



AGENDA
HENRY COUNTY COMMISSION
MONDAY, APRIL 1, 2024
5:00 PM
HENRY COUNTY COURTHOUSE

1. Call to order and opening of the Commission.
2. Invocation.
3. Pledge to the Flag of the United States of America.
4. Roll call.
5. Citizen's forum.
6. Commissioners' forum.
7. Update on Henry County Medical Center from John Tucker, CEO.
8. **BUSINESS:**
 - a. Approval of Consent Agenda and action thereon by the Commission.
 - b. Consideration of a resolution to authorize the sale of a delinquent tax property at a reduced price and action thereon by the Commission.
RESOLUTION #1-3-24

- c. Consideration of a resolution to authorize the sale of a delinquent tax property at a reduced price and action thereon by the Commission. **RESOLUTION #2-3-24**
- d. Consideration of a resolution to approve a change in Payment in Lieu of Taxes (PILOT) plan with Dana Sealing Products, LLC. **RESOLUTION #3-3-24**
- e. Consideration of a resolution to rescind previous Res #5-8-07 and approve the Sheriff's Department to increase the fee to \$200 per year from sex offenders for administrative costs and action thereon by the Commission. **RESOLUTION #4-3-24**
9. Announcements and Statements. **Next meeting is April 15th.**
10. Adjournment.



CONSENT AGENDA

APRIL 1, 2024

ITEMS TO BE APPROVED:

1. Minutes of the meeting of March 4, 2024
2. Notary Public designations.
3. Various quarterly reports.
4. Henry County Medical Center Statement of Cash Flow.
5. Trustee's month end report.

RESOLUTION NO. 1-3-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

1. 1070 Guthrie Rd, Control Map 095, Parcel 020.01. Offer by Edward Ray for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 1st day of April, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED _____

**JOHN PENN RIDGEWAY, CHAIRMAN
HENRY COUNTY COMMISSION**

**DONNA CRAIG
COUNTY CLERK**

APPROVED _____

**JOHN PENN RIDGEWAY
HENRY COUNTY MAYOR**

RESOLUTION NO. 2-3-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

1. Sunset Drive, Control Map 116, Parcel 060.05. Offer by Robert Alton Wright & Jennifer Wright for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 1st day of April, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED _____

**JOHN PENN RIDGEWAY, CHAIRMAN
HENRY COUNTY COMMISSION**

**DONNA CRAIG
COUNTY CLERK**

APPROVED _____

**JOHN PENN RIDGEWAY
HENRY COUNTY MAYOR**

RESOLUTION NO. 3-3-24
A RESOLUTION OF THE HENRY COUNTY BOARD OF
COMMISSIONERS TO APPROVE A CHANGE IN A PAYMENT IN LIEU OF
TAXES AGREEMENT
Dana Sealing Products, LLC

WHEREAS, on July 30, 2019, in resolution #4-07R-19, the Henry County Board of Commissioners (“Commission”) approved a payment in lieu of taxes (“PILOT”) at the request of Dana Sealing Products, LLC (“Dana”), pursuant to and in accordance with the provisions of Tennessee Code Annotated §§ 7-53-101 *et seq.*, as amended (the “Act”) to be entered into by and between Dana and The Industrial Development Board of the City of Paris, Tennessee (“IDB Board”); and

WHEREAS, on April 19, 2021, in Resolution #7-4-21, the Henry County Board of Commissioners (“Commission”) approved the purchase certain industrial equipment from Dana in an aggregate amount not to exceed \$13,500,000.00 to be used on Dana’s site in Henry County, and then lease the equipment back to Dana, having the effect of abating ad valorem property taxes on the industrial equipment for a period of seven (7) years; provided, however, that combined full-time employment by Dana and any of its related or affiliated entities located at the same site be maintained at 552 jobs during the lease term, with an option for the IDB Board to modify or terminate the lease with Dana if this full-time employment requirement is not met; and

WHEREAS, on January 23, 2023, in Resolution #6-1-23, the Henry County Board of Commissioners (“Commission”) approved the purchase certain industrial equipment from Dana in an aggregate amount not to exceed \$15,500,000 to be used on Dana’s site in Henry County, and then lease the equipment back to Dana, having the effect of abating ad valorem property taxes on the industrial equipment for a period of seven (7) years; provided, however, that combined full-time employment by Dana and any of its related or affiliated entities located at the same site be maintained at 552 jobs during the lease term, with an option for the IDB Board to modify or terminate the lease with Dana if this full-time employment requirement is not met; and

WHEREAS, the IDB Board has received the request of Dana, based upon the actual cost of the capital investment in industrial equipment over the next several years, to increase the aggregate total amount of such equipment purchases by the IDB Board to \$32,500,000; and

WHEREAS, consummation of the transaction herein contemplated is in the best interest of the citizens of Henry County, Tennessee, as it will keep, maintain, and expand employment opportunities and will thereby promote industry, trade, commerce and housing construction in Henry County, Tennessee, thereby furthering the public purpose in accordance with Act.

NOW, THEREFORE, IT IS HEREBY RESOLVED by Henry County, Tennessee, as follows:

1. The IDB Board is hereby authorized pursuant to and in accordance with the Act, to enter into an amended PILOT Incentive transaction with Dana, under the terms and conditions that Dana will sell or otherwise transfer to the IDB Board industrial equipment used at its site at fair market value in an amount not to exceed Thirty-Two Million Five Hundred Thousand Dollars (\$32,500,000), and the IDB Board shall lease or otherwise grant to Dana the use of the industrial equipment.
2. The IDB Board is further authorized to enter into an amended PILOT Incentive transaction authorized by the Act, having the effect of abating ad valorem property taxes on the contemplated industrial equipment for a period of seven (7) years; provided, however, that combined full-time employment by Dana and any of its related or affiliated entities located at the same site be maintained at 552 jobs during the lease term, with an option for the IDB Board to modify or terminate the lease with Dana if this full time employment requirement is not met.
3. To the extent otherwise required under the law, The Industrial Development Board of the City of Paris, Tennessee, has the required authority to act on behalf of Henry County, Tennessee to implement the PILOT incentive transaction described above, and the Commission hereby ratifies any actions heretofore taken to implement said transaction.

BE IT FINALLY RESOLVED that a true copy of the Resolution be spread upon the Commission record, this the 1st day of April, 2024.

PASSED _____

**JOHN PENN RIDGEWAY, CHAIRMAN
HENRY COUNTY COMMISSION**

**DONNA CRAIG
COUNTY CLERK**

APPROVED _____

**JOHN PENN RIDGEWAY
HENRY COUNTY MAYOR**

RESOLUTION NO. 4-3-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO RESCIND RESOLUTION NO. 5-8-07 AND APPROVE A \$200 PER YEAR FEE CHARGED TO REGISTERED SEX OFFENDERS AS PROVIDED BY TENNESSEE CODE ANNOTATED § 40-39-204(b) and § 40-39-217(a)

WHEREAS, Resolution No. 5-8-07 was previously approved by the Henry County Commission to allow a yearly fee of one hundred dollars (\$100.00) charged to registered sex offenders as provided by T.C.A. § 40-39-204; and

WHEREAS, T.C.A. § 40-39-204(b) now provides that designated law enforcement agencies which have registered sex offenders report quarterly or yearly shall collect from the sex offenders a one hundred fifty dollar (\$150.00) yearly fee for administrative costs, one hundred dollars (\$100.00) of which shall be retained by the designated law enforcement to defray costs, and fifty dollars (\$50.00) shall be submitted by the registering agency to the TBI for other expenses incurred; and

WHEREAS, According to T.C.A. § 40-39-217, the legislative body of any county government may enact a notification fee of not more than fifty dollars (\$50.00) per year from each registered sex offender in the county for the purpose of defraying the costs of the community notification system; and

WHEREAS, According to T.C.A. § 40-39-217(a), one receipt may be issued for the entire two hundred dollars (\$200.00) which includes both the one hundred-fifty dollar (\$150.00) administrative fee collected pursuant to

§ 40-39-204(b) and the fifty-dollar (\$50.00) fee for the community notification system; and

WHEREAS, the Henry County Sheriff's Office is an agency that has sex offenders report at designated times during each year; and

WHEREAS, the Henry County Sheriff's Office will collect from each registered sex offender \$200 per year for administrative costs; and

WHEREAS, for violent sex offenders, the fee will be collected once a year during one of their quarterly report dates; and

WHEREAS, for non-violent sex offenders, the fee will be collected once a year on their once-a-year report date; and

WHEREAS, offenders who reside in nursing homes and assisted living facilities and offenders committed to mental health institutions or continuously confined to home or health care facilities due to mental and/or physical disabilities are exempt from paying the administrative costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, meeting in regular session on this 1st day of April, 2024, does approve that the Henry County Sheriff's Office shall collect a \$200 fee from registered sex offenders yearly as stated above as provided in Tennessee Code Annotated § 40-39-204(b), § 40-39-217, and § 40-39-217(a).

BE IT FURTHER RESOLVED that sex offenders with disabilities or confined to nursing homes or other institutions be excused from paying the fee as stated above.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED _____

**JOHN PENN RIDGEWAY, CHAIRMAN
HENRY COUNTY COMMISSION**

**DONNA CRAIG
COUNTY CLERK**

APPROVED _____

**JOHN PENN RIDGEWAY
HENRY COUNTY MAYOR**