



AGENDA ACTION FORM

Consideration of a Resolution to Approve Additions and Alterations to the Leased Premises at 1840 MeadowView Parkway

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-295-2026
Work Session: October 5, 2026
First Reading: N/A

Final Adoption: October 6, 2026
Staff Work By: Michael T. Borders
Presentation By: Michael T. Borders

Strategic Focus Area: 6. Strong & Vibrant Neighborhoods

Recommendation:

Approve the Resolution

Executive Summary:

If approved, the City will approve proposed additions and alterations to the leased premises located at 1840 MeadowView Parkway, the site of the Greater Kingsport Family YMCA, in connection with development of the YMCA Early Learning Center (ELC).

The City entered into a 40-year ground lease with the YMCA beginning March 12, 2012, for the property on which the YMCA facility is located. Section 9 of the ground lease requires City approval of any material alterations, changes, additions, or improvements to the leased premises.

The YMCA is proposing additions and alterations to accommodate the ELC, including approximately 10,000 square feet of new floor area, of which approximately 6,500 square feet represents an expansion of the existing building footprint, along with approximately 11,500 square feet of renovations to existing space. The ELC will include 10 licensed classrooms serving up to 145 children from six weeks of age through Pre-K. The project will also include a multi-purpose mini gymnasium to support ELC and other YMCA programming.

City staff have coordinated with YMCA staff regarding the proposed improvements and do not anticipate any material disruption to operations at the Kingsport Aquatic Center.

The ELC project is currently out for bid, with a groundbreaking scheduled for October 27, 2026. Construction is anticipated to be complete by January 1, 2028.

Attachments:

1. Resolution
2. Supplemental Information
3. Presentation

	Y	N	O
Baker	—	—	—
Byers	—	—	—
Clifton	—	—	—
Duncan	—	—	—
Isaacs	—	—	—
Phillips	—	—	—
Montgomery	—	—	—