



AGENDA ACTION FORM

Consideration of a Resolution Authorizing the Industrial Development Board of the City of Kingsport, Tennessee to Execute a Payment in Lieu of Tax (PILOT) Agreement with Maple Oak Apartments LP

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-270-2025

Work Session: October 6, 2025

First Reading: N/A

Final Adoption: October 7, 2025

Staff Work By: Steven Bower

Presentation By: Jessica Harmon

Strategic Focus Area: 6. Strong & Vibrant Neighborhoods

Recommendation:

Approve the Resolution

Executive Summary:

If approved the City of Kingsport will authorize the Kingsport Economic Development Board to enter into a 15-year PILOT agreement with Maple Oak Apartments LP at the terms described below.

Maple Oak Apartments ("Maple Oaks") is a 175-unit 100% Section 8 multi-family property that was originally constructed in 1978 and last renovated in 2003. Paths Development has proposed a rehabilitation of the property with a total development budget of \$33,000,000. The rehabilitation will improve the quality of life and security for the residents. There will be no residents displaced and no change to the current rent for the residents.

The owners have agreed enhanced security measures for the property to include coordination with Kingsport Police Department on protocols and cameras, enhanced access controls for knowing who is in and out of the building, as well as onsite security.

Staff recommends a 15-year Payment in Lieu of Tax Agreement that would not abate any existing tax revenue being collected. The starting payment would be \$76,000 and would have an annual incremental increase of \$1,000 in years 2-15. These payments would be split and paid directly to each entity in the following percentages: 51% to the City of Kingsport and 49% to Sullivan County.

The Kingsport Economic Development Board voted to approve this item at their regularly scheduled October 2025 meeting.

Attachments:

1. Resolution

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—