

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

January 27, 2026

PRESENT: James Haselsteiner
Ronald Hite
Gary Mabrey
Kimberly McCorkle
Andrew Morse
Joe Wise
Jeffrey R. Dykes, Chief Executive Officer
Rob Arnold, Chief Operations Officer
Brian Bolling, CPA, Chief Financial Officer and Supply Chain Officer
Bonnie Donnolly, Chief Marketing & Facilities Officer
Eric Egan, Chief Data Officer
Stacy Evans, Chief Broadband Officer
Lori Farmer, Supervisor, General Accounting
Sam Ford, Chief Engineering and Facilities Officer
Tiphonie Watson; Chief Customer Officer
Tim Whaley, Director of Public and Governmental Affairs
Stephen Darden, Hunter Smith & Davis, LLP

ABSENT: Andy Dietrich
James Smith
Richard Tucker
Connie Crouch, Chief Employee Relations Officer
Donnie Hall, Safety/Environmental Manager

Chairman Jim Haselsteiner called the meeting to order.

Upon motion of Mr. Wise, seconded by Mr. Mabrey, the board approved the addition of a presentation by Bonnie Donnolly. The motion carried unanimously by roll call.

Chairman Jim Haselsteiner opened the meeting for public comments and recognized Mr. Sylvain Bruni. Mr. Bruni spoke regarding the perceived underinvestment in Broadband in the areas around Tipton Haynes and south Johnson City. He requested clarification on the sitework at Innovation Drive, as well as the possible connection of Bitcoin operations to the broadband expansion. Mr. Dykes thanked Mr. Bruni for his comments, advising that he would follow up to provide answers to his inquiries.

Mrs. Bonnie Donnolly, Chief Marketing and Facilities Officer and Mrs. Alayna Johnson, System Design Engineer presented the board with an update on the RLS (Rotating Load Shed) Program now in place to assist in possible load shed requests from the TVA in the future. This program can internally close and open breakers that are assigned based on a selected time frame of the shut down and the percentage of the system requested to shut down based on TVA. Mrs. Johnson demonstrated the program in test mode.

Mrs. Donnolly presented the board with new BrightRidge website pages that have been created to support the RLS Program. They will provide customers with a searchable way to identify their group schedule, interactive map and time of their outage. These site pages would go live in the event a load shedding request from TVA is received in the future.

Upon motion of Dr. McCorkle, seconded by Mr. Mabrey, the monthly power distributor's reports submitted to the Tennessee Valley Authority for November and December 2025 were approved. The motion carried unanimously by roll call. Year-to-date income was \$2,132,738.88 more than last year's year-to-date figure and year-to-date actual net income was \$935,581.52 more than the budgeted figure. The general fund balance stands at \$21,317,381.12, the reserve fund balance stands at \$3,786,967.24, the special reserve fund balance stands at \$2,256,378.83, the tax equivalent fund balance stands at \$2,884,931.01, the economic development fund balance stands at \$2,106,429.72, the 2017 and 2021 bond and interest sinking fund balance stands at \$2,471,142.86, the renewal and replacement fund balance stands at \$8,947,183.92, the miscellaneous proceeds fund balance stands at \$2,705.32; and the self-insurance fund balance stands at \$2,002,494.65. BrightRidge is currently serving 85,224 customers, which is an increase of 1,115 customers since the same time last year, which represents a 1.33% growth rate.

Upon motion of Dr. McCorkle, seconded by Mr. Mabrey, the monthly financial statements for November and December 2025 for the Broadband Division were approved. The year-to-date income was \$3,237,976.14 more than last year's year-to-date figure, and year-to-date actual net income was \$970,564.67 more than the budgeted figure. The broadband debt service fund balance stands at \$8,676,310.20, the reserve fund balance stands at \$966,083.35, the broadband checking account balance stands at \$1,173,300.49, the broadband money market account balance stands at \$54,205.91, the voice service balance stands at \$27,106.16, and the video service balance stands at \$11,696.06.

Mr. Bolling concluded his report by adding that the current year-to-date kWh usage is up \$23.1 million. The year-to-date Operating Revenues are up \$5.1 million. The year-to-date Operating Expenses, excluding Power Cost, are up \$262,828 compared to last year and under budget by 6.159%. The year-to-date Average Load Factor is 58.91% and the year-to-date Net Income is \$2.1 million, an increase over the last year. The FCA is up 11.76% from December 2024 to December 2026. BrightRidge customers are up 1,115 since last year.

Upon motion of Dr. McCorkle, seconded by Mr. Hite, the Board approved the Consent Agenda consisting of the minutes of the Board meeting on December 16, 2025. The motion carried unanimously by roll call vote.

Upon motion of Mr. Wise, seconded by Mr. Morse, the Board approved the Broadband Consent Agenda consisting of approval to purchase fiber and galvanized strand in the amount of \$1,044,240.00. The motion carried unanimously by roll call vote.

Mr. Eric Egan, Chief Data Officer presented the Board with a summary of the new BrightRidge position of Programmer Analyst and to introduce Charles Kinser who has assumed this new role. The position focuses on analyzing business problems and designs technical solutions, and developing, testing and maintaining custom applications and automation; as well as optimizing organizational resources through data and systems. Mr. Egan emphasized that in this position, Charles has proven to be a high-value asset to BrightRidge. He has utilized his skills, education and initiative to forge strong partnerships with Operations and IT teams and is critical to future enterprise-wide optimization efforts.

Charles Kinser addressed the board and provided highlights from his work as Programmer Analyst. He has been able to implement modern GIT-based version control for internal software in order to reduce risk of data loss and improved collaborations. In addition to developing Microsoft automation scripts for construction work orders resulting in the reduction of manual effort by 30-40%, he also developed advanced proficiency in Mosaic, Crystal Reports and SQL so that he could create automated and on-demand reports for billing, broadband and other teams.

Mr. Kinser ended his presentation with addressing the future opportunities, such as expanding automation across additional enterprise workflows and the modernization of internal systems and reports, which he hopes to accomplish as a Programmer Analyst.

Mr. Dykes advised the Board of the upcoming February 2nd meeting when they will be discussing capital items, including land usage for BrightRidge. In addition, Mr. Dykes reminded the Board members that the next Board of Directors meeting will be on February 17th.

Mr. Dykes also updated the Board on the status of power outages across the state which were affected by the recent winter weather events. There has also been false information posted regarding the potential for TVA rolling blackouts. He advised that BrightRidge has shared accurate information through our website and social media accounts and asks that Board members refer customers to those sites.

Mr. Haselsteiner thanked the BrightRidge employees and crews for all of the preparations that were made in advance of the winter storm events.

There being no further business, the meeting was adjourned.