

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

A RESOLUTION APPROVING A FINANCIAL CONTRIBUTION TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE FOR ECONOMIC OR INDUSTRIAL DEVELOPMENT PUPOSES RELATIVE TO THE ACQUISTION AND DEVELOPMENT OF PROPERTY LOCATED 117 WEST SEVIER AVENUE AND AUTHORIZING SUCH AGREEMENTS AS MAY BE NEEDED TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION

WHEREAS, the board has previously authorized the incorporation of the Industrial Development Board of the City of Kingsport, Tennessee (a/k/a KEDB) as an industrial development board duly organized and existing under the provisions of Title 7, Chapter 53 of the Tenn. Code Ann. (Act); and

WHEREAS, KEDB currently has a lease agreement with AW Property Co. for suite 220 located in the Sevier Medical Center, located at 117 West Sevier Avenue which currently houses the Kingsport Dental Clinic of the Appalachian Highlands; and

WHEREAS, the Kingsport Dental Clinic of the Appalachian Highlands benefits the citizens of Kingsport by providing low or reduced cost dental services as well as offering residency programs for dental students; and

WHEREAS, pursuant to the lease KEDB has a right to purchase the property, which KEDB's board voted to exercise at its January 14, 2025 meeting; and

WHEREAS, based upon an appraisal of the property KEDB and AW Property Co., have agreed upon a purchase price of \$3,300,000.00; and

WHEREAS, this purchase will enable the expansion of the dental clinic and further secure the foundation for the establishment of a dental school; and

WHEREAS, in order to facilitate the purchase as well as provide for additional design work related to the build out of the clinic it is deemed advisable for the city to contribute \$3,550,000.00 to KEDB for this project; and

WHEREAS, funding for the project will come from the \$6,500,000 which the city received in the fall of 2024 from the State of Tennessee.

Now therefore,

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

SECTION I. That the board incorporates herein by reference and adopts the findings set forth above.

SECTION II. That the board authorizes, a contribution to KEDB in the amount of THREE MILLION FIVE HUNDERED FIFTY THOUSAND DOLLARS (\$3,550,000) for acquisition costs and design work associated with the purchase of property located at 117 West Sevier Avenue which houses the Kingsport Dental Clinic of the Appalachian Highlands.

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, such agreements with KEDB as may be needed to effectuate the purpose of this resolution and, accordingly, approves such agreements, as needed, to effectuate the purpose of this resolution,.

SECTION IV. That the board finds that the expenditure of any funds pursuant to this resolution is for the public purpose of economic development or industrial development, is in the public interest, 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 21<sup>st</sup> day of January, 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