

**SPECIAL CALLED MEETING  
MARTIN BOARD OF MAYOR AND ALDERMEN**

**AUGUST 25, 2011      NOON      CITY MUNICIPAL BUILDING**

BE IT REMEMBERED the regular meeting of the Board of Mayor and Aldermen for the City of Martin, Tennessee, was held Thursday, August 25, 2011 in the City Municipal Building, when the following was held to wit:

MEMBERS PRESENT:      HONORABLE RANDY BRUNDIGE, MAYOR  
                                 HONORABLE DANNY NANNEY, ALDERMAN WARD I  
                                 HONORABLE BILL HARRISON, ALDERMAN WARD I  
                                 HONORABLE DAVID BELOTE, ALDERMAN WARD II  
                                 HONORABLE JOHNNY TUCK, ALDERMAN WARD II  
                                 HONORABLE TERRY HANKINS, ALDERMAN WARD III  
                                 HONORABLE RANDY EDWARDS, ALDERMAN WARD III

MEMBERS ABSENT:      NONE

Also present: City Recorder Chris Mathis and Weakley County Economic Director Ronnie Price

AGENDA:

1. The Industrial Development Board of the City of Martin, Tennessee, Economic Impact Plan for Skyhawk Parkway Economic Development Area
2. Resolution R2011-12: Resolution approving the Economic Impact Plan for the Skyhawk Parkway Economic Development Area and Loan to the Industrial Development Board of the City of Martin, Tennessee

Mayor Brundige announced that a public hearing was held for the Economic Impact Plan for Skyhawk Parkway Economic Development Area and Resolution R2011-12 by the Martin Industrial Development Board on August 22, 2011 at noon in the City Municipal Building.

**CALL TO ORDER**

Mayor Brundige called the August 25<sup>th</sup> Special Called meeting of the City of Martin Board of Mayor and to order. A quorum was present.

**THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MARTIN, TENNESSEE ECONOMIC IMPACT PLAN FOR SKYHAWK PARKWAY ECONOMIC DEVELOPMENT AREA**

Mayor Brundige introduced and presented for consideration the Industrial Development Board of the City of Martin, Tennessee Economic Impact Plan for Skyhawk Parkway Economic Development Area, a recommendation from the City of Martin Industrial Development Board.

Recorder Mathis presented the Economic Impact Plan for Skyhawk Parkway Economic Development Area. A copy was on file at city hall for any interested persons to read. A copy was made available for the members of the media. A copy follows:

**THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF MARTIN, TENNESSEE  
ECONOMIC IMPACT PLAN  
FOR  
SKYHAWK PARKWAY ECONOMIC DEVELOPMENT AREA**

Authority for Economic Impact Plan. Industrial development corporations (“IDBs”) are authorized under Tennessee Code Annotated § 7-53-312 (the “Act”) to prepare and submit to cities and counties an economic impact plan with respect to an area that includes an industrial park within the meaning of the Act or a project within the meaning of Tennessee Code Annotated § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of such industrial park or project. The Act also authorizes cities and counties to apply and pledge new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

The Project. The project consists of the site grading and construction of on-site water, sewer, electric, gas and storm sewer utilities and the construction and equipping of a strip retail center consisting not less than 42,000 square feet of space in multiple buildings (the “Project”). In order to make the Project financially feasible, The Industrial Development Board of the City of Martin (the “Board”) intends, subject to the approval of the Board of Mayor and Aldermen of the City of Martin (the “City”) of this Economic Impact Plan, to engage in tax increment financing pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion or all of the cost of constructing the Project (the “Project Costs”). The proceeds of the tax increment financing would be used exclusively to pay a portion of the Project Costs. The Project is an eligible project within the meaning of Tennessee Code Annotated § 7-53-101(13)(A). In the event that the City approves this Economic Impact Plan and the use of the City portion of the Increment (as defined below) to pay Project Costs and to repay the Project Financing (as also defined below), the Board may also request the approval of Weakley County (the “County”) to this Economic Impact Plan and the use of all or a portion of the County portion of the Increment to pay Project Costs and to repay the Project Financing, but such County approval will not be a condition of the City and the Board’s approval of this Economic Impact Plan and such use of the City’s portion of the Increment.

Boundaries of Plan Area. The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below (the “Plan Area”), is shown on Exhibit A attached hereto and a list of the tax parcels included in the Plan Area is shown on Exhibit B attached hereto, which is the property that will directly benefit from the development of the Project. The Plan Area is hereby declared to be subject to this Economic Impact Plan, and the Project is hereby identified as the project that will be located within the Plan Area.

Financial Assistance to Project. The Board will provide financial assistance to the Project by issuing \$300,000.00 of its bonds, notes or other obligations to pay for all or a portion of the Project Costs (the “Project Financing”) and by applying the proceeds of the tax increment financing described herein to pay all or a portion of the cost of constructing and financing the Project. The Board may issue the Project Financing to a lender or other bondholder(s), including without limitation to the City, to finance the Project Costs and pledge the Increment to such lenders or bondholders to apply to the debt service on the Project Financing.

Expected Benefits to City and County. The City and the County expect to benefit in many ways from the development of the Project. It is forecasted that the strip retail center improvements will eventually add approximately \$3,400,000 to the combined City and County tax rolls. The tax base attributable to the Project is expected to generate over \$22,034 per year in City property taxes and \$28,016 in County property taxes per annum. The Plan Area generated only \$1,263 in City property taxes and only \$1,763 in County property taxes for 2010. Upon completion of the Project, the Plan Area is expected to generate over \$446,080 in City property taxes and over \$560,320 in County property taxes over a 20 year period. Sales tax, business tax and a variety of other local taxes and/or fees will be positively affected by the injection of 165 estimated jobs and estimated retail sales of over \$30,000,000 per year once the Plan Area is fully developed resulting in \$825,000 in local sales tax revenue annually. Building permit fees will increase from the construction of the new facilities within the Plan Area. Existing city providers, such as restaurants and general merchandise stores will be able to attract additional business from the Project. New businesses will be attracted to the immediate area to service the needs of the occupants and employees of the Project. One of the intangible benefits of the Project is the quality of jobs that are provided by the Project. The estimates of the average wage for the planned Project ranges from \$16,640 to \$37,440 per year creating a total Payroll of between \$915,520 and \$3,186,700. The types of skills required by such paying jobs would provide career paths for many of our citizens and their children.

Distribution of Property Taxes and Tax Increment Financing.

Distribution of Taxes. Subject to the provisions of Section 312(j) of the Act, property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed in accordance with Tennessee Code Annotated § 7-53-312(c) as follows:

The portion of the real and personal property taxes that were payable with respect to the Plan Area for the year prior to the date of approval of this Economic Impact Plan (the “Base Tax Amount”) shall be allocated to and, as collected, paid to the City and County as all other taxes levied by the City and County on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less

than the Base Tax Amount, there shall be allocated and paid to the City and County only the taxes actually imposed; and

Any excess of real and personal property taxes over the Base Tax Amount (the "Increment") that is for City property taxes, and the County portion of the Increment is approved by the County to be used for such purpose, shall be, as collected, paid into a separate fund of the Board created to hold such payments until the tax proceeds in the fund are to be applied to pay debt service on the Project Financing expected to be issued by the Board and to pay Project Costs.

TIF Obligations. In order to pay the costs of constructing the Project, the Board intends to use the Increment to pay all or a portion of the debt service on the Project Financing obligations incurred to finance such costs. The Board will borrow not to exceed \$300,000 through the issuance and sale of notes, bonds or other obligations of the Board to be used in pay the costs of the financing and the construction of the Project. It is expected that approximately \$200,000 of this amount will be used to construct the road improvements and approximately \$100,000 will be used for the utility extensions. The Board shall pledge any and all of the Increment allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations.

Time Period. Taxes on the real and personal property within the Project Area will be distributed as provided in this Section of the Economic Impact Plan until the tax increment Project Financing described above is repaid, provided that the Increment may not be allocated to the Board for such purpose for more than Thirty (30) years.

Qualified Use. The Board, the City and the County, if applicable, by the adoption of this Plan, find that the use of the Increment as described herein is in furtherance of promoting economic development in the City and the County, and that costs to be financed as described herein are costs of the Project.

Approval Process. Pursuant to Tennessee Code Annotated § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

The Board shall hold a public hearing relating to the proposed Economic Impact Plan after publishing notice of such hearing in a newspaper of general circulation in the City at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board will submit this Economic Impact Plan to the City and may submit this Economic Impact Plan to the County for their approval.

The governing body of the City must approve this Economic Impact Plan for this Economic Impact Plan to be effective. Pursuant to the Act, this Economic Impact Plan may be approved by resolution of the governing body of the City, and if submitted to the County this Economic Impact Plan may be approved by resolution of the governing body of the County, whether or not the local charter provisions of the governing body provide otherwise.

**Minutes: City of Martin Board of Mayor & Aldermen Special Called Meeting, August 25, 2011**

Once the Economic Impact Plan has been approved by the governing body of the City and the County, if applicable, the clerk or other recording official of the shall transmit the following to the appropriate tax assessors and taxing agency affected: (a) a copy of the description of the property within the Plan Area, and (b) a copy of the Resolution approving the Economic Impact Plan.

APPROVED:

THE INDUSTRIAL DEVELOPMENT  
BOARD OF THE CITY OF MARTIN,  
TENNESSEE

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED:

CITY OF MARTIN, TENNESSEE

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED (if Applicable):

WEAKLEY COUNTY, TENNESSEE

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

exhibit a  
Plan Area

Beginning at an iron pin set in the east margin of Brooks Street Extended, 25 feet from the centerline and being the northwest corner of Lot 1 of University Commons, a plat of which is of record in Plat Book 3 Page 210 in the Register's Office of Weakley County, Tennessee; runs thence with the east margin of Brooks Street Extended (un-improved), along a curve to the left having a radius of 236.60 feet, a chord direction of north 24 degrees 24 minutes 29 seconds west, a chord length of 67.94 feet and an arc length of 68.17 feet to an iron pin set; thence along a curve to the right having a radius of 136.60 feet, a chord direction of north 17 degrees 39 minutes 44 seconds west, a chord length of 70.71 feet and an arc length of 71.52 feet to an iron pin set; thence north 02 degrees 39 minutes 37 seconds west 76.31 feet to an iron pin set; thence north 01 degrees 42 minutes 46 seconds west 750.30 feet to an iron pin found; runs thence north 02 degrees 48 minutes 57 seconds east 146.59 feet to the center of Cane Creek and being in Swaim, Smith, Beale's south line as described in Deed Book 342 Page 445; runs thence with Swaim, Smith, Beale's south line, then with the University Lodge's south line as described in Deed Book 185 Page 202 (Cane Creek), north 37 degrees 35 minutes 40 seconds east 393.96 feet to an interior corner; runs thence continuing with Cane Creek, north 61 degrees 52 minutes 48 seconds east 293.76 feet to the west margin of State Route 43; runs thence with the west margin of State Route 43 as follows, south 04 degrees 08 minutes 39 seconds west 139.94 feet to an iron pin set; thence south 02 degrees 32 minutes 22 seconds west 250.37 feet to an iron pin set; thence south 02 degrees 21 minutes 31 seconds east 295.89 feet to an iron pin set; thence south 06 degrees 11 minutes 27 seconds east 244.64 feet to an iron pin set; thence south 03 degrees 43 minutes 46 seconds east 232.68 feet to an iron pin set; runs thence along the northern terminus of Commons Drive (un-improved), south 86 degrees 16 minutes 14 seconds west 50.00 feet to an iron pin set; runs thence with the west margin of Commons Drive (un-improved), along a curve to the right having a radius of 518.22 feet, a chord direction of south 06 degrees 42 minutes 04 seconds west, a chord length of 187.64 feet and an arc length of 188.68 feet to an iron pin set; thence along a curve to the left having a radius of 777.67 feet, a chord direction of south 11 degrees 3 7 minutes 23 seconds west, a chord length of 149.31 feet and an arc length of 149.54 feet to an iron pin set at the northeast corner of Lot 1 of University Commons as described aforesaid; runs thence with the north line of said Lot 1, south 81 degrees 13 minutes 22 seconds west 366.04 feet to the point of beginning containing 648841.27 square feet or 14.895 acres of land as surveyed by Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731-664-0807).

Being the property conveyed to Swaim & Swaim, LLC by instrument of record in Book \_\_\_\_\_, Page \_\_\_\_\_, Register's Office for Weakley County, Tennessee.

exhibit B

list of tax parcels

Parcel 04307

Parcel 04310

Parcel 04311

Mayor Brundige explained – you have heard the reading of Economic Impact Plan for Skyhawk Parkway Economic Development Area; a recommendation from the City of Martin Industrial Development Board. This plan will be approved by Resolution R2011-12.

**INTRODUCTION AND APPROVAL OF RESOLUTION R2011-12:  
RESOLUTION APPROVING THE ECONOMIC IMPACT PLAN FOR THE  
SKYHAWK PARKWAY ECONOMIC DEVELOPMENT AREA AND  
LOAN TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY  
OF MARTIN, TENNESSEE.**

Mayor Brundige introduced for consideration Resolution R2011-12: Resolution approving the Economic Impact Plan for the Skyhawk Parkway Economic Development Area and Loan to the Industrial Development Board of the City of Martin, Tennessee.

Recorder Mathis read Resolution R2011-12. A copy was on file at city hall for any interested persons to read. A copy was made available for the members of the media. A copy follows:

**RESOLUTION R2011-12**

**A RESOLUTION APPROVING THE ECONOMIC IMPACT PLAN FOR THE  
SKYHAWK PARKWAY ECONOMIC DEVELOPMENT AREA AND LOAN TO THE  
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MARTIN, TENNESSEE**

**WHEREAS;** The Industrial Development Board of the City of Martin, Tennessee (the “IDB”) has prepared an economic impact plan entitled The Industrial Development Board of the City of Martin, Tennessee Economic Impact Plan for Skyhawk Parkway Economic Development Area (the “Economic Impact Plan”) regarding the development of a tract of land located on Commons Drive in the City of Martin, Tennessee, as more particularly described in Exhibit A, attached hereto (the “Plan Area”); and

**WHEREAS;** the IDB has proposed a development of the Plan Area which would include the site grading and construction of on-site water, sewer, electric, gas and storm sewer utilities and the construction and equipping of a strip retail center (the “Project”) consisting not less than 42,000 square feet of space in multiple buildings; and

**WHEREAS;** the Economic Impact Plan provides that in order to make the Project financially feasible, the IDB intends, subject to the approval of the Board of Mayor and Aldermen of the City of Martin (the “City”), to use all taxes allocated to the IDB pursuant to Tennessee Code Annotated § 7-53-312(h) (the “Increment”) to pay or to reimburse the Company for its payment of all or a portion of the costs of the Project; and

**WHEREAS;** the Economic Impact Plan further provides that the IDB intends to borrow Three Hundred Thousand and No/100 Dollars (\$300,000.00) to pay for costs of the Project; and

**WHEREAS;** the City has the authority under Tennessee Code Annotated §6-54-118 to make loans to Industrial Development corporations, and the City desires to make said \$300,000.00 loan (the “Loan”) to the IDB secured by and payable from the Increment; and

**WHEREAS;** the IDB has caused a public hearing with respect to the Economic Impact Plan to be held on August 22, 2011, as required by Tennessee Code Annotated §7-53-312(g) and has approved the Plan at a meeting on August 22, 2011, after such public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTIN, TENNESSEE:**

Section 1. That the Economic Impact Plan, in the form attached hereto as Exhibit B, being in the interest of the citizens of the City of Martin, Tennessee, is hereby approved by the Board of Mayor and Aldermen of the City of Martin Tennessee and the officers of the City are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan.

Section 2. That the making of the Loan by the City to the IDB secured by and payable from the Increment, being in the interest of the citizens of the City of Martin, Tennessee, is hereby approved by the Board of Mayor and Aldermen of the City of Martin Tennessee and the officers of the City are authorized to take all appropriate action to carry out the making of the Loan and the securing thereof by the Increment.

Section 3. That the City Clerk is directed to file this Resolution together with the Economic Impact Plan referred to herein as a part of the minutes of this meeting.

Section 3. That this Resolution shall take effect from and after its adoption, the welfare of the City requiring it.

ATTEST:

APPROVED:

\_\_\_\_\_  
Chris Mathis, CPA  
City Recorder

\_\_\_\_\_  
Randy Brundige,  
Mayor

Mayor Brundige explained – you have heard the reading of Resolution R2011-12. Is there a motion to approve?



**Minutes: City of Martin Board of Mayor & Aldermen Special Called Meeting, August 25, 2011**

Alderman Harrison made the motion to approve Resolution R2011-12: Resolution approving the Economic Impact Plan for the Skyhawk Parkway Economic Development Area and Loan to the Industrial Development Board of the City of Martin, seconded by Alderman Hankins.

Mayor Brundige asked – is there any discussion? There was none, therefore a roll call vote was requested and follows:

FOR:	ALDERMAN NANNEY ALDERMAN HARRISON ALDERMAN BELOTE ALDERMAN TUCK ALDERMAN HANKINS ALDERMAN EDWARDS
AGAINST:	NONE
ABSENT:	NONE

Mayor Brundige declared Resolution 2011-12 approved.

**ADJOURN**

Mayor Brundige explained – this concludes all the scheduled business and asked is there a motion to adjourn?

Alderman Nanney made the motion to adjourn, seconded by Alderman Hankins.

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL

ATTEST: SIGNED:

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Chris Mathis, CPA  
City Recorder

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Randy Brundige,  
Mayor

RB: CM/bh