

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL  
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND  
DAVIDSON COUNTY, TENNESSEE

November 15, 2018

The Board of Directors of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the "Board") met on Thursday, October 25, 2018 at 10:05 a.m. in Council Committee Room 2 at the Metropolitan Courthouse, Nashville, Tennessee 37201.

Board members present were: Ginger Hausser, Cristina Allen, Nigel Hodge, Aubrey Gregory, Quin Segall, Carnell Scruggs and Ken Weaver.

Also present were: Bob Tuke, Trauger & Tuke; Matt Wiltshire, Metro ECD; Margaret Darby, Metro Legal; Jeff Oldham, Bass, Berry & Sims PLC; and Steve Reiter.

**Meeting Minutes:**

Mr. Hodge asked if there were any corrections or discussion for the September 27, 2018 meeting minutes. There being none, Ms. Allen made a motion to approve the meeting minutes and it was seconded by Mr. Weaver. The Board voted and approved.

**Public Hearing:**

**Bellevue TIF Amendment**

Mr. Hodge asked if there was anyone who would like to address the Board. There being none, the public hearing was left open and the discussion moved to the Board's consideration of the proposed Amendments.

**Items for Approval:**

**Bellevue TIF Amendment**

Mr. Wiltshire gave a brief summary of the Bellevue TIF Amendment. There are two different ways to do Tax Increment Financing in Davidson County. The first is through MDHA which manages redevelopment districts that have been created by Metro Council and the other is through the Industrial Development Board.

There was an original proposal around 2008 that created an Economic Impact Plan and provided tax increment financing for the redevelopment of the Bellevue Mall. The original proposal did not move forward. In 2013 and 2014, there was a change in ownership of the property. A new proposal was issued for the Bellevue Mall and approved by the Board. The new proposed development includes a shopping center, apartment complex, community center, and an ice rink (which will be operated by the Nashville Predators). The shopping / retail center is open and operating. The 330 apartment units are completed and operated by Crescent Communities. The community center and ice rink are still under construction.

Ms. Darby gave a brief summary of the amendment from a legal perspective. After the amended plan for the Bellevue Mall was approved, Metro and the developer swapped parcels. Also, when the developer started creating the platted areas, they changed some of the lines around. This amendment is to incorporate the original intended area for the plan and to accommodate the land swap.

Mr. Oldham (Bass, Berry & Sims PLC) gave a brief summary of the Economic Impact Plan for Bellevue Mall development area and the parcel maps.

Mr. Hodge asked if there were any other questions or discussion for Bellevue TIF Amendment. There being none, Mr. Hodge closed the Public Hearing and Mr. Weaver made a motion to approve the Bellevue TIF Amendment. The motion was seconded by Ms. Allen. The Board voted and approved.

**Discussion Items:**

Ms. Darby stated that, according to the by-laws, the Board's annual meeting should be held in July and officers should be elected at the annual meeting. Since the annual meeting was not held in July, election of officers will be held at the November meeting.

Mr. Scruggs suggested creating a training session for new members. The Board agreed with Mr. Scruggs and a training session will be held at the January 2019 meeting.

**Approval of Financial Matters:**

There were no expenditures.

**Scheduled Next Board Meeting**

The next Board meeting was scheduled for November 15, 2018.

**Adjourn**

The meeting was adjourned at 10:38 a.m.

APPROVED, this 15th day of November 2018.

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Ginger Hausser, Chair

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Aubrey Gregory, Secretary