)	Purpose	Due Date	Interest Rates	Debt Outstanding
\$ 1,450,000	Meadow View Golf Course TMBF Loan, Series 1998 (Sales Tax)	May 2017	Variable	\$ 137,000
3,524,680	Qualified Zone Academy Bonds, Series 2004	2021	0.000%	1,101,462
1,549,000	Qualified Zone Academy Bonds, Series 2005	2021	0.000%	516,334
3,230,000	General Obligation Bonds, Series 2005	February 2017	3.000%	250,000
4,970,000	Water and Sewer Revenue and Tax Bonds, Series 2005	February 2017	3.000%	375,000
19,360,000	General Obligation School and Public Improvement Bonds, Series 2007	February 2027	4.000 - 5.000%	2,040,000
9,800,000	TMBF Loan, Series 2008	May 2026	Variable	6,493,196
7,480,000	General Obligation Public Improvement and Refunding Bonds, Series 2008	March 2028	3.500 - 4.000%	1,105,000
11,165,000	General Obligation Bonds, Series 2008	March 2028	3.500 - 4.375%	1,650,000
1,200,000	Water Revenue and Tax Bonds, Series 2008	March 2023	3.500 - 4.250%	175,000
1,240,000	Qualified School Construction Bonds, Series 2009	July 2026	1.515%	782,224
12,160,000	General Obligation Public Improvement Bonds, Series 2009A	March 2029	4.500 - 5.000%	1,715,000
7,100,000	General Obligation Bonds, Series 2009B	March 2029	3.000 - 5.000%	1,005,000
15,180,000	Local Option Sales Tax Revenue and Tax Bonds, Series 2009C	March 2029	4.500 - 5.000%	2,130,000
26,415,000	General Obligation Public Improvement Bonds, Series 2009D (Taxable BABs)	March 2030	3.750 - 5.625%	21,460,000
14,225,000	General Obligation Bonds, Series 2009E (Aquatics Center - Sales Tax)	March 2030	3.000 - 5.000%	2,745,000
856,000	HUD - 108 Loan (2010)	August 2030	2.200 - 4.480%	641,000
5,000,000	Energy Efficiency School Initiative Loan 822-001 (2010)	November 2024	0.750%	3,551,279
4,455,000	General Obligation Refunding Bonds, Series 2010	June 2017	3.000%	675,000
16,140,000	General Obligation Public Improvement Bonds, Series 2011	March 2032	2.000 - 3.750%	14,710,000
3,110,000	General Obligation Bonds, Series 2012A (Aquatics Center - Sales Tax)	April 2032	3.000 - 3.250%	2,850,000
9,970,000	General Obligation Refunding Bonds, Series 2012B	April 2019	3.000%	4,955,000
9,305,000	General Obligation Public Improvement Bonds, Series 2012C	April 2032	3.000 - 3.250%	8,155,000
1,310,000	General Obligation Bonds, Series 2013A	March 2034	3.000 - 4.000%	1,215,000
27,510,000	General Obligation Public Improvement Bonds, Series 2013B	March 2034	3.000 - 5.000%	25,495,000
43,095,000	General Obligation Refunding Bonds, Series 2013	May 2032	2.500 - 4.000%	30,150,000
15,605,000	General Obligation Public Improvement Bonds, Series 2014A	September 2034	3.000 - 5.000%	15,360,000
9,300,000	General Obligation Public Improvement Bonds, Series 2014B	September 2034	2.000 - 3.000%	9,300,000
17,695,000	General Obligation Refunding Bonds, Series 2015	March 2028	2.000 - 4.000%	17,550,000
15,105,000	General Obligation Refunding and Improvement Bonds, Series 2015A	March 2036	2.000 - 4.000%	15,105,000
15,000,000	Drinking Water State Revolving Fund Loan (SRF Loan) - 2015	Pending - 20 Years	1.78%	(3)
16,580,000	General Obligation Refunding Bonds, Series 2016A	March 2029	2.000 - 4.000%	16,580,000
13,360,000	General Obligation Refunding Bonds, Series 2016B	March 2030	2.000 - 4.000%	13,360,000
\$ 363,444,680	<b>Total Existing Debt</b>			\$ 223,332,492
21,335,000	General Obligation Public Improvement Bonds, Series 2016			21,335,000
\$ 384,779,680	<b>Total Existing / Proposed Debt</b>			\$ 244,667,492
(164,758,468)	Revenue Supported Bonds <sup>(2)</sup>			(121,427,965)
\$ 220,021,212	<b>Net Direct Debt</b>			\$ 123,239,527

(1) Does not include capitalized leases or compensated absences, if any. Interfund loans are not included. Also not included is the City's contingent liabilities. For more information on the section on contingent liabilities. Also see the Notes to the Financial Statements referenced in Appendix D.

(2) Revenue Supported Debt includes debt that is supported by Regional Sales Tax Enterprise Revenues, by the Water and Sewer Enterprise revenues, by Solid Waste System Enterprise revenues and Storm Water Enterprise Fund revenues. Does not include any partial State SRF Loans that are awarded but not drawn upon as of June 30, 2015. See the section entitled MISCELLANEOUS - Additional Debt Obligations for more information.

(3) As of June 30, 2016, \$3,894,310 of this SRF Loan had been draw-down from the State of Tennessee. Principal payments will not start until the not less than 90% of full amount of the Loan has been drawn.

**CITY OF KINGSPORT, TENNESSEE  
INDEBTEDNESS AND DEBT RATIOS**

**INTRODUCTION**

The information set forth in the following table is based upon information derived from the Comprehensive Annual Financial Report, including those for the most recent reporting period which are included as Appendix D. This table should be read in conjunction with those statements. The table does not include future funding plans, if any.

INDEBTEDNESS	2007	2008	2009	2010	2011	2012*	2013	2014	2015	2016 <sup>(1)*</sup>
<b>TAX SUPPORTED</b>										
General Obligation Bonds <sup>(2)</sup>	\$ 72,283,457	\$ 83,211,674	\$ 94,221,658	\$ 118,642,310	\$ 117,688,288	\$ 133,560,216	\$ 107,119,102	\$ 113,705,649	\$ 119,691,166	\$ 121,427,965
<b>TOTAL TAX SUPPORTED</b>	<u>\$ 72,283,457</u>	<u>\$ 83,211,674</u>	<u>\$ 94,221,658</u>	<u>\$ 118,642,310</u>	<u>\$ 117,688,288</u>	<u>\$ 133,560,216</u>	<u>\$ 107,119,102</u>	<u>\$ 113,705,649</u>	<u>\$ 119,691,166</u>	<u>\$ 121,427,965</u>
<b>REVENUE SUPPORTED<sup>(3)</sup></b>										
Water & Sewer Bonds, Loans and Sales Tax Supported Debt. Does not include SRF Loans, if any. - G.O. Secured										
<b>TOTAL REVENUE SUPPORTED</b>	\$ 59,281,398	\$ 53,248,565	\$ 82,078,623	\$ 95,320,041	\$ 90,660,988	\$ 92,633,857	\$ 102,852,036	\$ 109,327,373	\$ 109,881,712	\$ 123,239,527
<b>TOTAL REVENUE SUPPORTED</b>	<u>\$ 59,281,398</u>	<u>\$ 53,248,565</u>	<u>\$ 82,078,623</u>	<u>\$ 95,320,041</u>	<u>\$ 90,660,988</u>	<u>\$ 92,633,857</u>	<u>\$ 102,852,036</u>	<u>\$ 109,327,373</u>	<u>\$ 109,881,712</u>	<u>\$ 121,427,965</u>
<b>TOTAL DEBT</b>	\$ 131,564,855	\$ 136,460,239	\$ 176,300,281	\$ 213,962,351	\$ 208,349,276	\$ 226,194,073	\$ 209,971,138	\$ 223,033,022	\$ 229,572,878	\$ 244,667,492
Less: Revenue Supported Debt	(59,281,398)	(53,248,565)	(82,078,623)	(95,320,041)	(90,660,988)	(92,633,857)	(102,852,036)	(109,327,373)	(109,881,712)	(123,239,527)
Less: Debt Service Fund Balance	<u>(1,045,000)</u>	<u>(1,172,778)</u>	<u>(676,082)</u>	<u>(495,077)</u>	<u>(169,280)</u>	<u>(21,333)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET DIRECT DEBT</b>	\$ 71,238,457	\$ 82,038,896	\$ 93,545,576	\$ 118,147,233	\$ 117,519,008	\$ 133,538,883	\$ 107,119,102	\$ 113,705,649	\$ 119,691,166	\$ 119,616,403
<b>OVERLAPPING DEBT<sup>(4)</sup></b>	\$ 14,602,000	\$ 18,431,987	\$ 24,614,843	\$ 25,186,774	\$ 26,360,661	\$ 25,953,986	\$ 27,830,598	\$ 27,796,682	\$ 26,279,657	\$ 28,609,681
<b>NET DIRECT &amp; OVERLAPPING DEBT</b>	\$ 85,840,457	\$ 100,470,883	\$ 118,160,419	\$ 143,334,007	\$ 143,879,669	\$ 159,492,869	\$ 134,949,700	\$ 141,502,331	\$ 145,970,823	\$ 148,226,084
<b>PROPERTY TAX BASE<sup>(5)</sup></b>										
Estimated Actual Value	\$ 4,191,243,619	\$ 5,129,398,172	\$ 5,026,784,103	\$ 5,136,863,657	\$ 5,305,111,318	\$ 5,604,513,479	\$ 5,763,618,186	\$ 5,784,231,432	\$ 5,816,219,071	\$ 5,734,328,781
Appraised Value	4,191,243,619	4,380,660,219	4,270,247,541	5,136,863,657	5,305,111,318	5,288,268,400	5,763,618,186	5,784,231,432	5,613,233,025	5,734,328,781
Assessed Value	1,297,375,372	1,352,126,208	1,322,721,235	1,606,980,905	1,641,584,382	1,643,256,206	1,678,554,710	1,785,012,769	1,795,858,120	1,771,157,587
Source: Tennessee Tax Aggregate Reports.										

(1) Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details.

(2) General debt supported by tax revenues of the Municipality and other non-enterprise activities. G.O. secured.

(3) Enterprise activity debt supported by revenue streams and dedicated taxes (Water, Sewer, Golf, Convention Center, Aquatics Center, Sanitation System and Storm Water System. Does not include State Revolving Loans in progress for 2016. G.O. secured.

(4) OVERLAPPING DEBT Includes the City's estimated portion of Sullivan County's debt and Hawkins County's debt - best available information includes estimates.

(5) The most recent reappraisal of property was effective January 1, 2013 for Sullivan County and January 1, 2011 for Hawkins County.

\* Reflects transfers between general government and enterprise activities. See Notes to the Financial Statements for additional information.

<b>DEBT RATIOS</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
TOTAL DEBT to Estimated Actual Value	3.14%	2.66%	3.51%	4.17%	3.93%	4.04%	3.64%	3.86%	3.95%	4.24%
TOTAL DEBT to Appraised Value	3.14%	3.12%	4.13%	4.17%	3.93%	4.28%	3.64%	3.86%	4.09%	4.24%
TOTAL DEBT to Assessed Value	10.14%	10.09%	13.33%	13.31%	12.69%	13.76%	12.51%	12.49%	12.78%	13.71%
NET DIRECT DEBT to Estimated Actual Value	1.70%	1.60%	1.86%	2.30%	2.22%	2.38%	1.86%	1.97%	2.06%	2.09%
NET DIRECT DEBT to Appraised Value	1.70%	1.87%	2.19%	2.30%	2.22%	2.53%	1.86%	1.97%	2.13%	2.09%
NET DIRECT DEBT to Assessed Value	5.49%	6.07%	7.07%	7.35%	7.16%	8.13%	6.38%	6.37%	6.66%	6.75%
OVERLAPPING DEBT to Estimated Actual Value	0.35%	0.36%	0.49%	0.49%	0.50%	0.46%	0.48%	0.48%	0.45%	0.50%
OVERLAPPING DEBT to Appraised value	0.35%	0.42%	0.58%	0.49%	0.50%	0.49%	0.48%	0.48%	0.47%	0.50%
OVERLAPPING DEBT to Assessed Value	1.13%	1.36%	1.86%	1.57%	1.61%	1.58%	1.66%	1.56%	1.46%	1.62%
NET DIRECT & OVERLAPPING DEBT to Assessed Value	6.62%	7.43%	8.93%	8.92%	8.76%	9.71%	8.04%	7.93%	8.13%	8.37%
POPULATION (1)	44,191	44,435	45,763	47,356	49,275	50,561	51,264	51,274	53,028	53,028
PER CAPITA PERSONAL INCOME (2)	\$28,549	\$28,222	\$29,730	\$29,730	\$31,697	\$32,390	\$34,975	\$35,264	\$35,912	\$35,912
Estimated Actual Value to POPULATION	\$94,844	\$115,436	\$109,844	\$108,473	\$107,663	\$110,847	\$112,430	\$112,810	\$109,682	\$108,138
Assessed Value to POPULATION	\$29,358	\$30,429	\$28,904	\$33,934	\$33,315	\$32,500	\$32,743	\$34,813	\$33,866	\$33,400
Total Debt to POPULATION	\$2,977	\$3,071	\$3,852	\$4,518	\$4,228	\$4,474	\$4,096	\$4,350	\$4,329	\$4,614
Net Direct Debt to POPULATION	\$1,612	\$1,846	\$2,044	\$2,495	\$2,385	\$2,641	\$2,090	\$2,218	\$2,257	\$2,256
Overlapping Debt to POPULATION	\$330	\$415	\$538	\$532	\$535	\$513	\$543	\$542	\$496	\$540
Net Direct & Overlapping Debt to POPULATION	\$1,942	\$2,261	\$2,582	\$3,027	\$2,920	\$3,154	\$2,632	\$2,760	\$2,753	\$2,795
Total Debt Per Capita as a percent of PER CAPITA PERSONAL INCOME	10.43%	10.88%	12.96%	15.20%	13.34%	13.81%	11.71%	12.34%	12.06%	12.75%
Net Direct Debt Per Capita as a percent of PER CAPITA PERSONAL INCOME	5.65%	6.54%	6.88%	8.39%	7.52%	8.15%	5.97%	6.29%	6.29%	6.28%
Overlapping Debt Per Capita as a % of PER CAPITA PERSONAL INCOME	1.16%	1.47%	1.81%	1.79%	1.69%	1.58%	1.55%	1.54%	1.38%	1.50%
Net Direct & Overlapping Debt Per Capita as a % of PER CAPITA PERSONAL INCOME	6.80%	8.01%	8.68%	10.18%	9.21%	9.74%	7.53%	7.83%	7.67%	7.78%

<sup>(1)</sup> POPULATION data according to: the U.S. Census data and population estimates provided by the City.

<sup>(2)</sup> PER CAPITA PERSONAL INCOME is based upon the most current data available from the Bureau of Economic Analysis for Kingsport, Bristol, TN, and Bristol, VA area and data provided by the City.



**CITY OF KINGSPORT, TENNESSEE**  
**DEBT SERVICE REQUIREMENTS - General Fund Supported**  
**As of June 30, 2016 Plus the Bonds**

Year Ending June 30	Principal - General Obligation Bonds			Percent Total Debt Retired	Interest - General Obligation Bonds			Total Debt Service Requirements
	Outstanding Debt <sup>(1)</sup>	Current Issue	Total Principal		Outstanding Debt	Current Issue	Total Interest Net of BABS Subsidy <sup>(2)</sup>	
2017	\$ 7,973,881	\$ -	\$ 7,973,881		\$ 3,589,188	\$ 90,561	\$ 3,679,749	\$ 11,653,630
2018	8,376,843	300,000	8,676,843		3,550,192	278,650	3,828,842	12,505,685
2019	8,283,118	315,000	8,598,118		3,288,785	266,650	3,555,435	12,153,553
2020	8,007,467	330,000	8,337,467		3,062,070	254,050	3,316,120	11,653,587
2021	8,011,952	340,000	8,351,952		2,529,671	240,850	2,770,521	11,122,473
2022	7,760,509	355,000	8,115,509	40.62%	2,624,136	227,250	2,851,386	10,966,896
2023	7,851,277	370,000	8,221,277		2,393,747	213,050	2,606,797	10,828,074
2024	8,037,241	385,000	8,422,241		2,119,445	198,250	2,317,695	10,739,936
2025	7,936,569	400,000	8,336,569		1,827,825	182,850	2,010,675	10,347,244
2026	8,062,639	415,000	8,477,639		1,539,634	166,850	1,706,484	10,184,122
2027	8,319,649	390,000	8,709,649	74.84%	1,224,851	150,250	1,375,101	10,084,749
2028	6,129,704	410,000	6,539,704		947,280	134,650	1,081,930	7,621,634
2029	4,963,454	425,000	5,388,454		742,836	118,250	861,086	6,249,540
2030	3,848,711	440,000	4,288,711		561,945	101,250	663,195	4,951,906
2031	2,982,589	455,000	3,437,589		395,431	88,050	483,481	3,921,070
2032	3,060,651	470,000	3,530,651	93.65%	286,747	74,400	361,147	3,891,798
2033	2,098,613	480,000	2,578,613		179,558	60,300	239,858	2,818,471
2034	2,170,466	495,000	2,665,466		107,289	45,900	153,189	2,818,655
2035	1,296,996	510,000	1,806,996		31,318	31,050	62,368	1,869,364
2036	245,000	525,000	770,000	100.00%	7,963	15,750	23,713	793,713
	<u>\$ 115,417,329</u>	<u>\$ 7,810,000</u>	<u>\$ 123,227,329</u>		<u>\$ 31,009,910</u>	<u>\$ 2,938,861</u>	<u>\$ 33,948,771</u>	<u>\$ 157,176,101</u>

(1) Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details.

(2) Interest shown is net of Build America Bonds subsidy for applicable bond issue.

**CITY OF KINGSPORT, TENNESSEE**  
**DEBT SERVICE REQUIREMENTS - Sales Tax Supported**  
**As of June 30, 2016 Plus the Bonds**

Year Ending June 30	Principal - General Obligation Bonds			Percent Total Debt Retired	Interest - General Obligation Bonds			Total Debt Service Requirements
	Outstanding Debt <sup>(1)</sup>	Current Issue	Total Principal		Outstanding Debt	Current Issue	Total Interest Net of BABS Subsidy <sup>(2)</sup>	
2017	\$ 1,775,413	\$ -	\$ 1,775,413		873,352	\$ 37,733	\$ 911,085	\$ 2,686,498
2018	1,691,114	120,000	1,811,114		981,062	116,100	1,097,162	2,908,276
2019	1,751,663	125,000	1,876,663		917,238	111,300	1,028,538	2,905,201
2020	1,830,313	130,000	1,960,313		854,335	106,300	960,635	2,920,948
2021	1,903,933	135,000	2,038,933		777,140	101,100	878,240	2,917,173
2022	1,977,108	140,000	2,117,108	35.62%	703,410	95,700	799,110	2,916,218
2023	2,050,778	145,000	2,195,778		626,810	90,100	716,910	2,912,688
2024	2,135,390	150,000	2,285,390		547,398	84,300	631,698	2,917,088
2025	2,196,759	160,000	2,356,759		464,267	78,300	542,567	2,899,326
2026	2,290,381	165,000	2,455,381		478,047	71,900	549,947	3,005,328
2027	2,374,795	170,000	2,544,795	72.03%	288,030	65,300	353,330	2,898,125
2028	2,449,483	175,000	2,624,483		213,701	58,500	272,201	2,896,684
2029	2,504,392	185,000	2,689,392		159,184	51,500	210,684	2,900,076
2030	1,445,071	190,000	1,635,071		78,219	44,100	122,319	1,757,390
2031	336,241	200,000	536,241		30,757	38,400	69,157	605,398
2032	353,182	205,000	558,182	96.77%	19,174	32,400	51,574	609,756
2033	85,000	210,000	295,000		7,000	26,250	33,250	328,250
2034	90,000	215,000	305,000		3,600	19,950	23,550	328,550
2035	-	220,000	220,000		-	13,500	13,500	233,500
2036	-	230,000	230,000	100.00%	-	6,900	6,900	236,900
	<u>\$ 29,241,016</u>	<u>\$ 3,270,000</u>	<u>\$ 32,511,016</u>		<u>\$ 8,022,723</u>	<u>\$ 1,249,633</u>	<u>\$ 9,272,355</u>	<u>\$ 41,783,371</u>

<sup>(1)</sup> Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details. G.O. secured, but payable from Regional Local Option Sales Tax collections. Includes Golf Course, Meadowview Conference Center and Aquatics Center.

<sup>(2)</sup> Interest shown is net of Build America Bonds subsidy for applicable bond issue.

**CITY OF KINGSPORT, TENNESSEE**  
**DEBT SERVICE REQUIREMENTS - Water and Sewer Revenue Supported**  
**As of June 30, 2016 Plus the Bonds**

Ending June 30	PRINCIPAL REQUIREMENTS			Total Debt Retired	INTEREST REQUIREMENTS			
	WATER AND SEWER SYSTEM				WATER AND SEWER SYSTEM			
	Outstanding Debt <sup>(1)</sup>	Current Issue	Total Principal		Outstanding Interest <sup>(2)</sup>	Current Issue	Net of BABS Subsidy <sup>(2)</sup>	Service Requirements
2017	\$ 6,338,348	\$ -	\$ 6,338,348		\$ 2,407,701	\$ 118,316	\$ 2,526,017	\$ 8,864,365
2018	5,686,468	375,000	6,061,468		2,207,457	364,050	2,571,507	8,632,975
2019	4,742,472	390,000	5,132,472		2,035,739	349,050	2,384,789	7,517,261
2020	4,354,137	405,000	4,759,137		1,910,546	333,450	2,243,996	7,003,133
2021	4,501,615	420,000	4,921,615		1,772,869	317,250	2,090,119	7,011,734
2022	4,159,722	440,000	4,599,722	37.43%	1,649,251	300,450	1,949,701	6,549,423
2023	4,318,680	455,000	4,773,680		1,510,367	282,850	1,793,217	6,566,897
2024	4,367,413	480,000	4,847,413		1,376,081	264,650	1,640,731	6,488,144
2025	4,400,948	495,000	4,895,948		1,237,390	245,450	1,482,840	6,378,788
2026	4,434,111	515,000	4,949,111		1,136,855	225,650	1,362,505	6,311,616
2027	3,890,712	535,000	4,425,712	65.54%	969,531	205,050	1,174,581	5,600,293
2028	3,929,591	555,000	4,484,591		827,483	183,650	1,011,133	5,495,724
2029	4,057,726	575,000	4,632,726		686,154	161,450	847,604	5,480,330
2030	4,190,350	605,000	4,795,350		535,133	138,450	673,583	5,468,933
2031	3,520,802	620,000	4,140,802		377,764	120,300	498,064	4,638,866
2032	2,542,695	640,000	3,182,695	90.52%	260,424	101,700	362,124	3,544,819
2033	1,883,835	655,000	2,538,835		172,032	82,500	254,532	2,793,367
2034	1,953,984	680,000	2,633,984		106,128	62,850	168,978	2,802,962
2035	1,040,000	700,000	1,740,000		36,319	42,450	78,769	1,818,769
2036	430,000	715,000	1,145,000	100.00%	13,975	21,450	35,425	1,180,425
	<u>\$ 74,743,609</u>	<u>\$ 10,255,000</u>	<u>\$ 84,998,609</u>		<u>\$ 21,229,198</u>	<u>\$ 3,921,016</u>	<u>\$ 25,150,215</u>	<u>\$ 110,148,824</u>

(1) Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details. The \$15,000,000 Drinking Water State Revolving Fund Loan (SRF) - 2015 is not included since 90% of the draws have not been made as of June 30, 2016. As of June 30, 2016, \$3,894,310 has been drawn down from the State of Tennessee on this Loan. For more information, see the Summary of Bonded Indebtedness, the section entitled "MISCELLANEOUS - Additional Debt Obligations" and the Notes to the Financial Statements accessible as indicated in Appendix D. G.O. secured, but paid from net revenues of the water and sewer systems.

(2) Interest shown is net of Build America Bonds full subsidy (excluding sequestration) for applicable bond issue.

**CITY OF KINGSPORT, TENNESSEE**  
**DEBT SERVICE REQUIREMENTS - Revenue Supported**  
**As of June 30, 2016**

Year Ending June 30	Principal - Storm Water Bonds			Interest - Storm Water Bonds		
	Outstanding Debt <sup>(1)</sup>	Total Principal	Percent Total Debt Retired	Outstanding Debt	Total Interest Net of BABS Subsidy <sup>(2)</sup>	Total Debt Service Requirements
2017	\$ 80,420	80,420		72,570	\$ 72,570	\$ 152,990
2018	82,713	82,713		65,975	65,975	148,688
2019	84,012	84,012		63,014	63,014	147,026
2020	86,443	86,443		59,596	59,596	146,039
2021	89,426	89,426		55,853	55,853	145,279
2022	92,548	92,548	37.16%	51,742	51,742	144,290
2023	95,654	95,654		47,648	47,648	143,302
2024	99,811	99,811		42,944	42,944	142,755
2025	102,175	102,175		38,017	38,017	140,192
2026	105,743	105,743		32,888	32,888	138,631
2027	110,031	110,031	74.16%	27,351	27,351	137,382
2028	114,365	114,365		20,632	20,632	134,997
2029	119,221	119,221		12,989	12,989	132,210
2030	68,957	68,957		5,468	5,468	74,425
2031	27,439	27,439		2,099	2,099	29,538
2032	28,541	28,541	100.00%	1,070	1,070	29,611
	<u>\$ 1,387,499</u>	<u>1,387,499</u>		<u>\$ 599,855</u>	<u>\$ 599,855</u>	<u>\$ 1,987,354</u>

(1) Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details. For more information, see the Summary of Bonded Indebtedness and the Notes to the Financial Statements referenced in Appendix D. G.O secured, but payable from Strom Water Fund

(2) Interest shown is net of Build America Bonds subsidy for applicable bond issue.

CITY OF KINGSPORT, TENNESSEE  
DEBT SERVICE REQUIREMENTS - Revenue Supported  
As of June 30, 2016

Year Ending June 30	Principal - Solid Waste Bonds		Percent Total Debt Retired	Interest - Solid Waste Bonds		Total Debt Service Requirements
	Outstanding Debt <sup>(1)</sup>	Total Principal		Outstanding Debt	Total Interest Net of BABS Subsidy <sup>(2)</sup>	
2017	\$ 217,409	\$ 217,409		\$ 92,075	\$ 92,075	\$ 309,484
2018	214,452	214,452		84,646	84,646	299,098
2019	223,474	223,474		76,586	76,586	300,060
2020	228,318	228,318		69,425	69,425	297,743
2021	236,472	236,472		62,339	62,339	298,811
2022	241,709	241,709	53.81%	54,061	54,061	295,770
2023	86,403	86,403		46,035	46,035	132,438
2024	89,662	89,662		42,550	42,550	132,212
2025	91,456	91,456		38,204	38,204	129,660
2026	95,407	95,407		33,913	33,913	129,320
2027	99,527	99,527	72.08%	29,657	29,657	129,184
2028	92,520	92,520		25,436	25,436	117,956
2029	96,160	96,160		21,368	21,368	117,528
2030	99,910	99,910		17,101	17,101	117,011
2031	81,929	81,929		12,665	12,665	94,594
2032	84,928	84,928	90.08%	9,676	9,676	94,604
2033	87,552	87,552		6,915	6,915	94,467
2034	90,550	90,550		4,063	4,063	94,613
2035	73,003	73,003		1,095	1,095	74,098
2036	-	-	100.00%	-	-	-
	<u>\$ 2,530,841</u>	<u>\$ 2,530,841</u>		<u>\$ 727,810</u>	<u>\$ 727,810</u>	<u>\$ 3,258,651</u>

(1) Does not include compensated absences, premiums, discounts, capitalized leases or contingent liabilities. See the Notes to the Financial Statements accessible as indicated in APPENDIX D for additional details. G.O. secured, but payable from Solid Waste Fund.

(2) Interest shown is net of Build America Bonds subsidy for applicable bond issue.

**CITY OF KINGSPORT, TENNESSEE**  
**Ten Year Summary of Revenues, Expenditures and**  
**Changes In Fund Balances - General Fund**

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>Revenues</b>										
Taxes	\$ 32,560,000	\$ 33,415,000	\$ 34,196,929	\$ 34,956,317	\$ 35,687,142	\$ 36,735,841	\$ 37,664,973	\$ 38,447,163	\$ 40,655,013	\$ 43,806,004
Licenses and Permits	350,000	526,000	778,788	544,797	354,400	339,843	390,916	357,816	530,179	518,480
Intergovernmental	19,223,000	20,511,000	20,799,950	20,387,165	19,642,492	20,241,878	21,829,490	22,056,020	22,628,202	23,943,819
Charges for Services	1,100,000	1,312,000	1,270,450	1,412,505	2,201,664	2,345,903	2,082,809	2,122,968	1,933,484	1,963,227
Fines and Forfeitures	448,000	679,000	2,034,486	1,840,622	1,205,281	1,243,032	736,228	648,957	753,558	749,630
Investment Earnings	900,000	1,278,000	939,112	388,048	105,839	68,235	82,616	38,116	10,654	11,602
Contributions and Donations	13,000	15,000	7,350	2,074	2,154	32,407	4,043	127,563	157,097	125,000
Miscellaneous	<u>70,000</u>	<u>209,000</u>	<u>346,667</u>	<u>225,927</u>	<u>303,931</u>	<u>794,771</u>	<u>490,360</u>	<u>93,898</u>	<u>328,555</u>	<u>120,296</u>
<b>Total Revenues</b>	<b>\$ 54,664,000</b>	<b>\$ 57,945,000</b>	<b>\$ 60,373,732</b>	<b>\$ 59,757,455</b>	<b>\$ 59,502,903</b>	<b>\$ 61,801,910</b>	<b>\$ 63,281,435</b>	<b>\$ 63,892,501</b>	<b>\$ 66,996,742</b>	<b>\$ 71,238,058</b>
<b>Expenditures</b>										
General government	\$ 5,861,000	\$ 6,672,000	\$ 7,005,005	\$ 8,056,430	\$ 8,159,252	\$ 8,182,493	\$ 8,889,159	\$ 8,796,127	\$ 8,591,022	\$ 8,613,724
Public Safety:	14,487,000	15,414,000	16,860,706	17,763,626	17,935,335	18,350,902	18,851,933	19,068,656	19,831,402	20,171,508
Public Works	5,018,000	5,178,000	5,639,582	6,162,895	6,297,624	6,292,395	6,104,746	6,441,239	6,823,759	6,854,129
Economic and Physical Dev.	2,455,000	2,749,000	3,282,588	3,333,384	3,419,325	3,577,098	3,670,958	3,594,287	3,642,231	3,518,154
Culture and Recreation	3,937,000	3,889,000	4,462,490	4,693,900	4,680,818	4,884,922	4,809,798	5,041,504	5,178,628	5,176,467
Miscellaneous Gov. Services	722,000	878,000	1,019,288	860,350	1,164,299	1,179,584	1,108,609	1,045,894	726,702	1,010,101
Capital Outlay	<u>195,000</u>	<u>199,000</u>	<u>898,876</u>	<u>50,170</u>	<u>41,930</u>	<u>710,173</u>	<u>162,194</u>	<u>123,144</u>	<u>138,633</u>	<u>46,481</u>
<b>Total Expenditures</b>	<b>\$ 32,675,000</b>	<b>\$ 34,979,000</b>	<b>\$ 39,168,535</b>	<b>\$ 40,920,755</b>	<b>\$ 41,698,583</b>	<b>\$ 43,177,567</b>	<b>\$ 43,597,397</b>	<b>\$ 44,110,851</b>	<b>\$ 44,932,377</b>	<b>\$ 45,390,564</b>
<b>Excess of Revenues</b>										
<b>Over (Under) Expenditures</b>	<b>\$ 21,989,000</b>	<b>\$ 22,966,000</b>	<b>\$ 21,205,197</b>	<b>\$ 18,836,700</b>	<b>\$ 17,804,320</b>	<b>\$ 18,624,343</b>	<b>\$ 19,684,038</b>	<b>\$ 19,781,650</b>	<b>\$ 22,064,365</b>	<b>\$ 25,847,494</b>
<b>Other Financing Sources</b>										
<b>(Uses)</b>										
Transfers In	\$ 2,232,000	\$ 3,449,000	\$ 2,524,363	\$ 2,587,824	\$ 3,759,855	\$ 3,513,680	\$ 2,882,006	\$ 3,515,367	\$ 3,150,395	\$ 3,414,619
Transfers Out	(23,348,000)	(24,337,000)	(27,208,550)	(24,352,439)	(22,146,855)	(23,368,942)	(23,577,499)	(24,234,580)	(25,081,379)	(28,134,458)
Sale of Building	-	-	800,000	-	-	-	-	-	-	-
Debt Proceeds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total</b>	<b>\$ (21,116,000)</b>	<b>\$ (20,888,000)</b>	<b>\$ (23,884,187)</b>	<b>\$ (21,764,615)</b>	<b>\$ (18,387,000)</b>	<b>\$ (19,855,262)</b>	<b>\$ (20,695,493)</b>	<b>\$ (20,719,213)</b>	<b>\$ (21,930,984)</b>	<b>\$ (24,719,839)</b>
<b>Excess of Revenues</b>										
<b>Over (Under) Expenditures</b>	<b>\$ 873,000</b>	<b>\$ 2,078,000</b>	<b>\$ (2,678,990)</b>	<b>\$ (2,927,915)</b>	<b>\$ (582,680)</b>	<b>\$ (1,230,919)</b>	<b>\$ (1,011,455)</b>	<b>\$ (937,563)</b>	<b>\$ 133,381</b>	<b>\$ 1,127,655</b>
<b>&amp; Other Uses</b>										
<b>Fund Balance July 1</b>	<b>15,685,000</b>	<b>18,652,000</b>	<b>20,918,736</b>	<b>18,239,746</b>	<b>15,311,831</b>	<b>14,729,151</b>	<b>13,584,394</b>	<b>12,572,939</b>	<b>11,635,376</b>	<b>11,768,757</b>
<b>Restatement</b>	-	-	-	-	-	86,162	-	-	-	-
<b>Prior Period Adjustment</b>	<b>2,095,000</b>	<b>189,000</b>	-	-	-	-	-	-	-	-
<b>Net Encumbrances</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance June 30</b>	<b>\$ 18,653,000</b>	<b>\$ 20,919,000</b>	<b>\$ 18,239,746</b>	<b>\$ 15,311,831</b>	<b>\$ 14,729,151</b>	<b>\$ 13,584,394</b>	<b>\$ 12,572,939</b>	<b>\$ 11,635,376</b>	<b>\$ 11,768,757</b>	<b>\$ 12,896,412</b>

Source: Comprehensive Annual Financial Reports of the City of Kingsport, Tennessee.

Note: From Fiscal Year ending 2006 - 2008, data reported in the CAFR were rounded to the nearest thousand.

**CITY OF KINGSPORT, TENNESSEE**  
**Ten Year Summary of Revenues, Expenses and**  
**Changes in Net Assets - Water and Sewer Funds**

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>Operating Revenues</b>										
Charges and Fees	\$ 24,223,000	\$ 24,610,000	\$ 25,183,269	\$ 25,403,240	\$ 24,545,159	\$ 23,873,075	\$ 24,463,225	\$ 24,278,023	\$ 25,313,894	\$ 25,841,142
Penalties and Fines	462,000	530,000	599,559	637,750	556,118	547,732	550,757	534,580	571,669	669,207
Miscellaneous	703,000	1,662,000	31,684	22,491	29,740	239,140	24,566	34,590	48,375	55,147
<b>Total Operating Revenues</b>	<u>\$ 25,388,000</u>	<u>\$ 26,802,000</u>	<u>\$ 25,814,512</u>	<u>\$ 26,063,481</u>	<u>\$ 25,131,017</u>	<u>\$ 24,659,947</u>	<u>\$ 25,038,548</u>	<u>\$ 24,847,193</u>	<u>\$ 25,933,938</u>	<u>\$ 26,565,496</u>
<b>Operating Expenses</b>										
Operating Costs	\$ 9,601,000	\$ 9,341,000	\$ 10,578,186	\$ 11,109,643	\$ 10,772,806	\$ 11,054,147	\$ 11,818,993	\$ 12,054,338	\$ 12,254,053	\$ 12,088,840
Depreciation	4,288,000	4,465,000	4,637,732	5,261,711	5,312,280	5,877,230	5,981,448	6,227,914	6,292,547	7,650,220
<b>Total Operating Expenses</b>	<u>\$ 13,889,000</u>	<u>\$ 13,806,000</u>	<u>\$ 15,215,918</u>	<u>\$ 16,371,354</u>	<u>\$ 16,085,086</u>	<u>\$ 16,931,377</u>	<u>\$ 17,800,441</u>	<u>\$ 18,282,252</u>	<u>\$ 18,546,600</u>	<u>\$ 19,738,060</u>
<b>Operating Income</b>	<u>\$ 11,499,000</u>	<u>\$ 12,996,000</u>	<u>\$ 10,598,594</u>	<u>\$ 9,692,127</u>	<u>\$ 9,045,931</u>	<u>\$ 7,728,570</u>	<u>\$ 7,238,107</u>	<u>\$ 6,564,941</u>	<u>\$ 7,387,338</u>	<u>\$ 6,827,436</u>
<b>Non-Operating Revenues (Expenses)</b>										
Investment Earnings	\$ 846,000	\$ 1,245,000	\$ 970,530	\$ 486,747	\$ 223,541	\$ 121,499	\$ 152,258	\$ 153,835	\$ 73,588	\$ 74,903
Federal Interest Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,407	\$ 165,297	\$ 165,297	\$ 148,798	\$ 145,362
Interest Expense	(1,734,000)	(1,608,000)	(1,606,431)	(1,308,336)	(1,007,724)	(843,459)	(730,976)	(634,424)	(739,534)	(2,051,206)
Gain on Disposal of Capital Assets	-	2,000	50	(11,266)	400	(22,029)	5,012	(58,911)	(303,664)	2,500
Amortization Expense	(77,000)	(75,000)	(63,400)	(56,477)	(58,378)	(21,761)	(64,045)	(85,721)	-	-
Arbitrage Expense	(51,000)	-	(27,121)	-	-	-	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-
Other/ Bond Issue Cost	22,000	(3,000)	-	-	-	-	-	-	(170,955)	(181,747)
<b>Total Non-Operating Rev. (Exp.)</b>	<u>\$ (994,000)</u>	<u>\$ (439,000)</u>	<u>\$ (726,372)</u>	<u>\$ (889,332)</u>	<u>\$ (842,161)</u>	<u>\$ (601,730)</u>	<u>\$ (472,454)</u>	<u>\$ (459,924)</u>	<u>\$ (991,767)</u>	<u>\$ (2,010,188)</u>
<b>Operating Income Before Other</b>	<u>\$ 10,505,000</u>	<u>\$ 12,557,000</u>	<u>\$ 9,872,222</u>	<u>\$ 8,802,795</u>	<u>\$ 8,203,770</u>	<u>\$ 7,126,840</u>	<u>\$ 6,765,653</u>	<u>\$ 6,105,017</u>	<u>\$ 6,395,571</u>	<u>\$ 4,817,248</u>
<b>Other</b>										
Capital Contributions	\$ -	\$ -	\$ 2,660,735	\$ 2,123,441	\$ 1,296,823	\$ 655,174	\$ 65,871	\$ 403,146	\$ 1,033,605	\$ 868,632
Transfers In	-	100,000	87,163	122,826	125,786	105,304	115,834	134,465	133,761	122,159
Transfers Out	(2,104,000)	(2,106,000)	(2,253,434)	(2,342,344)	(2,455,001)	(2,583,080)	(2,555,883)	(2,890,816)	(2,771,823)	(3,028,820)
<b>Total Other</b>	<u>\$ (2,104,000)</u>	<u>\$ (2,006,000)</u>	<u>\$ 494,464</u>	<u>\$ (96,077)</u>	<u>\$ (1,032,392)</u>	<u>\$ (1,822,602)</u>	<u>\$ (2,374,178)</u>	<u>\$ (2,353,205)</u>	<u>\$ (1,604,457)</u>	<u>\$ (2,038,029)</u>
<b>Change in Net Position</b>	<u>\$ 8,401,000</u>	<u>\$ 10,551,000</u>	<u>\$ 10,366,686</u>	<u>\$ 8,706,718</u>	<u>\$ 7,171,378</u>	<u>\$ 5,304,238</u>	<u>\$ 4,391,475</u>	<u>\$ 3,751,812</u>	<u>\$ 4,791,114</u>	<u>\$ 2,779,219</u>
<b>Net Position - Prior Year</b>	<u>\$ 107,408,000</u>	<u>\$ 115,809,000</u>	<u>\$ 126,360,600</u>	<u>\$ 136,727,286</u>	<u>\$ 145,434,004</u>	<u>\$ 152,605,382</u>	<u>\$ 157,909,620</u>	<u>\$ 162,301,095</u>	<u>\$ 166,052,907</u>	<u>\$ 170,083,435</u>
<b>Imposition of GASB 68 Pension Liability</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,822,968)
<b>Corrections Related to CIP Project Closing</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (490,586)	\$ (3,798,206)
<b>Net Position - Prior Year As Restated</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 162,462,261</u>
<b>Net Position - FYE</b>	<u>\$ 115,809,000</u>	<u>\$ 126,360,000</u>	<u>\$ 136,727,286</u>	<u>\$ 145,434,004</u>	<u>\$ 152,605,382</u>	<u>\$ 157,909,620</u>	<u>\$ 162,301,095</u>	<u>\$ 166,052,907</u>	<u>\$ 170,353,435</u>	<u>\$ 165,241,480</u>

Source: Comprehensive Annual Financial Reports of the Municipality.

Note: From Fiscal Year ending 2006 - 2007, the figures reported in the CAFR were rounded to the nearest thousand.

**Water Rates - FY 2016**

Inside City Limits		Outside City Limits	
First 2,000 gallons	\$ 3.87	First 2,000 gallons	\$ 11.67
Next 13,000 gallons	3.11	Next 13,000 gallons	7.07
Next 55,000 gallons	2.40	Next 35,000 gallons	6.39
Over 70,000 gallons	1.72	Next 70,000 gallons	5.93
		Next 70,000 gallons	4.85
		Over 190,000 gallons	4.56

**Sewer Rates - FY 2016**

	Inside City Limits	Outside City Limits
First 2,000 gallons (minimum charge)	\$ 13.04	\$ 22.60
Per Additional 1,000 gallons	7.52	11.30

## FINANCIAL INFORMATION

### CONTINGENT LIABILITIES

The Municipality is party to several agreements with both the Sullivan County Economic Partnership and the Industrial Development Board of the City of Kingsport (“IDBK”) that have required financial participation in the past or may require financial participation by the Municipality in the future. A portion of those agreements are shown below including several recent changes or additions.

For additional information, see the Notes to the Financial Statements included as APPENDIX D (specifically, Footnote 5. “Other Information”, Subsection B. “Contingencies”, Subsection G. “Joint Ventures”, Subsection H. “Jointly Governed Organizations” and Subsection I. “Subsequent Events”).

*General Shale Property.* The IDBK borrowed \$4,000,000 at an interest rate of 3.0%, with an even year term in order to purchase and develop certain property known as the General Shale Property. Consisting of approximately 98 acres, this property will be used to provide for future economic development opportunities and construction of municipal recreational facilities.

By resolution adopted on December 17, 2013 by the Governing Body, the Municipality and IDBK entered into an agreement wherein proceeds from the sale of all or any portion the property would be applied toward the retirement of the principal loan balance. To support IDBK’s acquisition of the property and to assure its ability to pay the loan, the Municipality also agreed to make certain semi-annual contributions up to \$60,000 each to the IDBK as economic development contributions for a period up to seven years, beginning in fiscal year 2014. The first such semi-annual contribution was made on or before June 1, 2014. Subsequent contributions will be made on or before each December 1 and June 1 through December 1, 2020. IDBK agreed to use such contributions to pay interest payments due on the loan in the event net proceeds realized from the lease of all or any portion of the property are insufficient to pay such interest. In the event a principal balance remains outstanding upon final maturity, the Municipality agrees to either: (1) purchase the property from the IDBK for a purchase price equal to the outstanding principal and accrued interest owed on the loan; or (2) provide an economic development contribution to IDBK in an amount sufficient to pay the outstanding principal and accrued interest owed on the loan. In either event, IDBK agreed to use such funds to retire any remaining balance on the loan in full.

Source: Comprehensive Annual Financial Report for FY 2015 of the City of Kingsport.

*Heritage Glass Site.* In May 2014, the IDBK obtained a \$2,600,000 loan to purchase a glass manufacturing facility from AGC Glass. The loan carried a rate of 3.95%. Principal and interest are payable monthly over 15 years. The facility has been leased to a new glass manufacturer – Heritage Glass. Monthly lease payments cover the principal and interest on the loan. The Municipality is contingently liable for the loan payments in the event the manufacturer defaults on the lease. In the spring of 2015, Heritage Glass suspended operations and has defaulted under the Lease. IDBK has modified the terms of its loan whereby its lender has agreed to accept interest only payments through December 31, 2015. IDBK is a party to an Inter-creditor Agreement with Heritage Glass' lender who has a lien on all of its equipment and inventory located



in the manufacturing facility. In return for IDBK agreeing to modify certain terms of the Inter-creditor Agreement, the lender has agreed to reimburse IDBK for all interest payments due on its loan from April 30 through December 31, 2015. The terms of this Agreement were subsequently extended an additional 90 days. In May 2016, the IDBK entered into a lease agreement with EnviraGlass, LLC for this facility. In conjunction with this transaction, the IDBK obtained a new loan in the amount of \$2,675,000. This loan carries a rate of 3.95% with principal and interest payable monthly over 20 years beginning July 2016. Proceeds from this loan were used to retire the outstanding balance of the original loan. The Municipality also agreed to provide up to \$3,875,000 in economic development contributions to the IDBK over the twenty year period, if needed. The Municipality is contingently liable for the loan payments in the event the manufacturer defaults on the lease. On September 22, 2016, IDBK sent a notice of default to EnviraGlass for non-payment of the lease rents. The IDBK is currently in discussions with a potential purchaser of the property.

*Former Armory.* In August 2014, the IDBK obtained a \$650,000 loan to purchase the former National Guard Armory from the State for economic or industrial development purposes. The loan is for 10 years and carries a rate of 2.85% for the first 5 years. The Municipality has agreed to pay interest on the loan until the property can be developed and sold. On November 14, 2015, the property was sold to a private developer and the associated loan was eliminated.

Source: City of Kingsport

*C&F Manufacturing Site.* In July 2011 the IDBK entered into a loan agreement for \$3,500,000. The loan was used to purchase an industrial use facility near the Tri-Cities Regional Airport. In turn, the property was leased to C&F Manufacturing. In the event the manufacturing company fails to make lease payments, IDBK is required to fund the loan payments from other resources. The Municipality and Sullivan County entered into agreements to support this project and share in a contingent liability, should the IDBK default on the loan. On October 7, 2014 the IDBK terminated the lease with C & F Manufacturing. Under the terms of their respective funding agreements, the Municipality and the County each will pay to IDBK 50.0% of the amount necessary to make the debt service payments required under the terms of the loan agreement. The Municipality's obligation may be as much as \$135,700 annually for up to 17 years. In March 2016, the loan was extended for 24 months and the extension calls for interest only payments from the Municipality and the County. The IDBK is in the process of marketing the property. Proceeds from the sale or lease of the facility, in excess of the amount needed to satisfy the outstanding principal balance and accrued interest of the loan, will be used to repay the Municipality and the County for any amounts paid pursuant to the funding agreements.

Source: City of Kingsport

*Tri-Cities Crossing Property.* The IDBK borrowed \$6,540,000 in order to purchase approximately 33.75 acres and to construct an industrial building for lease to Pure Foods, Inc. Interest on the loan will accrue on the outstanding principal balance during the period May 15, 2015 through November 14, 2017, at a rate per annum equal to the LIBOR Rate plus ninety-nine basis points (.99). During the period November 15, 2017 through the maturity date of May 15, 2025, interest will accrue under the Loan at a fixed rate of 3.89% per annum.

By resolution adopted on March 18, 2015, to support IDBK's acquisition and improvement of the property and its ability to pay the debt service due under the Loan, the Municipality entered into an agreement with IDBK to provide economic development contributions from time to

time in such amounts as are needed by IDBK, during the 10 term of the loan, to make the debt service payments under the Loan after application of the net rental income from the lease with Pure Foods, Inc. and any other leases and rental agreements on the property. IDBK will use all net rental income received from the leases and rental agreements on the property, and all net proceeds realized from the sale of all or any portion of the property, to pay the accrued interest and debt service payments due under the Loan.

In the event any indebtedness remains outstanding under the loan at the maturity date, the Municipality shall either: (i) purchase the property from IDBK for a purchase price equal to the outstanding indebtedness then owed on the Loan including all principal, interest and expenses, if any, or (ii) provide an economic development contribution to IDBK in an amount sufficient to pay the outstanding indebtedness then owed on the Loan.

*Public Housing Redevelopment Plan.* In July 2016, the City entered into an agreement with the Kingsport Housing & Redevelopment Authority (KHRA) to provide financial support in the program to redevelop public housing facilities within the City. The estimated \$50,500,000 project will rehabilitate 378 existing public housing units and construct 51 replacement units. To support the financing of this project, the KHRA, or an entity formed by KHRA, will be applying for approximately \$17,000,000 of Low Income Housing Tax Credits. If the application is approved, the City has agreed to donate to KHRA up to a total of \$4,493,440, in annual amounts, beginning January 30, 2018, of \$224,672 over a twenty year period, in support of this project, if needed. The total amount of the donation will be limited to the amount needed to complete the project or \$4,493,440, whichever is less. Funds donated to the KHRA that are not used on the project, will be returned to the City. Approval of the Low Income Tax Credit application is expected in January, 2017.

*Downtown Property Acquisitions.* By resolution, adopted on September 6, 2016, to support IDBK's acquisition of certain properties in the downtown district, the Municipality entered into an agreement with IDBK to provide up to \$1,000,000 in economic development contributions, if needed. The IDBK owns certain Main Street properties which are in the process of being sold. It is anticipated that the proceeds from this property sale, along with funds currently held by IDBK, will be sufficient to fund the acquisition of the downtown properties. However, contributions from the Municipality may be needed if the IDBK is unable to finalize the closing on the Main Street property sale prior to the acquisition of the downtown property purchases. All contributions made to the IDBK by the Municipality, will be repaid by IDBK upon receipt of the proceeds from the sale of their property.

Source: City of Kingsport

[Balance of Page Left Blank Intentionally]

## GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE

The following table depicts major revenue sources for all governmental activities for the most recent 10 fiscal years:

<u>FY Year</u>	<u>Property Tax</u>	<u>Sales Tax</u>	<u>Hall Income Tax<sup>(1)</sup></u>	<u>Business Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Hotel/Motel Tax</u>	<u>Total</u>
2016*	\$57,058,121	\$34,386,506	\$1,068,350	\$2,103,921	\$1,924,222	\$1,677,590	\$98,218,710
2015	55,935,014	32,690,121	1,115,663	2,068,944	1,847,187	1,564,355	95,221,284
2014	52,677,994	30,753,163	893,978	1,806,045	1,800,932	1,643,053	89,575,167
2013	50,347,648	29,687,264	709,109	1,845,565	1,742,979	1,507,778	85,840,343
2012	48,236,082	29,469,816	609,312	1,746,264	1,778,471	1,499,600	83,339,545
2011	47,144,856	27,514,740	555,283	1,681,523	1,617,478	1,380,588	79,894,468
2010	45,938,645	26,304,997	577,363	1,589,591	1,549,521	1,300,766	77,260,883
2009	45,003,403	27,003,900	957,062	1,673,312	1,575,636	1,241,227	77,454,540
2008	43,181,138	27,531,437	1,324,987	1,951,834	1,459,593	1,381,161	76,830,150
2007	42,857,000	27,570,000	1,026,000	1,707,000	1,398,000	938,000	75,496,000

(1) In the 2016 General Assembly of the State of Tennessee, the State Budget calls for a phase out of the Hall Income Tax on interest and dividends from investments. Since its enactment in 1929, the tax rate has been 6% which applied to all taxable income derived from interest and dividends greater than \$1,250 per person or \$2,500 for married couples filing jointly. The State Budget reduces the tax by 1.0% to 5.0% with the intent of phasing it out altogether by 2021. Based on the situs of collections, local jurisdictions such as the Municipality receive 0.0375% of the total tax. There are no "hold-harmless" provisions for local jurisdictions.

Source: Comprehensive Annual Financial Reports of the City of Kingsport and various news accounts on the FY 2015-2016 State Budget.

\* For FY 2016, data is preliminary and subject to revision.

## BUDGETARY PROCESS

Annual budgets are adopted on a basis consistent with GAAP for all governmental funds except the capital projects fund and certain special revenue funds associated with grant awards, which are adopted on a project-by-project basis and normally span a multi-year period.

The City Manager is required by charter to present to the Board of Mayor and Aldermen a preliminary budget for the upcoming fiscal year, by May 15. The preliminary budget is compiled from revenue and expense projections as well as requests submitted by each department. The Board of Mayor and Aldermen must pass the preliminary budget on two readings before it is adopted and becomes the approved spending plan for the Municipality.

The City Manager has the authority to transfer the unused portion of any items or appropriation within the same department, between departments in any given fund, and across departments and/or funds for fleet, risk management and health insurance. The City Manager also has the authority to transfer funds from the vehicle repair and maintenance account of one department to the vehicle repair and maintenance account of another department. Any revisions that alter the total expenditures of any fund must be approved by the Board of Mayor and Aldermen. Expenditures may not exceed appropriations at the fund level. Supplemental

appropriations may be authorized by the Board of Mayor and Aldermen through the adoption of appropriate ordinances during the year.

Formal budgetary accounting is employed as a management control for all funds of the Municipality. Annual operating budgets are adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund, certain special revenue funds (criminal forfeiture, drug, state street aid, regional sales tax, Eastman annex tax, Steadman cemetery, public library commission, Bays Mountain, senior citizen advisory board, school nutrition services, and Palmer Center), debt service fund, proprietary funds and the permanent fund. Budgets for the remaining special revenue funds and capital projects funds are made on a project basis, spanning more than one fiscal year. Budgetary control is exercised at the departmental level or by project.

Encumbrances (e.g., purchase orders, contracts) outstanding at year end are reported as Assigned Fund Balance and do not constitute expenditures or liabilities because the commitments will be re-appropriated and honored during the subsequent year.

Source: Comprehensive Annual Financial Report of the City of Kingsport, Tennessee

## **INVESTMENT AND CASH MANAGEMENT PRACTICES**

The Municipality's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes impose various restrictions on deposits and investments, including repurchase agreements. These restrictions are summarized as follows:

Custodial credit risk is the risk that in the event of bank failure, deposits may not be returned to the Municipality. All deposits were insured through FDIC or collateralized as required by Title 9, Chapter 1, Section 118, Tennessee Code Annotated.

Total demand deposits and certificates of deposit for the Municipality are held generally in financial institutions which are members of the Tennessee Bank Collateral Pool (the pool) administered by the State of Tennessee Treasurer. The pool is a multiple financial institution collateral pool in which member financial institutions holding public funds pledge collateral securities. In the event any member financial institution fails, the entire collateral pool becomes available to satisfy the claims of governmental entities. The pool also has the ability to make additional assessments on a pro rata basis to the pool if the value of collateral is inadequate to cover a loss.

The Municipality's investment policy is to ensure the preservation of capital in the overall investment portfolio. The Municipality will emphasize the safety of capital first, maintain sufficient liquidity to meet obligations second, and gain the highest possible yield third.

The Municipality's investments generally include long term certificates of deposit placed at local banks or money market deposits with the State of Tennessee Local Government Investment Pool ("LGIP").

Specifically, the LGIP was established under Tennessee Code Annotated Title 9, Chapter 4, Part 7. This investment pool is established for the use of idle funds of local governments located within the State of Tennessee. These funds are placed by the participating entity into accounts that are held and invested by the State Treasurer. The LGIP invests in time deposits, such as certificates of deposit, commercial paper, United States of America agency securities, repurchase agreements, and United States of America treasuries. By law, the LGIP is required to maintain a 90-day or less weighted-average-maturity. The fair value of shares held in the LGIP is the same as the value of the LGIP shares. The Tennessee LGIP has not been rated by a nationally recognized statistical rating organization.

Source: Comprehensive Annual Financial Report of the City of Kingsport, TN

## **PROPERTY TAX**

*Introduction.* The Municipality is authorized to levy a tax on all property within the Municipality without limitation as to rate or amount.

In accordance with the State constitutional and statutory provisions, all property (real and personal) is assessed by the County Property Tax Assessor. Most utility property is assessed directly by the State. All Municipality property taxes are due on November 1 of each year based upon appraisals as of January 1 of the same calendar year. All property taxes levied in the Municipality are delinquent on December 1 of the same calendar year. Delinquent taxes begin accumulating penalties after November 1 at a rate of 2.0% for November and December and at a rate of 1.0% for each month thereafter that taxes remain unpaid. In order to collect delinquent taxes, suit must be filed in Chancery Court within a ten-year period of the delinquency date. After the Chancery Court suit is filed by the Municipality, additional costs are incurred and attached to delinquent property.

*Reappraisal Program.* Title 67, Chapter 5, Part 16, *Tennessee Code Annotated*, as supplemented and amended mandates that all property in the State be reappraised on a continuous cycle composed of an on-sight review of each parcel. Periodic valuations and indices are established for the jurisdiction by the State Board of Equalization in order to maintain real property values at full value as defined in Title 67, Chapter 5, Part 6, *Tennessee Code Annotated*. The State Board of Equalization is also required to consider a plan submitted by a local assessor that may be used in lieu of indexing which would have the effect of maintaining real property values at full value.

Title 67, Chapter 5, Part 17, *Tennessee Code Annotated*, provides that at such time as such reappraisal and reassessment processes are completed in a particular county, the respective governing bodies of the county and the municipalities located therein shall determine and certify a tax rate which will provide the same *ad valorem* tax revenue for the respective jurisdiction as was levied prior to reappraisal and reassessment. In computing the new tax rate, the estimated assessed value of all new construction and improvements placed on the tax rolls since the previous year, and the assessed value of all deletions from the previous tax roll are excluded. The new tax rate therefore, is derived from a comparison of tax revenues, tax rates and assessed values of property on the tax roll in both the year before and the year after the reappraisal. The effect of the reappraisal and reassessment statutes is to adjust the property tax rate downward to prevent a

taxing unit from collecting additional property tax revenues as a result of reappraisal. Once a municipality or county complies with State law and certifies a tax rate which provides the same property tax revenue as was collected for reappraisal, its governing body may vote to approve a tax rate change which would produce more or less tax revenue.

*Assessed Valuations.* As of May 11, 2016 according to the Tennessee State Board of Equalization, property in Sullivan County reflected a ratio of appraised value to true market value of 0.9651. Sullivan County is on a four year appraisal cycle. The next county-wide reappraisal will be dated January 1, 2017 (fiscal year 2018).

Approximately 3.7% of the Municipality is located in Hawkins County. Property in Hawkins County reflected a ratio of appraised value to true market value of 1.0000 according to the State resulting from a county-wide reappraisal certified in 2016 (fiscal year 2017). Hawkins County is on a five year appraisal cycle. The next county-wide appraisal in Hawkins County will occur in 2021. Public utility assessments have been equalized and certified by the State after adjustment resulting from reappraisals or from sales studies.

*Assessed Values and Estimated Actual Values of the Municipality.* The table on the following page depicts total combined historical data for all property in Sullivan and Hawkins Counties.

[Balance of Page Left Blank Intentionally]

<u>FY</u>	<u>Tax Year</u>	<u>Real Property</u>			<u>Tangible Personal Property</u>	<u>Public Utility Property</u>	<u>Total Assessed Value</u> <sup>(2)</sup>	<u>Estimated Actual Value</u>	<u>City Tax Rate</u> <sup>(3)</sup>
		<u>Industrial/Commercial</u> <sup>(2)</sup>	<u>Residential</u>	<u>Farm</u>					
2016	2015	\$676,921,040	\$666,829,550	\$6,078,225	\$369,493,327	\$51,832,005	\$1,771,157,147	\$5,734,328,781	\$2.07
2015	2014	670,533,560	661,774,175	6,327,100	403,466,509	53,756,776	1,795,858,120	5,816,219,071	2.07
2014	2013*	661,117,320	656,652,875	6,122,250	407,237,524	52,692,551	1,785,012,769	5,784,231,932	1.94
2013	2012	637,745,231	632,822,600	6,301,400	352,511,056	47,486,322	1,678,554,710	5,763,618,186	1.97
2012	2011**	636,935,120	588,474,175	5,983,325	359,875,528	51,988,058	1,643,256,206	5,604,513,479	1.97
2011	2010	625,090,560	569,650,900	5,913,398	386,518,022	54,411,500	1,641,584,382	5,305,111,318	1.94
2010	2009*	608,769,000	536,498,100	5,788,225	407,493,801	48,431,779	1,606,980,905	5,136,863,657	1.94
2009	2008 <sup>(1)</sup>	479,385,760	451,915,375	4,772,725	345,092,059	40,551,109	1,321,717,028	5,026,787,103	2.30
2008	2007	459,666,840	439,977,900	4,223,425	401,179,200	47,070,183	1,352,126,208	5,129,398,172	2.30
2007	2006**	447,971,040	428,248,625	4,253,775	370,955,810	44,945,105	1,297,375,372	4,191,243,619	2.26
2006	2005*	448,656,200	413,238,725	4,130,975	354,208,836	49,276,874	1,169,011,610	4,100,277,574	2.26
	<b>Rate</b>	<b>40%</b>	<b>25%</b>	<b>25%</b>	<b>30%</b>	<b>55%</b>			

<sup>(1)</sup> In tax year 2008, Quebecor Printing which closed in October 2006 reduced assessments as did the new Eastman PILOT.

<sup>(2)</sup> A material portion of the Municipality's property tax revenue is derived from one taxpayer, the loss of which would have a material effect on the Municipality. During the tax years ended December 31, 2015 and 2014, the taxes assessed on this taxpayer accounted for approximately 24% of total property taxes assessed for each year.

<sup>(3)</sup> Direct tax rate paid by residents in the Sullivan County portion of the Municipality. Residents located in the Hawkins County portion of the City pay a different rate. Residents in the Municipality in Hawkins and Sullivan Counties also pay a separate tax to each jurisdiction.

\* Reappraisal in the Sullivan County portion of the Municipality.

\*\* Reappraisal in the Hawkins County portion of the Municipality.

Source: Tax Aggregate Reports of Tennessee published by the State Board of Equalization and The Comprehensive Annual Financial Reports of the City of Kingsport, Tennessee.

[Balance of Page Left Blank Intentionally]

*Property Tax Levies, Rates and Collections.* The following table depicts property tax levies and collections for fiscal years ending June 30, 2006 through 2016:

<u>FY</u>	<u>Tax Year</u>	<u>Combined Assessed Valuation</u> <sup>(2)</sup>	<u>Sullivan County Tax Rates</u>		<u>Hawkins County Tax Rates</u>		<u>City Fiscal Year Collections</u> <sup>(1)</sup>		
			<u>City Rate</u>	<u>County Rate</u>	<u>City Rate</u>	<u>County Rate</u>	<u>Adjusted Taxes Levied</u> <sup>(3)</sup>	<u>Amount</u> <sup>(3)</sup>	<u>Pct. Adj. Levy</u>
2016	2015	\$1,771,157,147	\$2.0700	\$2.5754	\$2.0100	\$2.4650	\$33,773,596	\$36,827,922	97.50%
2015	2014	1,795,858,120	2.0700	2.3054	2.0100	2.4650	38,090,183	37,242,618	97.77%
2014	2013*	1,785,012,769	1.9400	2.3054	1.8800	2.3450	35,124,139	34,296,096	97.64%
2013	2012	1,678,554,710	1.9700	2.3307	1.8500	2.3450	33,610,542	32,509,564	96.72%
2012	2011**	1,643,256,206	1.9700	2.1307	1.8500	2.3450	32,696,105	31,684,065	96.45%
2011	2010	1,641,584,382	1.9400	2.1307	2.2400	2.7050	32,297,608	31,071,305	96.20%
2010	2009*	1,606,980,905	1.9400	2.1307	2.2700	2.7050	31,198,267	30,151,757	96.65%
2009	2008 <sup>(1)</sup>	1,321,717,028	2.3000	2.5300	2.2500	2.6100	30,535,512	29,616,908	96.99%
2008	2007	1,352,126,208	2.3000	2.5300	1.9600	2.6100	29,757,507	28,616,818	96.17%
2007	2006**	1,297,375,372	2.2600	2.5300	2.2600	2.3600	29,566,014	28,769,796	97.31%
2006	2005*	1,169,011,610	2.2600	2.5300	2.5200	2.6800	28,734,891	27,985,510	97.39%

<sup>(1)</sup> In tax year 2008, Quebecor Printing which closed in October 2006 reduced assessments as did the new Eastman PILOT.

<sup>(2)</sup> A material portion of the Municipality's property tax revenue is derived from one taxpayer, the loss of which would have a material effect on the Municipality. During the tax years ended December 31, 2015 and 2014, the taxes assessed on this taxpayer accounted for approximately 23% of total property taxes assessed for each year.

<sup>(3)</sup> Includes amounts derived from PILOT agreements.

\* Reappraisal in the Sullivan County portion of the Municipality.

\*\* Reappraisal in the Hawkins County portion of the Municipality.

Source: Tax Aggregate Reports of Tennessee published by the State Board of Equalization, Tennessee Comptroller's website and the City of Kingsport.

[Balance of Page Left Blank Intentionally]



*Ten Largest Taxpayers.* According to the Municipality, the 10 largest taxpayers for the FYE June 30, 2016 (Tax Year 2015) as compared to June 30, 2007 (Tax Year 2006) were as follows:

Taxpayer	2016			2007		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Eastman Chemical Company	\$ 407,496,397	1	23.0%	\$ 371,525,000	1	28.5%
Domtar, Inc (Weyerhaeuser Co/ Willamette Industries)	38,312,727	2	2.2%	18,160,000	2	1.4%
Kingsport Power Company	22,301,373	3	1.3%	16,643,000	3	1.3%
Holston Family Practice	21,751,801	4	1.2%			
Brandy Mill Apartments, LLC	19,420,694	5	1.1%			
Wellmont Health System/ Holston Valley Health Care	17,098,455	6	1.0%	11,739,000	7	0.9%
Inland Western Kpt East Stone LLC - Clara F Jackson	15,280,320	7	0.9%			
Mountain States Health / HCA	14,510,083	8	0.8%	9,413,000	9	0.7%
Eastman Credit Union	13,548,086	9	0.8%	8,985,000	10	0.7%
Kingsport Town Center (Fort Henry Mall- Baltry, LLC)	11,954,676	10	0.7%	13,921,000	5	1.1%
Wal Mart Properties/Real Estate				9,563,000	8	0.7%
Sprint/United Inter-Mountain Telephone Southeast				13,269,000	6	1.0%
Quebecor				14,134,000	4	1.1%
<b>Totals</b>	<b>\$ 581,674,612</b>		<b>33.0%</b>	<b>\$ 487,352,000</b>		<b>37.4%</b>

Total Taxable Assessed Value:

FYE 2016 (Tax Year 2015) \$ 1,768,637,940

FYE 2007 (Tax Year 2006) 1,305,482,000

Source: City of Kingsport, Tennessee for Fiscal Year 2016

## LOCAL OPTION SALES TAX

Pursuant to applicable provisions of Title 67, Chapter 6, Part 7 of *Tennessee Code Annotated* as amended (the "Sales Tax Act"), Sullivan County and Hawkins County levy a county-wide local option sales and use tax. Under the Sales Tax Act, counties and incorporated cities may levy sales and use tax on the same privileges on which the State levies its sales and use tax. The rate of any sales and use tax levied by a county or city is limited under State law to 2.75%.

Pursuant to the Sales Tax Act, the levy of a sales and use tax by a county precludes any city from within the county from levying a sales and use tax, but a city may levy a sales tax in addition to the county's sales tax at a rate not exceeding the difference between the county sales tax rate and

the maximum local option sales tax rate of 2.75%. If a city is located in more than one county, each portion of the city that is located in a separate county is treated as a separate city for purposes of determining the maximum sales tax rate. Currently, Sullivan County levies a 2.25% sales tax, but the Municipality has elected to add an additional 0.25% to all sales within that portion of the corporate limits of the Municipality located in Sullivan County bringing the total to 2.50% in the Sullivan County portion of the Municipality. These funds go directly to the Regional Fund which is used to support capital improvements associated with the Municipality’s Meadow View Convention Center and Resort as well as the Kingsport Aquatics Center. The local option sales tax levied by Hawkins County equals the maximum rate allowed by the Sales Tax Act of 2.75%.

The revenues from the county-wide sales and use taxes in Sullivan and Hawkins Counties are distributed pursuant to the provisions of the Sales Tax Act and other provisions of the *Tennessee Code Annotated*. Fifty percent (50.0%) of the revenues raised through the county-wide sales taxes are directed to educational purposes and are distributed to all organized public school systems in the county (including the Kingsport City School System) in which the taxes are collected based upon the average daily attendance of each school system. The balance of the sales tax collections are divided between the general fund of the county in which the taxes are collected and all incorporated cities in such county based upon the situs of collection unless a separate agreement has been ratified concerning the distribution of these funds. As noted, the Regional Fund receives all the proceeds from the special 0.25% increment.

The distribution of the sales tax for the most recent fiscal years was as follows:

<u>Fiscal Year</u>	<u>City-Wide</u>		<u>General Fund</u>	<u>Regional Fund</u> <sup>(2)*</sup>
	<u>Total Sales Tax</u> <sup>(1)</sup>	<u>FY % Change</u>		
2016	\$21,282,092	3.70%	\$17,474,901	\$3,807,191
2015	20,522,223	5.83%	16,848,127	3,674,106
2014	19,390,768	3.05%	15,901,590	3,489,178
2013	18,816,178	1.42%	15,439,975	3,376,203
2012	18,789,437	5.68%	15,432,814	3,356,623
2011	17,778,766	4.17%	14,594,959	3,183,807
2010	17,067,113	(3.22)%	14,009,678	3,057,435
2009	17,634,903	(1.23)%	14,478,441	3,156,462
2008	17,854,873	0.18%	14,640,220	3,214,653
2007	17,833,634	4.27%	14,618,999	3,214,635

<sup>(1)</sup> For 2016, the figures shown are preliminary and subject to final audit.  
<sup>(2)</sup> One quarter percent (0.25%) is levied by the Municipality only in that portion of the Municipality located in Sullivan County (the “Regional Fund”) and has been and will be used to offset the costs related to the Municipality’s Meadowview Conference Center and Resort and related facilities and the Aquatics Center and Water park which will serve the Municipality and the region. All totals are depicted on an accrued basis as of the end of the appropriate fiscal year.

Source: Comprehensive Annual Financial Report and the Municipality.

\* Although subject to revision, approximately 15.3% of the Bonds are payable from the Regional Local Sales Tax Levy

As allowed by the Sales Tax Act, the Municipality formally has pledged revenues to be derived from the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County to the payment of both principal and interest on its \$15,180,000 Local Option Sales Tax Revenue and Tax Bonds, Series 2009C Bonds, dated February 3, 2009 (the “Series 2009C Bonds”). The Series 2009C Bonds mature on March 1, 2017 through March 1, 2022, inclusive, on March 1, 2024, on March 1, 2025 through March 1, 2027, inclusive, and on March 1, 2029. In the event of a deficiency of such revenues, the Municipality has pledged such payments from ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount. For the prompt payment of the Series 2009 C Bonds, both principal and interest, as the same shall become due, the full faith, and credit of the Municipality has been irrevocably pledged.

The Municipality’s \$26,415,000 General Obligation Public Improvement Bonds, Series 2009D (Federally Taxable Build America Bonds), dated December 8, 2009 and maturing on March 1, 2017 through March 1, 2027, on March 1, 2029 and on March 1, 2020 (the “Series 2009D Bonds”) are also payable from funds of the Municipality legally available therefor and to the extent necessary from ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount. For the prompt payment of the Series 2009D Bonds, both principal and interest, as the same shall become due, the full faith, and credit of the Municipality has been irrevocably pledged.

The Municipality’s \$14,225,000 General Obligation Public Improvement Bonds, Series 2009E, dated December 8, 2009 and maturing on March 1, 2017 through March 1, 2023, inclusive and on March 1, 2025, on March 1, 2027 and on March 1, 2028 through March 1, 2030, inclusive (the “Series 2009E Bonds”) are also payable from revenues derived from the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee.

Approximately, 5.9% of the proceeds of the Series 2009D Bonds were used to fund the acquisition, development and construction of additional improvements to Municipality’s Meadow View Convention Center and area roads. One hundred percent (100.0%) of the proceeds of the Series 2009E Bonds were used to fund the acquisition, development and construction of the Municipality’s new aquatics center and Water Park and related facilities. Debt service related to these projects is paid from revenues derived from the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee.

The Municipality’s General Obligation Public Improvement Bonds, Series 2012A dated June 22, 2012 (the “Series 2012A Bonds”) are also payable from revenues derived from the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee.

To the extent the proceeds of the Series 2009C Bonds and the Series 2009E Bonds were used to fund projects secured by a pledge of the revenues to be derived from the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, the Municipality’s General Obligation Refunding Bonds, Series

2016A, dated May 17, 2016 and the General Obligation Refunding Bonds, Series 2016B, dated May 17, 2016 \$9,210,000 and \$9,060,000, respectively, shall additionally be payable from, but not secured by, such local option sales tax revenues.

To the extent the proceeds of the Bonds\* are used to fund projects subject to the 0.25% local option sales tax levied by the Municipality within the corporate limits of the Municipality within Sullivan County, Tennessee, such Bonds shall additionally be payable from, but not secured by, such local option sales tax revenues.

**TOP TEN WATER CUSTOMERS**

The Municipality’s Water Treatment facility has a capacity of 28 MGD (WTP capacity). Water is distributed through nearly 826 miles of waterlines. There are currently 34,695 total customers (12,194 outside the Municipality).

According to the Municipality, the top 10 customers of the Water System as of June 30, 2015 are depicted on the following chart:

<u>Customer Name</u>	<u>Consumption (Gallons)</u>	<u>Revenue</u>	<u>Revenue as % of FY 2015 Water Sales</u>
Eastman Chemical Company	790,432,800	\$1,755,571	14.37%
Domtar Paper Company, LLC	71,175,400	136,878	1.12%
BAE Systems	60,862,200	104,239	0.85%
Wellmont Health System	41,078,600	71,368	0.58%
Kingsport Housing Authority	32,374,100	65,280	0.53%
Warriors Path State Park	8,489,700	43,167	0.35%
Indian Path Hospital	19,473,100	33,680	0.28%
Allandale Falls Apt., LLC	17,014,600	29,609	0.24%
Model City II, L.P.	12,095,000	26,868	0.22%
Cross Creek Apartments	<u>9,772,800</u>	<u>26,795</u>	<u>0.22%</u>
Totals:	<u>1,062,768,300</u>	<u>\$2,293,455</u>	<u>18.77%</u>

Source: Comprehensive Annual Financial Report of the City of Kingsport for FY 2015

**TOP TEN WASTEWATER CUSTOMERS**

The Municipality’s Wastewater Treatment facility has a current capacity of 12.4 MGD. Wastewater is collected through nearly 540 miles of sewer lines. There are currently about 21,607 total connections (982 outside the Municipality).

\* Although subject to revision, approximately 15.3% of the Bonds are payable from the Regional Local Sales Tax Levy

According to the Municipality, the top 10 customers of the Wastewater System as of June 30, 2015 are depicted on the following chart:

<u>Customer Name</u>	<u>Consumption (Gallons)</u>	<u>Revenue</u>	<u>Revenue as % of FY 2015 Sewer Sales</u>
Eastman Chemical Company	212,987,400	\$1,574,049	12.56%
Kingsport Housing Authority	32,217,600	239,044	1.91%
Wellmont Health System	21,398,600	157,772	1.26%
Allandale Falls Apt., LLC	17,014,600	125,398	1.00%
Model City II, L.P.	12,095,000	89,140	0.71%
Indian Path Hospital	11,899,500	87,795	0.70%
Tuscany Villas	10,991,600	81,008	0.65%
Warriors Path State Park	7,038,600	77,988	0.62%
Rental Uniform	9,927,800	73,168	0.58%
BAE Systems	<u>9,855,200</u>	<u>72,648</u>	<u>0.58%</u>
Totals:	<u>345,425,900</u>	<u>\$2,578,010</u>	<u>20.58%</u>

Source: Comprehensive Annual Financial Report of the City of Kingsport for FY 2015

**PENSION PLANS**

*City of Kingsport General Government Plan: Plan Description.* Employees of the Municipality are members of the Political Subdivision Pension Plan (PSPP), an agent multiple-employer defined benefit pension plan administered by the Tennessee Consolidated Retirement System (TCRS). TCRS provides retirement benefits as well as death and disability benefits. Benefits are determined by a formula using the member’s high five-year average salary and years of service. Members become eligible to retire at the age of 60 with five years of service or at any age with 30 years of service. A reduced retirement benefit is available to vested members at the age of 55. The Municipality has authorized Mandatory Retirement for Public Safety Officers. Public Safety Officers can retire at age 55 with five years of service or at any age with 25 years of service and receive a supplemental bridge payment between the mandatory retirement age and age 62. Disability benefits are available to active members with five years of service who become disabled and cannot engage in gainful employment. There is no service requirement for disability that is the result of an accident or injury occurring while the member was in the performance of duty. Members joining the system after July 1, 1979 become vested after five years of service and members joining prior to July 1, 1979 were vested after four years of service. Benefit provisions are established in state statute found in Title 8, Chapters 34-37 of the Tennessee Code Annotated (TCA). State statutes are amended by the Tennessee General Assembly. Political subdivisions such as the Municipality participate in the TCRS as individual entities and are liable for all costs associated with the operation and administration of their plan. Benefit improvements are not applicable to a political subdivision unless approved by the chief governing body. Municipality withdrew from TCRS effective July 1, 2012. Employees hired after the date of withdrawal are not

eligible to participate in TCRS. Employees active as of the withdrawal date will continue to accrue salary and service credit in TCRS. The Municipality remains responsible for the pension liability for employees that were active as of the withdrawal date and for retirees of the Municipality.

The TCRS issues a publicly available financial report that includes financial statements and required supplementary information for the PSPP. That report may be obtained by writing to Tennessee Treasury Department, Consolidated Retirement System, 15<sup>th</sup> Floor Andrew Jackson Building, Nashville, Tennessee 37243-0230 or can be accessed at <http://www.tn.gov/treasury/tcrs/PS/>.

Source: Comprehensive Annual Financial Report

*Defined Contribution Plan.* Employees of the Municipality hired on or after July 1, 2012 are participants in a Governmental Money Purchase Plan and Trust known as the City of Kingsport Defined Contribution Retirement Plan. The qualified plan is established under Internal Revenue Codes 401(a) and 457(b) and is administered by the International City/County Management Association Retirement Corporation (ICMA-RC). Investment decisions on contributions to the plan are controlled by the employee participant. In-service distributions are not permitted under the plan at any age. Employee contributions are immediately 100% vested to the participant. Employer contributions made by the Municipality are subject to a graduated vesting schedule based upon the employee's completed years of service with the Municipality as follows: 1 year – 0% vested; 2 years – 20% vested; 3 years – 40% vested; 4 years – 60% vested; 5 years – 80% vested; 6 years – 100% vested. The plan's provisions may be amended at the discretion of the Municipality's BMA, by resolution and subject to applicable federal laws governing such plans.

Source: Comprehensive Annual Financial Report

*Kingsport City Schools Plan: Plan Description.* The Kingsport City Schools contribute to the State Employees, Teachers, and Higher Education Employee Pension Plan (SETHEEPP), a cost-sharing, multiple employers, defined benefit pension plan administered by the TCRS. TCRS provides retirement benefits as well as death and disability benefits to plan members and their beneficiaries. Benefits are determined by a formula using the member's high five-year average salary and years of service. Members become eligible to retire at the age of 60 with five years of service or at any age with 30 years of service. A reduced retirement benefit is available to vested members who are at least 55 years of age or have 25 years of service. Disability benefits are available to active members with five years of service who become disabled and cannot engage in gainful employment. There is no service requirement for disability that is the result of an accident or injury occurring while the member was in the performance of duty. Members joining the plan on or after July 1, 1979 are vested after five years of service. Members joining prior to July 1, 1979 are vested after four years of service. Benefit provisions are established in state statute found in Title 8, Chapters 34-37 of the Tennessee Code Annotated (TCA). State statutes are amended by the Tennessee General Assembly. Cost of living adjustments (COLA) are provided to retirees each July based on the percentage change in the Consumer Price Index (CPI) during the previous calendar year. No COLA is granted if the CPI increases less than 0.5%. The annual COLA is capped at 3.0%.

The TCRS issues a publicly available financial report that includes financial statements and required supplementary information for the SETHEEPP. That report may be obtained by writing to the Tennessee Treasury Department, Consolidated Retirement System, 10<sup>th</sup> Floor, Andrew Jackson

Building, Nashville, Tennessee 37243-0230 or can be accessed at:  
[www.tn.gov/treasury/tcrs/Schools](http://www.tn.gov/treasury/tcrs/Schools)

For additional information, please refer to the appropriate Note to Financial Statements located in the Comprehensive Annual Financial Report of the Municipality which may be accessed as described in APPENDIX D.

*New State Employee, Higher Education and Teacher Hybrid Pension Plan.* During the 2013 General Assembly session, legislation was enacted to provide a new pension plan for State employees and teachers hired on or after July 1, 2014. The pension reform language can be found in Public Chapter 259, Acts of 2013 or on the TCRS website at: <http://treasury.tn.gov/tcrs/>.

## **OTHER POST-EMPLOYMENT BENEFITS**

From an accrual accounting perspective, the cost of postemployment healthcare benefits, like the cost of pension benefits, generally should be associated with the periods in which the cost occurs, rather than in the future year when it will be paid. In adopting the requirements of GASB Statement No. 45 during the year ended June 30, 2008, the Municipality recognizes the cost of post-employment healthcare in the year when the employee services are received, reports the accumulated liability from prior years, and provides information useful in assessing potential demands on the Municipality's future cash flows. Recognition of the liability accumulated for prior years will be phased in over 30 years, commencing with the 2008 liability.

*Kingsport General Government Plan Description.* The City of Kingsport provides continuation of medical insurance coverage to eligible employees that retire under the Tennessee Consolidated Retirement System at the same time they end their services to the Municipality. Employees hired prior to June 1, 2007 are eligible to continue coverage if they had been enrolled in the Municipality's offered health insurance plan as an active full time employee at the date of retirement. Employees hired after June 1, 2007, must have a minimum of 25 years of service with the Municipality, be at least 55 years old, and must have been enrolled in the health insurance provided by the Municipality for three full consecutive years immediately prior to retirement or have 30 years of service with the Municipality and have been enrolled in the health insurance provided by the Municipality for one full year immediately prior to retirement. Employees who retired before June 30, 2010 and continued on the Municipality's health insurance as listed above are eligible for the Municipality funded Medicare supplement plan when they reach 65 years of age. Employees retiring after June 30, 2010 are no longer eligible for the Municipality funded Medicare supplement plan.

For additional information, please refer to the appropriate Note to Financial Statements located in the Comprehensive Annual Financial Report which may be accessed as described in APPENDIX D.

*Post-employment Healthcare Plan – Kingsport City Schools: Plan Description.* The Kingsport City Schools participate in the state-administered Teacher Group Insurance Plan and Medicare Supplement Plan for healthcare benefits. For accounting purposes, the plans are agent multiple-employer defined benefit OPEB plans. Benefits are established and amended by an

insurance committee created by Tennessee Code Annotated (TCA) 8-27-302 (teachers) and TCA 8-27-701 (Medicare Supplement). Prior to reaching the age of 65, all members have the option of choosing between the standard or partnership preferred provider organization (PPO) plan for healthcare benefits. Subsequent to age 65, members who are also in the state's retirement system may participate in a state- administered Medicare supplement plan that does not include pharmacy. The plans are reported in the State of Tennessee Comprehensive Annual Financial Report (CAFR). The CAFR is available on the state's website at <http://tennessee.gov/finance/act/cafr.html>.

*Schools: Special Funding Situation.* The state is legally responsible for contributions to the Teacher Group and Medicare Supplements Plans that cover the retirees of other governmental entities. The state provides a subsidy for retired higher education and local education agency (LEA) teachers in the plans. The state is not the sole employer for the LEA employees since some of these agencies provide additional direct subsidies and all provide implicit subsidies.

*Schools: New Plan Effective January 1, 2015.* Kingsport City Schools through the Kingsport Board of Education, elected to begin a self-insured health benefits program for eligible school employees and retirees, with an effective date of January 1, 2015. The self-insured health benefits program will replace the previous health benefits program administered through the State of Tennessee for school employees and retirees. The Municipality, through the BMA has approved two additional internal service funds for fiscal year 2015: The School Employee Insurance Fund and the School Retirees Insurance Fund.

Source: Comprehensive Annual Financial Report

For additional information, please refer to the appropriate Note to Financial Statements found in the Comprehensive Annual Financial Report of the Municipality for Fiscal Year 2015 which may be accessed as described in APPENDIX D.

[Balance of Page Left Blank Intentionally]



**APPENDIX C**

**FORM OF CONTINUING DISCLOSURE CERTIFICATE**

CITY OF KINGSPORT, TENNESSEE  
\$21,335,000  
GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2016

---

CONTINUING DISCLOSURE CERTIFICATE

---

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Kingsport, Tennessee (the “Municipality”) in connection with the issuance of \$21,335,000 General Obligation Public Improvement Bonds, Series 2016 (the “Bonds”), dated the date of original issuance and delivery. The Bonds are being issued pursuant to the resolution adopted by the Board of Mayor and Aldermen of the Municipality on September 20, 2016 (the “Resolution”). The Municipality covenants and agrees as follows:

SECTION 1(a). Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Municipality for the benefit of the holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with Rule 15c2-12(b)(5).

SECTION 1(b). Filing Requirements. Any filing under this Disclosure Certificate must be made solely by transmitting such filing to the MSRB (defined herein) through the Electronic Municipal Market Access (“EMMA”) System at [www.emma.msrb.org](http://www.emma.msrb.org) in the format prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by the identifying information prescribed by the MSRB.

SECTION 2. Definitions. In addition to the definitions set forth in the Resolution, which applies to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Municipality pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall initially mean Regions Bank and thereafter, any successor Dissemination Agent designated in writing by the Municipality and which has filed with the Municipality a written acceptance of such designation.

“Material Event” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” shall mean the Municipal Securities Rulemaking Board located at 1900 Duke Street, Suite 600, Alexandria, Virginia 22314.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12(b) (5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Tennessee. SECTION 3. Provision of Annual Reports.

(a) The Municipality shall, or shall cause the Dissemination Agent to, not later than twelve months after the end of the Municipality’s fiscal year, commencing with the report for the fiscal year ending June 30, 2016, provide to the MSRB an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross- reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Municipality may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. If the Municipality’s fiscal year changes, it shall give notice of such change in the same manner as for a Material Event under Section 5(c) hereof.

(b) Not later than fifteen (15) Business Days prior to said date, the Municipality shall provide the Annual Report to the Dissemination Agent (if other than the Municipality). If the Municipality is unable to provide to the MSRB an Annual Report by the date required in subsection (a), the Municipality shall send a notice to the MSRB in substantially the form of Exhibit A attached hereto.

(c) The Dissemination Agent shall (if the Dissemination Agent is other than the Municipality), file a report with the Municipality certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to the MSRB.

SECTION 4. Content of Annual Reports. The Municipality’s Annual Report shall contain or include by reference the audited financial statements of the Municipality for the prior fiscal year, prepared in accordance with generally accepted accounting principles; provided, however, if the Municipality’s audited financial statements are not available by the time the Annual Report is required to be filed, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

The Annual Report shall also include the following information in a format similar to that included in the *Official Statement*, dated October 24, 2016 relating to the Bonds (the “*Official Statement*”):

1. Summary of long-term indebtedness as of the end of such fiscal year;
2. The indebtedness and debt ratios as of the end of such fiscal year, together with information regarding the property tax base;
3. Information regarding general obligation debt service requirements;
4. Information about the revenue and tax backed debt service requirements as of the end of such fiscal year;
5. The fund balances and retained earnings for the fiscal year;
6. Summary of revenues, expenditures, and changes in fund earnings – general fund for the fiscal year;
7. Summary of revenues, expenditures, and changes in retained balances – water fund and the sewer fund;
8. The estimated assessed value of property in the Municipality for the tax year ending in such fiscal year and the total estimated actual value of all taxable property for such year;
9. Property tax rates and tax collections of the Municipality for the tax year ending in such fiscal year as well as the uncollected balance for such fiscal year;
10. The ten largest taxpayers; and
11. Information regarding the Municipality’s share of the Local Option Sales Tax.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Municipality or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The Municipality shall clearly identify each such other document so included by reference.

#### SECTION 5. Reporting of Material Events.

(a) Pursuant to the provisions of this Section 5, the Municipality shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Modifications to rights of Bondholders, if material.
4. Bond calls, if material, and tender offers.
5. Defeasances.
6. Rating changes.
7. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701- TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

8. Unscheduled draws on the debt service reserves reflecting financial difficulties.
9. Unscheduled draws on the credit enhancements reflecting financial difficulties.
10. Substitution of the credit or liquidity providers or their failure to perform.
11. Release, substitution or sale of property securing repayment of the Bonds, if material.
12. Bankruptcy, insolvency, receivership or similar event of the Municipality.
13. The consummation of a merger, consolidation, or acquisition involving the Municipality or the sale of all or substantially all of the assets of the Municipality, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. Appointment of a successor or additional trustee or the change of the name of a trustee, if material.

For purposes of the event identified in subsection (a)12 above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Municipality in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Municipality, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Municipality.

(b) When a Material Event occurs, the Municipality shall, in a timely manner not in excess of ten business days after the occurrence of the Material Event, file a notice of such occurrence with the MSRB. Notwithstanding the foregoing, notice of Material Events described in subsections (a) (4) and (5) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Resolutions.

(c) Unless otherwise required by law, the Municipality shall submit the information in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

**SECTION 6. Termination of Reporting Obligation.** The Municipality's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption, or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the Municipality shall give notice of such termination in the same manner as for a Material Event under Section 5(c).

**SECTION 7. Dissemination Agent.** The Municipality may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Municipality pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Regions Bank.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Municipality may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

- (a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;
- (b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and,
- (c) The amendment or waiver either (i) is approved by the holders of the Bonds in the same manner as provided in the Resolutions for amendments to the Resolutions with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Municipality shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Municipality. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Material Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Municipality from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is required by this Disclosure Certificate. If the Municipality chooses to include any information in any Annual Report or notice of occurrence of a Material Event in addition to that which is specifically required by this Disclosure Certificate, the Municipality shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Material Event.

SECTION 10. Default. In the event of a failure of the Municipality to comply with any provision of this Disclosure Certificate, any holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Municipality to comply with its obligations under this

Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Municipality to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities, and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and to the extent permitted by Tennessee law, the Municipality agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Municipality under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Municipality, the Dissemination Agent, the Participating Underwriters, and holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: November 4, 2016

CITY OF KINGSPORT, TENNESSEE

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Chief Financial Officer and City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**COMPREHENSIVE ANNUAL FINANCIAL REPORT  
CITY OF KINGSPORT, TENNESSEE  
FOR THE FISCAL YEAR ENDED JUNE 30, 2015**

This document and similar documents for at least the past 9 fiscal years may be found in electronic, searchable format on the City of Kingsport's official web site:

[www.kingsporttn.gov/financial-reports](http://www.kingsporttn.gov/financial-reports)

The Comprehensive Annual Financial Reports are hereby incorporated by reference as APPENDIX D. To the extent there are any differences between the electronically posted financial statements of the Municipality, the printed version shall control.

The Municipality's independent auditors have not been engaged to perform and have not performed any procedures on the financial statements addressed in that report since the date of its report included herein. Additionally, no procedures have been performed relating to this *Official Statement*.