



City of Bartlett
A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

TUESDAY, NOVEMBER 23, 2021 - BARTLETT CITY HALL - 6:00 PM

ATTENDANCE

Mayor A. Keith McDonald: Present, Alderman W.C. Pleasant: Present, Alderman Emily Elliott: Absent, Alderman David Parsons: Present, Alderman Bobby Simmons: Present, Vice Mayor Jack Young: Present, Alderman Kevin Quinn: Present.

INVOCATION

Opening Prayer by Mayor A. Keith McDonald

FUTURE MEETINGS

Planning Commission (Special Called), November 29 at 7 p.m.

Board of Mayor and Aldermen Meeting (Special Called), November 30 at 6 p.m.

City Beautiful Commission, December 2 at 6:30 p.m.

Family Assistance Commission, December 6 at 6 p.m.

Beer Board, December 7 at 6 p.m.

RECOGNITIONS

*****Official Business of the Day*****

MINUTES ACCEPTANCE

Minutes of the November 9, 2021 Board of Mayor and Aldermen Regular Meeting

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bobby Simmons, Alderman
SECONDER:	David Parsons, Alderman
AYES:	Pleasant, Parsons, Simmons, Young, Quinn

NEW BUSINESS

I Resolution 34-21, a resolution to approve the Industrial Development Board of the City of Bartlett, Tennessee's Economic Impact Development Plan for the Union Depot Mixed Use Development Tax Increment Financing application. (Kim Taylor, Director of Planning and Economic Development)

Director of Planning Kim Taylor explained that the Industrial Development Board met on November 18, 2021 and approved the submitted Economic Impact Plan and Tax Increment Financing application for the proposed Union Depot mixed use development project at 6896 Stage Road. For checks and balances, both the developer generated the Economic Impact Plan and a third party firm, on behalf of the City of Bartlett, generated a financial analysis. Both the plan and the financial analysis were in concert with each other. The Economic Impact Plan comes with a favorable recommendation to the Board of Mayor and Aldermen; however, the actual development plans will be submitted at a later date and go before the Planning Commission, the Design Review Commission, and any other boards that have prevue to review and approve the plans.

Mayor McDonald read the following Tax Increment Financing (TIF) description from the State of Tennessee Comptroller's website, "Tax Increment Financing - or TIF - projects give cities and counties tools to retain, recruit, and grow business and industry. Tax Increment Financing is a method utilized by local governments to pay for community improvements with future tax revenues. For example, a blighted neighborhood might have dilapidated buildings worth only \$50,000 in property value. Using a TIF, the local government could build new infrastructure or even replace the run-down buildings with new ones as well as other improvements to increase total property values in the area to \$750,000. The \$700,000 difference in property value increases property tax collections. The increased property tax revenue is used to recover the cost of the TIF improvements. In short, it's a way to allow new development to pay for itself." Industrial Development Board member, Melissa Woodall, who is familiar with TIFs graciously sent Mayor McDonald the definition. He stated that it does not become a burden to our taxpayers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Young, Vice Mayor
SECONDER:	W.C. Pleasant, Alderman
AYES:	Pleasant, Parsons, Simmons, Young, Quinn

OPEN DISCUSSION

The Mayor and Board of Mayor and Aldermen wished everyone a Happy Thanksgiving.

ADJOURNMENT

Meeting adjourned at 6:11 PM