MOUNT CARMEL

A place to put down roots

RESOLUTION 26-699

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MOUNT CARMEL, TENNESSEE, AUTHORIZING THE ACQUISITION OF REAL PROPERTY LOCATED AT 124 MAIN STREET W., MOUNT CARMEL, TENNESSEE, FOR MUNICIPAL PURPOSES

WHEREAS, the Town of Mount Carmel, Tennessee (the "Town"), acting through its Board of Mayor and Aldermen, is authorized under applicable Tennessee law and the Town Charter to acquire, own, maintain, and improve real property for legitimate municipal and public purposes; and

WHEREAS, the Town has identified a need for additional municipal facilities, particularly for the relocation and improvement of operations of the Mount Carmel Police Department, as well as storage, administrative, and other municipal functions; and

WHEREAS, the real property commonly known as 124 Main Street W., Mount Carmel, Tennessee 37645 (the "Property") has been identified as a suitable location for these purposes due to its location, existing improvements, accessibility, and proximity to other municipal facilities and community activities; and

WHEREAS, the Board of Mayor and Aldermen recognizes that acquisition of the Property would provide an opportunity to improve public safety facilities, enhance municipal operations, and support the long-term needs of the Town; and

WHEREAS, the anticipated use of the Property will require certain exterior and interior renovations, repairs, improvements, and modifications to accommodate municipal operations and applicable building, accessibility, life-safety, and operational requirements; and

WHEREAS, the Board of Mayor and Aldermen desires to authorize the acquisition of the Property for a purchase price of Three Hundred Thousand Dollars ($300,000.00) and to establish the authority necessary to negotiate, complete, and administer the acquisition and subsequent improvements in an efficient and responsible manner.

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen meeting at Mount Carmel, Tennessee, on this 19th day of November, 2026, that:

SECTION 1. The Board of Mayor and Aldermen hereby approves and authorizes the acquisition of the real property commonly known as 124 Main Street W., Mount Carmel, Tennessee 37645, together with all buildings, fixtures, improvements, easements, rights, and appurtenances associated therewith, subject to confirmation of the legal description and ownership of the Property.

SECTION 2. The purchase price shall be Three Hundred Thousand Dollars ($300,000.00), exclusive of customary and reasonable closing costs, title expenses, recording fees, inspections, and other incidental expenses associated with the acquisition. The Property shall be acquired for municipal and public purposes, including, but not limited to, the relocation and operation of the Mount Carmel Police Department, municipal storage, administrative functions, public safety activities, and such other lawful municipal purposes as may be determined appropriate by the Town.

SECTION 3. The Town Manager is hereby authorized and directed, on behalf of the Town, to prepare, negotiate, submit, and execute a formal written offer to purchase the Property for the purchase price authorized herein. Such authority shall include the ability to negotiate customary and reasonable terms and conditions associated with the proposed acquisition, including, but not limited to:

1. Earnest money deposits and escrow arrangements;
2. Inspection and due diligence periods;
3. Financing and funding contingencies, if applicable;
4. Title examination, survey, and environmental review;
5. Closing dates, possession dates, and related scheduling matters;
6. Allocation of customary closing costs and prorations;
7. Conditions relating to the physical, structural, mechanical, and environmental condition of the Property; and
8. Other customary provisions reasonably necessary to protect the Town's interests.

SECTION 4. Upon satisfactory completion of the applicable due diligence requirements and fulfillment of the conditions established by this Resolution, the Mayor is hereby authorized to execute, on behalf of the Town, the final real estate purchase and sale agreement, closing statements, settlement documents, affidavits, certifications, and such other instruments as may be reasonably necessary to consummate the acquisition. The Mayor is further authorized to execute amendments, corrections, and supplemental documents necessary to complete the transaction, provided that such documents do not materially alter the authorized purchase price or create substantial additional financial obligations not otherwise approved by the Board.

SECTION 5. Prior to closing, the Town Manager is authorized to undertake or cause to be undertaken such inspections, investigations, evaluations, and reviews as may be reasonably necessary to determine the suitability of the Property for its intended municipal purposes. The Town Manager is authorized to engage qualified inspectors, engineers, architects, surveyors, environmental consultants, and other professionals to perform these services, subject to applicable procurement requirements and available appropriations. If due diligence identifies material concerns affecting the suitability, cost, or feasibility of the acquisition, the Town Manager shall present those concerns to the Board of Mayor and Aldermen before proceeding with closing.

SECTION 6. The Board of Mayor and Aldermen hereby authorizes the Town Manager to initiate the planning, design, procurement, and administrative processes necessary for the renovation, rehabilitation, and improvement of the Property for municipal use.
Such work may include, but shall not be limited to: exterior improvements, interior improvements, and professional and technical services.

SECTION 7. The Town Manager is hereby authorized to prepare, advertise, issue, and administer invitations to bid, requests for proposals, requests for qualifications, and other appropriate procurement solicitations for the exterior and interior renovation of the Property. The Town Manager may divide the project into separate phases, contracts, or procurement packages when determined to be in the best interest of the Town,

SECTION 8. Nothing contained in this Resolution shall be interpreted as authorizing the Town Manager, Mayor, or any other Town official to exceed the purchase price established herein, incur unauthorized debt, expend unappropriated funds, waive mandatory procurement requirements, or enter into agreements requiring further Board approval.

This Resolution shall take effect immediately, the public welfare requiring it.

ADOPTED this 19th day of November, 2026.

John K. Gibson

John K. Gibson, Mayor

Attest: Tiffany Bishop

Tiffany Bishop, Town Recorder

TOWN OF MOUNT CARMEL
EST. 1961
A PLACE TO PUT DOWN ROOTS
OFFICIAL SEAL