MINUTES OF THE
JOHNSON CITY ENERGY AUTHORITY
D/B/A
BRIGHTRIDGE

July 28, 2026

PRESENT: James Haselsteiner
Ronald Hite
John Hunter
Gary Mabrey
Kimberly McCorkle
Andrew Morse
Richard Tucker
Jeffrey R. Dykes, Chief Executive Officer
Rob Arnold, Chief Operations Officer
Brian Bolling, CPA, Chief Financial Officer and Supply Chain Officer
Connie Crouch, Chief Employee Relations Officer
Bonnie Donnolly, Chief Development and Market Strategy Officer
Eric Egan, Chief Data Officer
Stacy Evans, Chief Broadband Officer
Lori Farmer, Supervisor, General Accounting
Sam Ford, Chief Engineering and Facilities Officer
Donnie Hall, Safety/Environmental Manager
Tim Whaley, Director of Public and Governmental Affairs
Stephen Darden, Hunter Smith & Davis, LLP

ABSENT: Joe Wise
Tiphanie Watson; Chief Customer Officer

Chairman Jim Haselsteiner called the meeting to order.

Chairman Jim Haselsteiner opened the meeting by welcoming Mr. Tim Tidwell, Economic Development Specialist for the Northeast Valley Region of the TVA. Mr. Tidwell provided an overview of the TVA's Economic Development Department as it works to recruit potential companies and businesses to relocate into TVA targeted communities, as well as helping those communities plan and prepare for growth and retention of industries and talent.

The Economic Development Department works with local power companies, regional partners, state and local agencies, as well as local economic development organizations to prep sites for development, research community demographics, organize site visits and provide technical and design services in the form of 2D and 3D site plan renderings and drone surveys. In addition, the TVA offers various incentive programs, including grants and credits, in the hopes of reducing the cost of opening or expanding business facilities in the Valley.

The first order of business was the election of BrightRidge Board of Directors Officers for 2026-2028. Upon motion of Mr. Haselsteiner, seconded by Mr. Mabrey, the board selected Dr. McCorkle to serve as Chairman and the motion carried unanimously by roll call. Upon motion of Dr. McCorkle, seconded by Mr. Morse, the board selected Mr. Mabrey to serve as Vice Chairman and the motion carried unanimously by roll call. Upon motion of Mr. Haselsteiner, seconded by Mr. Mabrey, the board selected Brian Bolling to serve as Treasurer and Ceilya Campbell to serve as Secretary and the motion carried unanimously by roll call.

Dr. McCorkle thanked the board for their support and expressed that she was honored to follow Mr. Haselsteiner as Chairman of the Board.

Mr. Dykes presented Mr. Haselsteiner with a plaque in recognition for his time as Chairman of the Board. Mr. Haselsteiner thanked the board for their support, stating it was great serving as Chairman and that he was grateful to be turning it over to the capable hands of Dr. McCorkle.

Upon motion of Mr. Mabrey, seconded by Mr. Haselsteiner, the Board approved the following items on the Consent Agenda:

(a.) The minutes of the Board meeting on June 23, 2026; and

(b.) The approval to proceed with the Transmission and Distribution Electric System Study, to be completed by Allen & Hoshall, Inc. in the amount of $179,800.00.

The motion carried unanimously by roll call vote.

RESOLUTION TO APPROVE SALE OF PROPERTY
TO THE STATE OF TENNESSEE FOR IMPROVEMENT OF STATE ROUTE 34

WHEREAS, Johnson City Energy Authority d/b/a BrightRidge owns property adjacent to State Route 34 designated as Tax Map and Parcel No. 054A-B-013 (the “Subject Property”) where BrightRidge's West Distribution Station is situated; and

WHEREAS, the State of Tennessee, Tennessee Department of Transportation (“TDOT”), is undertaking a project to improve State Route 34, including work on the CSX railroad bridge (the “Roadway Project”); and

WHEREAS, TDOT desires to purchase a 353 square foot vacant portion of the Subject Property at the southwest corner of said property along the existing right of way for State Route 34 (the “Acquired Portion”); and

WHEREAS, TDOT desires to obtain a temporary construction easement over a 2,909 square foot portion of the Subject Property for purposes of reworking the entrance to BrightRidge's West Distribution Station (the “Temporary Construction Easement”); and

WHEREAS, TDOT has offered to pay BrightRidge the sum of $13,900.00 to purchase the Acquired Portion and grant the Temporary Construction Easement (the "Transaction"); and

WHEREAS, BrightRidge's sale of the Acquired Portion and granting of the Temporary Construction Easement will not interrupt access to the West Distribution Station and will not interfere with BrightRidge's use of the Subject Property for its current use;

THEREFORE, BE IT RESOLVED by the Board of Directors of the Johnson City Energy Authority d/b/a BrightRidge meeting in regular session on the 28th day of July 2026, that Jeffrey R. Dykes, Chief Executive Officer, be, and hereby is, authorized to execute any and all documentation or agreements necessary or appropriate to complete the Transaction pursuant to the terms and conditions deemed proper.

Upon motion of Mr. Haselsteiner, seconded by Mr. Tucker, the Board approved the foregoing Resolution by unanimous roll call vote.

RESOLUTION ON BEHALF OF MR. ANDY DIETRICH

WHEREAS Mr. Andy Dietrich was appointed to be the BrightRidge Board of Directors by the Town of Jonesborough in March 2024 and served faithfully in that capacity for two years, three months; and

WHEREAS during Mr. Dietrich's tenure, he served on the Human Resources/Insurance Committee. He has been a valued board member with a sharp business acumen and a delightful spirit. With an eye toward the future of BrightRidge, Mr. Dietrich has been a champion for future endeavors; and

WHEREAS the Board of Directors of BrightRidge wishes to recognize Mr. Dietrich for his outstanding service to the customers, staff, employees and fellow Board members of BrightRidge by his dedication and loyalty.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Johnson City Energy Authority d/b/a BrightRidge meeting in regular session on the 28th day of July 2026, that Mr. Andy Dietrich be, and hereby is, officially honored for his two years, three months of service to the citizens of the BrightRidge service area.

BE IT FURTHER RESOLVED that a copy of this Resolution be presented to Mr. Dietrich and be spread in full on the minutes of the proceedings of this meeting.

Upon motion of Mr. Mabrey, seconded by Mr. Hunter, the Board approved the Resolution by unanimous roll call vote. A copy of this Resolution now appears in full on the minutes of the proceedings of this meeting.

Brian Bolling, Chief Financial Officer, presented the board with an overview of the BrightRidge customer demographics for FY2026. Since 2022 we have seen an overall growth in electric customers of 5.73% in four years. We currently have 86,080 electric customers and 23,627 broadband customers. BrightRidge is currently the 7th largest energy authority that buys its power from the TVA. In addition, we are currently ranked 39th out of the 100 largest public power utilities in the United States.

Mr. Dykes complemented the staff and officers on their quick response to the weather alerts this afternoon. Their attention to the safety of others, including several customers that were inside the building during the weather event, were greatly appreciated. He also thanked Tiphanie and members of her staff that stayed late to ensure all customer business was concluded before they left.

Mr. Dykes also thanked Rob, Sam and their teams for working diligently to restore power this evening for those affected by the weather.

Mr. Dykes advised that at the TMEPA annual meeting, BrightRidge was recognized with the Community Service Award, which highlighted beyond workplace outreach by our employees, innovative programs, community partnerships and exemplary public power service. Mr. Dykes stated that this was a reflection on the dedication of all BrightRidge employees.

Mr. Dykes advised that an upcoming trip to visit a battery energy storage system was planned for August 12th. He advised that Jonesborough officials would also be going with us. This site will allow us to view a comparable site to what we are planning in the future.

Mr. Dykes also advised of an upcoming Seven States board meeting he would be attending in Nashville tomorrow.

There being no further business, the meeting was adjourned.