



SEVIER COUNTY BOARD OF COMMISSIONERS
Budget and Intergovernmental
Joint Committee – March 2026
Special Called
March 16, 2026 4:30 PM

Members

Mike Chambers – B
Michael Maddron – B
Warren Hurst – B
Bryan Delius – B
Ronnie Whaley – B
Kent Woods – B/I
Gary Cole – B
Ray Ogle – I
Jack Parton – I
Carroll Rauhuff – I
Chad Ogle – I
Rick Valentine – I
Brandon Headrick – I

Others

Mayor Larry Waters
Vice Mayor Bryan McCarter
Assistant County Mayor/Senior
Director of Finance & Administration
Brooke Huffaker

Assistant County Mayor/Senior
Director of Community Planning and
Development/Government Services
Matt Rudder
Director of Grants and Special Projects
Andrew Temple
Director of Public Affairs and
Communications Tyler Basler
Commissioner Todd Humble
Commissioner Don McGill
Commissioner Tommy Watts
Commissioner Scott Catlett
Commissioner Barbara Parton
Sevier County Economic Development
Council Executive Director Allen
Newton
Jeff Farrell
Tyler Huskey

- I. Call to Order
- II. Old Business
- III. New Business
 - A. Consideration of Resolution 2026-03-18: Authorize the Transfer of County's Interest in Certain Property to the Sevierville Industrial Development Board
- IV. Other Business
- V. Adjourn

Commissioner Woods called the joint meeting to order at 4:31 PM.

Commissioner Woods reminded the Committees that if there is a motion to approve the Resolution, only the Intergovernmental Committee would need to vote since there would be no appropriation of funds for Mayor Waters to sign the Quit Claim Deed.

Mayor Waters, Vice Mayor McCarter and Executive Director Newton presented Resolution 2026-03-18: Authorize the Transfer of County's Interest in Certain Property to the Sevierville Industrial Development Board. Mayor Waters provided answers to



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the questions from the Special Called Joint Committee meeting on Thursday, March 12, 2026: the build-out is approximately 36 months; 60 days to close; Buyer places \$50,000 in escrow that is refundable; possible extensions on closing date – 120 days (\$50,000 non-refundable), additional 120 days (additional \$50,000 place in escrow for \$100,000 total), and \$100,000 is non-refundable; should Buyer sell property within the first 30 months City of Sevierville and Sevier County will receive 15% of net profit; if the property is not going to be developed as a mixed-use development, during the first 30 month period, City of Sevierville and Sevier County can re-purchase property for sale price plus 15%; Covenants will be placed on property ensuring that it is developed as a retail, restaurant, hotel and entertainment venue. Restrictions such as a casino, bingo hall, pool hall, massage parlor, car repair or car rental agency, adult bookstore, adult entertainment club, kennel or animal hospital will be included; Quit Claim Deed will not be signed until the Purchase Agreement is finalized and shared with the appropriate Committees.

Commissioner Valentine made a motion to accept the Resolution and send the Resolution to the Board of Commissioners. Commissioner Parton and Commissioner Delius requested Mayor Waters to discuss with the City of Sevierville for the sales tax revenue from the parcels will be excluded from the TDZ at the County's 30% ownership. Commissioner Valentine added the request to his motion. Commissioner R. Ogle seconded the motion. The motion passed unanimously.

Commissioner Woods adjourned the joint meeting at 4:59 PM.