

**RESOLUTION OF THE
NORTHWEST ALABAMA COOPERATIVE DISTRICT**

WHEREAS, the Northwest Alabama Cooperative District (“NACD”) has been working in concert with TVA in an effort to develop a plan for the most feasible uses and development of 1000+ acres, constituting a part of the existing Muscle Shoals Reservation owned by TVA (the “Property”); and

WHEREAS, the TVA Board of Directors has declared the Property as surplus and authorized the sale thereof for development in a manner consistent with a Comprehensive Master Plan established for the Property; and

WHEREAS, NACD hereby finds that the proposed sale and development of the Property will result in its optimum use for the future benefit of the Shoals community.

NOW, THEREFORE, BE IT RESOLVED by the NORTHWEST ALABAMA COOPERATIVE DISTRICT that for purposes of jurisdictional issues, development regulations, enforcement measures and other matters necessary to assure development of the Property in a manner consistent with a Comprehensive Master Plan, it is hereby recommended that the areas of the Property as identified on the map thereof attached hereto as Exhibit A be annexed by the cities adjacent thereto (upon Petition for Annexation filed by TVA) as follows:

Area:	Annexing City:
Area 1A (north of Garage Road)	Sheffield
Area 1B (south of Garage Road)	Muscle Shoals
Area 2A (north of Garage Road)	Sheffield
Area 2A (south of Garage Road)	Muscle Shoals
Area 2B	Muscle Shoals
Area 3A	Muscle Shoals
Area 3B	Sheffield
Area 4	Muscle Shoals
Area 5A	Sheffield
Area 5B	Sheffield
Area 5C	Sheffield
Area 6	Muscle Shoals
Area 7	Muscle Shoals

RESOLVED FURTHER that the cities of Sheffield and Muscle Shoals are encouraged to develop an appropriate and consistent "Governance and Management Plan" to address development regulations, enforcement measures and other matters necessary for development of the designated areas of the Property consistent with the Comprehensive Master Plan prior to the sale thereof.

RESOLVED FURTHER that the cities of Sheffield and Muscle Shoals work with NACD and TVA in accordance with the Proposed Governance and Management Plan Process attached hereto as Exhibit B.

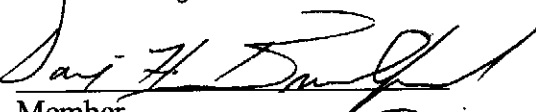
RESOLVED FURTHER that electrical service will be furnished to the foregoing Areas by the municipality or service provider as presently established by TVA.

RESOLVED FURTHER that the foregoing recommendations are based upon TVA's agreement to build up the levy along Pond Creek affecting Areas 3A and 4 to FEMA standards and remove all obstructions in Pond Creek and maintain Pond Creek, all in a manner satisfactory to Muscle Shoals and to enable development and construction in Area 4.

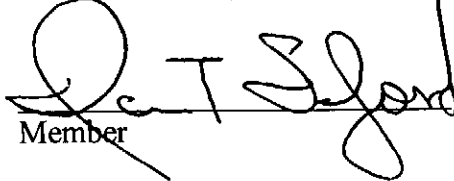
PASSED and ADOPTED this the 15th day of May, 2014.


Member *MAYOR, Tusculum*


Member

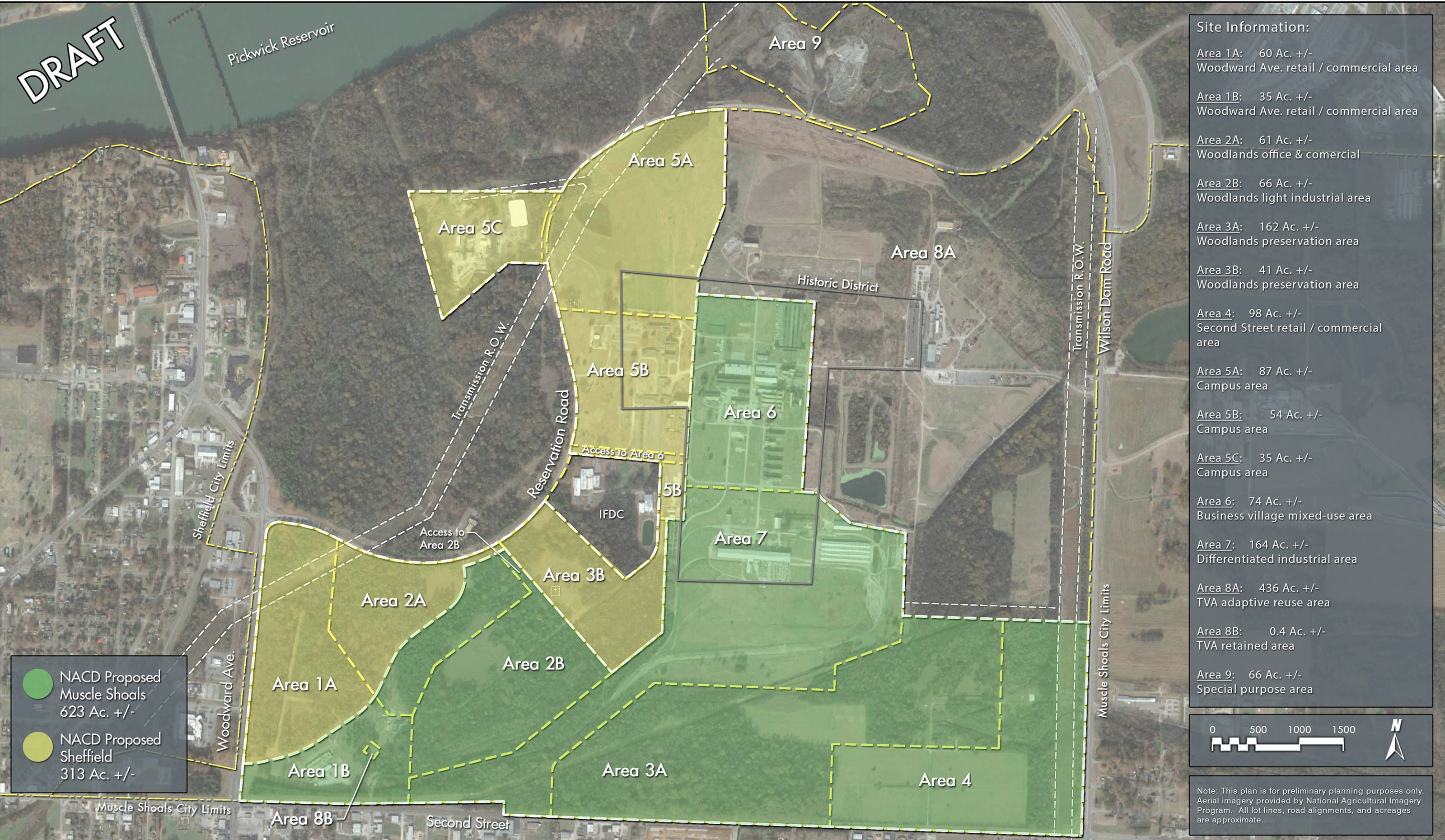

Member


Member


Member

DRAFT

Pickwick Reservoir

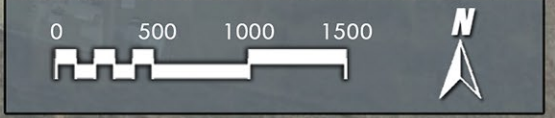


● NACD Proposed Muscle Shoals
623 Ac. +/-

● NACD Proposed Sheffield
313 Ac. +/-

Site Information:

Area 1A:	60 Ac. +/-	Woodward Ave. retail / commercial area
Area 1B:	35 Ac. +/-	Woodward Ave. retail / commercial area
Area 2A:	61 Ac. +/-	Woodlands office & comercial
Area 2B:	66 Ac. +/-	Woodlands light industrial area
Area 3A:	162 Ac. +/-	Woodlands preservation area
Area 3B:	41 Ac. +/-	Woodlands preservation area
Area 4:	98 Ac. +/-	Second Street retail / commercial area
Area 5A:	87 Ac. +/-	Campus area
Area 5B:	54 Ac. +/-	Campus area
Area 5C:	35 Ac. +/-	Campus area
Area 6:	74 Ac. +/-	Business village mixed-use area
Area 7:	164 Ac. +/-	Differentiated industrial area
Area 8A:	436 Ac. +/-	TVA adaptive reuse area
Area 8B:	0.4 Ac. +/-	TVA retained area
Area 9:	66 Ac. +/-	Special purpose area



Note: This plan is for preliminary planning purposes only. Aerial imagery provided by National Agricultural Imagery Program. All lot lines, road alignments, and acreages are approximate.

**TVA MUSCLE SHOALS RESERVATION
JURISDICTION MAP
COLBERT COUNTY, ALABAMA**

Revised June, 2014 by:



EXHIBIT B

Proposed Governance and Management Plan Process:

1. NACD adopts a resolution recommending to a specific local community(ies) that it accept jurisdiction over particular "Areas" of the Reservation, if requested by TVA.
2. The local community(ies) identified would adopt a resolution acknowledging NACD's recommendation and, in response, would agree to provide a Governance and Management Plan to NACD in a timely manner.
3. Upon NACD's receipt of the resolution of acknowledgement from a local community(ies), TVA would begin working with the community(ies) on zoning, utility service, police/fire protection, and other planning issues.
4. The local community(ies) would follow up with a completed Governance and Management Plan for the pertinent areas recommended for jurisdiction by the NACD. The Plan would:
 - Be contingent on:
 - NACD, TVA, and other required approvals for the Comprehensive Master Plan.
 - TVA requesting annexation.
 - The community successfully annexing the subject property.
 - TVA selling the subject property.
 - Contain language specifying zoning and any necessary overlays that, if implemented, would complement the development principles detailed in the Comprehensive Master Plan, when finalized and approved.
 - Contain a commitment to implement annexation and zoning/overlay proceedings in accordance with the Plan within 30 days of any TVA request for annexation and to seek approval for such annexation and zoning/overlay changes as soon as administratively feasible and legally prudent, though preferably within 30 days after sale of the property by TVA.
5. NACD would review, and, if agreeable with the submitted plan(s), approve the Governance and Management Plan(s) provided by the local community(ies). Once approved, NACD would forward the Plan(s) to TVA for consideration.
6. Following TVA's acceptance of the Governance and Management Plan(s), TVA would request annexation in writing and, thereafter, would sell applicable property at public auction.
7. The local community(ies) would begin annexation and zoning/overlay proceedings within 30 days of TVA's request for annexation and would complete the process as soon as administratively feasible and legally prudent, though preferably within 30 days after sale of the property by TVA.