



AGENDA ACTION FORM

Consideration of a Resolution Approving an Amendment to the Downtown Kingsport Redevelopment Plan Expanding the Project Scope and Extending the TIF Period for the Downtown Kingsport Redevelopment District – Brickyard Village

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

Action Form No.: AF-327-2023
Work Session: November 6, 2023
First Reading: N/A
Final Adoption: November 7, 2023
Staff Work By: John Rose & Steven Bower
Presentation By: McCartt & Bower

Recommendation:
Approve the Resolution.

Executive Summary:
If approved, this resolution would approve an amendment to the Downtown Kingsport Redevelopment Plan, expanding the project scope and extending the TIF period for the Downtown Kingsport Redevelopment District. The Tax Increment Financing Amendment to the Downtown Kingsport Redevelopment Plan for benefit of the Brickyard Village Project Area was approved by KHRA, Sullivan County and the City of Kingsport in 2022 and authorized Tax Increment Financing for an amount up to \$9,500,000 and for up to a 25 year increment period in order to incentivize the project developer to perform the utility/site work and cause the construction of approximately 374 new housing units to be known as Brickyard Village.

As a result of unanticipated circumstances, the developer has revised its construction schedule and expanded the scope of the Redevelopment Project by increasing the total approximate unit count for the Redevelopment Project from 374 to 464 and revising the mix of unit type. In order to extend the deadlines for construction completion by two years, the TIF Amendment must be amended to extend the final approved TIF tax year from 2054 to 2056 but still allowing for a total TIF amortization period for each project phase of no more than 25 years. The authorized Tax Increment Financing for an amount up to \$9,500,000 will not be adjusted.

The request to amend the TIF agreement was presented to and approved by the Kingsport Housing and Redevelopment Authority Board on October 5, 2023 and Sullivan County Commission on October 23, 2023.

- Attachments:**
1. Resolution
2. Amended TIF Agreement
3. Previous Resolution No. 2023-038
4. Amended Site Plan

| | <u>Y</u> | <u>N</u> | <u>O</u> |
|------------|----------|----------|----------|
| Cooper | — | — | — |
| Duncan | — | — | — |
| George | — | — | — |
| Montgomery | — | — | — |
| Olterman | — | — | — |
| Phillips | — | — | — |
| Shull | — | — | — |

