

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE TENNESSEE BOARD OF REGENTS FOR ITS NORTHEAST STATE COMMUNITY COLLEGE CONTINUED LEASE AND ULTIMATELY ITS ACQUISITION OF BLAZIER-WILSON HALL, THE REGIONAL CENTER FOR HEALTH PROFESSIONS, THE KINGSFORT CENTER FOR HIGHER EDUCATION, AND SURROUNDING PROPERTIES; AUTHORIZING THE CITY MANAGER TO NEGOTIATE SUCH TERMS AS DEEMED IN THE BEST INTEREST OF THE CITY RELATIVE TO THE CONVEYANCE OF SAID PROPERTIES; AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY AND PROPER TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

WHEREAS, for several years Tennessee Board of Regents (TBR) on behalf of its Northeast State Community College has leased Blazier-Wilson Hall located at 222 West Main Street, the Regional Center for Health Professions located at 300 West Main Street and the Kingsport Center for Higher Education located at 300 West Market Street; and

WHEREAS, as TBR is the primary occupant of these properties consideration has been given to the gradual transfer of the buildings and surrounding premises to TBR; and

WHEREAS, such a transfer would alleviate City of its responsibilities with regards to maintenance and care of the physical facilities but also potentially provide greater opportunities for maintenance and improvement funds that would become available through state ownership of the properties; and

WHEREAS, TBR desires to take immediate possession of Blazier-Wilson hall, the adjacent parking lot (Tax Parcel ID No. 046I F 016.00) as well as the adjoining former transit properties (Tax Parcel ID No. 046I F 017.00); and

WHEREAS, TBR will continue to lease the Regional Center for Health Professions and Kingsport Center for Higher Education gradually increasing its maintenance responsibilities and ultimately acquiring title to those properties as well as their associated parking areas (Tax Parcel ID Nos. 046I G 007.00 046I G 012.00, 046I G 013.00, 046I G 015.00, 046I G 016.00) June 30, 2030; and

WHEREAS, as this transition is a complex undertaking multiple legal instruments will need to be executed though not all terms of which are currently capable of being memorialized however, due to certain funding constraints certain actions need to be taken in the immediate future to effectuate this transition; and

WHEREAS, to facilitate the fluid execution of this transition plan the city would benefit from the city manager being delegated the authority to negotiate such terms as he, in consultation with the mayor and city attorney, deems advisable to the city in the necessary legal instruments to effectuate this transition plan; and

WHEREAS, this transition plan is found to be good and prudent as it alleviates City's commitment of various resources for the maintenance and physical operation of these properties

though provides for the continuation of their present use as educational facilities which support citizens through continued education, employment and other economic means.

Now therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN AS FOLLOWS:

SECTION I. That the findings and averments set forth above are incorporated herein by reference.

SECTION II. That approval is hereby granted for TBR's continued lease of Blazier-Wilson Hall, the Regional Center for Health Professions, and the Kingsport Higher Education Center for its Northeast State Community College.

SECTION II. That the board authorizes the conveyance of Blazier-Wilson Hall, the Regional Center for Health Professions, and the Kingsport Higher Education Center for its Northeast State Community College, the former transit properties (Tax Parcel ID No. 046I F 017.00), and Tax Parcel ID Nos. 046I F 016.00, 046I G 007.00 046I G 012.00, 046I G 013.00, 046I G 015.00, 046I G 016.00.

SECTION II. That the city manager, in consultation with the mayor and city attorney, is authorized to negotiate such terms and conditions relative to the conveyance of the aforementioned properties as deemed necessary and prudent to preserve the post-secondary education purposes of the facilities and potential public use of parking areas.

SECTION III. That the mayor, or in his absence, incapacity, or failure to act, the vice-mayor, is authorized and directed to execute, in a form approved by the city attorney and subject to the requirements of Article X, Section 10 of the Charter of the City of Kingsport, all documents necessary and proper for TBR's lease and ultimate acquisition of the aforementioned properties including appropriate deeds and other minuments of title and take any and all action as may be required on the part of the city to carry out, give effect to, and consummate the transactions contemplated by this resolution.

SECTION IX. That the board finds that the actions authorized by this resolution are for a public purpose and will promote the health, comfort, and prosperity of the citizens of the city.

SECTION XI. That this resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED this the 16th day of December, 2025.

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PAUL W. MONTGOMERY, MAYOR

ATTEST:

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ANGELA MARSHALL, DEPUTY CITY RECORDER  
APPROVED AS TO FORM:

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RODNEY B. ROWLETT, III, CITY ATTORNEY