

RESOLUTION NO. \_\_\_\_

A RESOLUTION APPROVING AN AMENDMENT TO THE CITY  
OF KINGSPORT REDEVELOPMENT PLAN AUTHORIZING  
ADDITIONAL TIF FINANCING AND EXTENDING THE TERM OF  
THE STONEGATE PLAZA REDEVELOPMENT DISTRICT

WHEREAS, in 2002 the Kingsport Housing & Redevelopment Authority (“KHRA”) Board of Commissioners approved the Redevelopment Plan for Identified Districts and Study Areas for the City of Kingsport, Tennessee (the “Redevelopment Plan”) as part of the redevelopment process in support of the Stonegate Plaza Redevelopment District which was subsequently approved by the City of Kingsport, Tennessee (the “City”) and Sullivan County, Tennessee (the “County”); and

WHEREAS, subsequently a Tax Increment Financing Amendment to the Stonegate Plaza Redevelopment Plan was approved by KHRA, the City by Resolution No 2021-099 and the County by Resolution No. 2020-11-101 authorizing Tax Increment Financing for an amount up to \$1,200,000 and for up to a 15 year increment period in order to incentivize Landstar Partners, LLC (“Developer”) to perform the utility/site work and cause the construction of approximately 90 new single-family homes and townhomes to be known as West Gate (the “Redevelopment Project”); and

WHEREAS, as a result of unanticipated costs related to the relocation of a previously unknown storm water line, the Developer has requested an increase in the amount of the TIF Financing from \$1,200,000 to \$ 1,575,000; and

WHEREAS, in order to increase the TIF Financing amount the TIF Amendment must be amended to reduce the hold back percentage from thirty five percent to zero percent; and

WHEREAS, a public hearing was held by KHRA on January 9, 2023, as required under T.C.A. § 13-20-201, et. seq. seeking public input on the proposed amendment to the TIF Amendment for the Stonegate Plaza Redevelopment Plan to reduce the hold back percentage from thirty five percent to zero percent and authorize the issuance of additional TIF Financing (the “Amendment”); and

WHEREAS, it is in the best interests of all parties including the City and County to amend the Redevelopment Plan to reduce the hold back percentage from thirty five percent to zero percent so that up to an additional \$375,000.00 in funds can be borrowed by KHRA in order to address the increased expenses of the Redevelopment Project.

Now therefore,

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

SECTION I. The Amendment to City of Kingsport’s existing Tax Increment Financing Amendment to the Redevelopment Plan for the Stonegate Plaza Redevelopment District, a copy of which is attached as Exhibit A hereto and the findings contained therein are hereby approved and adopted by the City of Kingsport.

SECTION II. The City of Kingsport recommends the adoption of said plan and amendment to the Sullivan County Commission.

SECTION III. That KHRA is hereby authorized and empowered to implement the *Tax Increment Financing Amendment to the Redevelopment Plan for the Stonegate Plaza Redevelopment District* on behalf of the City of Kingsport.

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

ADOPTED this the 17th day of January, 2023.

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PATRICK W. SHULL, 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