



BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES

Monday, November 17, 2025 at 4:30 PM

City Hall, 415 Broad Street, Montgomery - Watterson Boardroom

Board of Mayor and Aldermen

Mayor Paul W. Montgomery, Presiding

Vice Mayor Darrell Duncan

Alderman Morris Baker

Alderman Betsy Cooper

Alderman Colette George

Alderman Gary Mayes

Alderman James Phillips

I. CALL TO ORDER 4:30 pm by Mayor Montgomery.

II. ROLL CALL by City Recorder Travis Bishop.

III. DISCUSSION ITEMS

1. Paving & Roads Update - Michael Thompson

Public Works Director Thompson gave a presentation on the current and upcoming paving projects within the city, noting this did not include state highways. There was some discussion as he answered questions from the board. Assistant Public Works Director Tim Elsea provided further details and also answered questions.

IV. REVIEW OF BUSINESS MEETING AGENDA

City staff gave a summary for each item on the November 18, 2025 proposed agenda. The following items were discussed at greater length or received specific questions or concerns.

XI.5. Consideration of a Resolution Approving a Financial Contribution if Needed to the Industrial Development Board of the City of Kingsport Relative to the Dobyms-Taylor Warehouse Redevelopment and Improvements (AF-295-2025)

XI.6 Consideration of a Resolution to Amend the Downtown Kingsport Redevelopment District and Approve Tax Increment Financing for the Dobyms-Taylor Redevelopment Project (AF-296-2025)

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The City Manager recognized those present who have contributed to this project: Craig Dennison and Elain Bodenweiser with KEDB, Attorney Joel Conkin, Assistant City Manager Jessica Harmon, Economic Development Director Steven Bower, Economic Development Specialist Mason Bryant and Clint Roberts who has been working with the developer.

Steven Bower gave a presentation on this item, providing a background on the property and including current rent, insurance and taxes. The proposed project is 60-room boutique hotel. He gave details on the financials, noting KEDB has unanimously approved the loans and contracts to move the project forward. Mr. Bower also provided information on KEDB and their role and responsibilities within the city, listing past projects. He highlighted the economic impact for this project, noting the 10-million-dollar investment and emphasizing the new jobs as well as property, occupancy and sales tax revenue. Mr. Bower also gave information on the tax increment financing over a 25-year period which has been approved by the Kingsport Housing and Redevelopment Authority. The Sullivan County Commission will vote later this week.

City Manager McCartt added further details, noting this venue will cater to a different crowd than Meadowview or the Farmers Market. There was considerable discussion.

V. ITEMS OF INTEREST

1. Sales Tax Report

2. Projects Status Report

Mayor Montgomery asked to establish a task force to work alongside city staff to establish a vision and ensure the long-term success of Meadowview. He suggested groups to pull potential members from and asked the other board members to submit names. The BMA expressed their support.

Alderman George expressed concern at the number of worker's compensation cases. Alderman Cooper asked if there were more incidents or just more reporting. City Attorney Rowlett stated this was all state reported injuries, even if no lost time or compensation was provided.

VI. ADJOURN

Seeing no other business for consideration, Mayor Montgomery adjourned the meeting at 5:59 p.m.

ANGELA MARSHALL
Deputy City Recorder

PAUL W. MONTGOMERY
Mayor