

# ATHENS CITY COUNCIL MINUTES OF MEETING

July 29, 2019

The Athens City Council met in special called joint meeting on Tuesday, July 29, 2019, at 6:00 p.m. in the McMinn County Courthouse Commission Chambers (Blue Room) with Mayor Burris presiding. Upon roll call, the following members were present:

Coker, Lockmiller, Pelley, Perkinson, Burris

The following decisions were made and ordered made a part of the records of the Athens City Council.

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## NEW BUSINESS

### PRESENTATION ON THE ATHENS MARKETPLACE DEVELOPMENT

Matt Sasser, representative of BMS Athens Associates, LLC, gave a detailed presentation of the proposed Athens MarketPlace development plan to the three governing bodies – Industrial Development Board of the County of McMinn, McMinn County Board of Commissioners, and the Athens City Council. Mr. Sasser noted this was a joint venture by two development firms - Meyers Brothers Properties, based in Atlanta, and The Fletcher Bright Company of Chattanooga. Athens MarketPlace will be a multi-venue retail development located on Dennis Street directly adjacent to Walmart. The 25.3-acre tract will consist of 100,000 square feet of retail development along with three out lots and a 4.16-acre residual tract. There will be two primary anchor tenants along with secondary and tertiary tenants. A total of 66,500 square feet of retail space is already expected to be filled by tenants, including apparel and soft goods, beauty and cosmetics, discount retail, shoe specialty, and bath and beauty. Mr. Sasser anticipates restaurants will be included in the eventual build-out. This project is expected to generate as many as 300 full- and part-time jobs and generate approximately \$32.5 million in gross sales. At the current local option sales tax rate of 2%, the project would produce about \$600,000 of additional sales tax revenue per year. If the Athens sales tax referendum is successful, the new sales tax revenue would be approximately \$900,000 annually. A TIF (Tax Increment Financing) application was submitted by the development group to help fund the additional costs associated with public infrastructure improvements. The total principal amount of the TIF is not to exceed \$3 million. The developers cited the main reasons for the TIF application were an increase of 25% in construction costs over the last 24 months, low rental fees expected to be paid by the discount retailers that will be tenants, the site does not have out lots along either of the nearby main thoroughfares of Decatur Pike and Congress Parkway, excessive grading costs due to the topography of the property, and low rate of return expected from the project.

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### PUBLIC HEARING

Mayor Burris opened the public hearing on the Tax Increment Financing Economic Impact Plan for Athens MarketPlace Development. There being no one present wishing to speak, the public hearing was closed.

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### MOTION TO WAIVE TWELVE (12) HOURS WRITTEN NOTICE OF CALLED SPECIAL MEETING

**A motion was made by Council Member Coker, seconded by Vice Mayor Perkinson, to waive the twelve (12) hours written notice of called special meeting.** The motion was approved by the following roll call vote:

**AYES: Coker, Lockmiller, Pelley, Perkinson, Burris**  
**NAYS: None**

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### CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENT FINANCING ECONOMIC IMPACT PLAN FOR ATHENS MARKETPLACE

#### RESOLUTION NO.2019-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATHENS, TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE ATHENS MARKETPLACE DEVELOPMENT AREA.

The caption of Resolution No. 2019-20 was read by the recording clerk. Motion was made by Council Member Pelley, seconded by Council Member Lockmiller, to approve Resolution No. 2019-20. Upon roll call, the resolution was approved by the following vote:

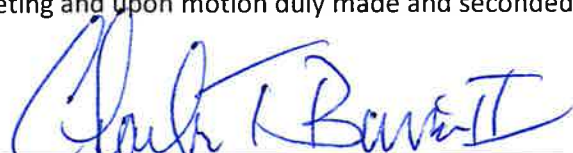
**AYES:** Coker, Lockmiller, Pelley, Perkinson, Burris  
**NAYS:** None

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ADJOURNMENT

There being no further business to come before the meeting and upon motion duly made and seconded, the meeting adjourned at 6:33 p.m.

  
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C. SETH SUMNER, City Manager

  
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CHARLES T. BURRIS, II, Mayor