

**Monday, March 9, 2020**

**BOARD OF MAYOR AND ALDERMEN – REGULAR MEETING**

**6:00 PM**

1. Prayer
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Agenda
5. Approve Minutes Of February 10, 2020

Documents:

[BMA MINUTES 2-10-2020.PDF](#)

6. Public Comments
7. Public Hearing – Ordinance 2020-1 Amending Chapter 1 Of Title 18 Of City Code On Water And Sewers
8. Consideration Of Ordinance 2020-1 Amending Chapter 1 Of Title 18 Of City Code On Water And Sewers – Final Reading

Documents:

[ORDINANCE 2020-1 AMENDING CHAPTER 1 OF TITLE 18 FOR WATER AND SEWER.PDF](#)

9. Public Hearing – Ordinance 2020-2 Amending The Official Zoning Map For The City Of Millington, Tennessee To Change The Zoning From B-2, General Commercial, To OT, Old Town, At 7860 Leroy Boatwright Street
10. Consideration Of Ordinance 2020-2 Amending The Official Zoning Map For The City Of Millington, Tennessee To Change The Zoning From B-2, General Commercial, To OT, Old Town, At 7860 Leroy Boatwright Street – Final Reading

Documents:

[ORDINANCE 2020-2 BOATWRIGHT ROAD REZONING.PDF](#)

11. Consideration Of Ordinance 2020-3 Amending The Official Zoning Map For The City Of Millington, Tennessee To Change The Zoning From B-2 General Commercial To R-4 Residential High Density As A Part Of The Millington Farms MUPD – First Reading

Documents:

[ORDINANCE 2020-3 CHANGE ZONING TO R-4.DOCX](#)

12. Consideration Of Ordinance 2020-4 Amending The Official Zoning Map For The City Of Millington, Tennessee To Approve The Mixed Use Planned Development (MUPD) Overlay Zone For The Millington Farms MUPD – First Reading

Documents:

[ORDINANCE 2020-4 MUPD OVERLAY ZONE.PDF](#)  
[EXHIBIT B ORDINANCE 2020-4 MUPD OUTLINE PLAN.PDF](#)

13. Consideration Of Ordinance 2020-5 Adding The Use Of A Church With A Day Care In Certain Districts, Adding And Revising Definitions, And Amending And Replacing Chart One, Permitted Uses, Of The City Of Millington, Tennessee Zoning Ordinance – First Reading

Documents:

[ORDINANCE 2020-5 DAY CARE IN CHURCHES.PDF](#)  
[CHART 1 2320.PDF](#)

14. Public Hearing – Resolution 6-2020 Annexing And Adopting A Plan Of Services For 17.88 Acres Located In Millington Reserve Area On West Amherst Road And South Amherst Road, And To Incorporate The Same Within The Corporate Boundaries Of The City Of Millington

15. Consideration Of Resolution 6-2020 Annexing And Adopting A Plan Of Services For 17.88 Acres Located In Millington Reserve Area On West Amherst Road And South Amherst Road, And To Incorporate The Same Within The Corporate Boundaries Of The City Of Millington

Documents:

[RESOLUTION 6-2020. BECKAM.ANNEXATION.PDF](#)  
[EXHIBIT A RESOLUTION 6-2020 LEGAL DESCRIPTION.PDF](#)  
[EXHIBIT B RESOLUTION 6-2020 PLAN OF SERVICES.PDF](#)

16. Consideration Of Resolution 7-2020 Approving An Economic Impact Plan For The Millington Farms Project

Documents:

[RESOLUTION 7-2020 IMPACT PLAN FOR MILLINGTON FARMS.PDF](#)  
[EXHIBIT A FOR RESOLUTION 7-2020 ECONOMIC IMPACT PLAN.PDF](#)

17. Consideration Of Resolution 8-2020 Appointing Member To The Millington Airport Authority

Documents:

[RESOLUTION 8-2020 AIRPORT AUTHORITY BOARD APOINTMENT.PDF](#)

18. Consideration Of Resolution 9-2020 Authorizing The Millington Municipal School Board To Apply For A Loan Through The Tennessee Energy Efficient Schools Initiative

Documents:

[RESOLUTION 9-2020 -AUTHORIZING SCHHOLS TO APPLY FOR ESSI LOAN.PDF](#)

19. Board Reports

20. Adjourn

**ADA NOTICE**

**The City seeks to meet the needs of all individuals with disabilities. Should you need an accommodation to attend, speak or hear at this meeting, please call City Hall at 901.873.5701 at least eight (8) working hours in advance of the meeting**

CITY OF MILLINGTON BOARD OF MAYOR AND ALDERMEN  
MINUTES OF REGULAR MEETING  
February 10, 2020

Call to Order, Prayer, and Pledge of Allegiance

The Board of Mayor and Aldermen of the City of Millington, TN met in regular session at Millington City Hall Chambers on Monday, February 10, 2020. The meeting was called to order at 6:01 pm and Mr. McGhee led everyone in prayer, followed by the Pledge of Allegiance.

Roll Call and Quorum Determination

The following Board members were present:

Mayor Terry Jones  
Bethany Huffman  
Al Bell  
Jon Crisp  
Larry Dagen  
Thomas McGhee  
Don Lowry  
Mike Caruthers

A quorum being present, the following proceedings were held:

4. Approval of Agenda

Approve Agenda  
Motion: Bell  
Second: Caruthers  
Vote: unanimous consent to approve

5. Approve Minutes of January 13, 2020

Approve Minutes  
Motion: Lowry  
Second: Huffman  
Vote: unanimous consent to approve

6. Public Comments

Mr. Kyle Mullen spoke regarding his concerns at the Millington Airport.

Close Public Comments  
Motion: McGhee  
Second: Dagen  
Vote: unanimous consent to close

7. Consideration of Ordinance 2020-1 Amending Chapter 1 of Title 18 of City Code on Water and Sewers - First Reading

Approve Ordinance 2020-1  
Motion: Huffman  
Second: Bell  
Vote: unanimous vote to approve on first reading

8. Consideration of Ordinance 2020-2 Amending the Official Zoning Map for the City of Millington, Tennessee to Change the Zoning from B-2 General Commercial, to OT, Old Town, at 7860 Leroy Boatwright Street - First Reading

Approve Ordinance 2020-2  
Motion: Bell  
Second: Lowry  
Vote: unanimous vote to approve on first reading with Ms. Huffman abstaining

9. Consideration of Resolution 5-2020 Approving Non-Residential Subdivision Agreement with Rush Electric

Approve Resolution 5-2020  
Motion: McGhee  
Second: Caruthers  
Vote: unanimous consent to approve

Board Reports

Mr. Bell encouraged everyone to fill out census letters when they start arriving in mid-March. Mr. Dagen reported that the library has a new website and they are working on a new mission statement. Mr. Caruthers gave an update from the January Planning Commission meeting, and asked Mr. Goforth for an update on the transportation study. Mr. Goforth said he would know in the morning if it would be ready for the Planning Commission meeting next week.

Adjourn

There being no further business, the meeting was adjourned at 6:17 pm.

These minutes are approved as of the 9<sup>th</sup> day of March, 2020.

---

Terry Jones, Mayor

---

Karen Findley, City Clerk

ORDINANCE 2020-1

AN ORDINANCE TO AMEND CHAPTER 1 OF TITLE 18 OF CITY CODE ON WATER AND SEWERS

WHEREAS, The City continues to review all sections of the City Code in order to improve and simplify its use by citizens and city employees; and

WHEREAS, Title 18 of the City Code includes Chapter 1, Water and Sewers; and

WHEREAS, This ongoing review has identified various sections where wording can be improved and changes made to simplify operations.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MILLINGTON, TENNESSEE, That Section 18-121 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-121. Reserved for future use.**

BE IT FURTHER ORDAINED, That listing of sections for Chapter 1 of Title 18 of the Millington Municipal Code amended to reflect Section 18-121 as Reserved for future use.

BE IT FURTHER ORDAINED, That Definitions 10 through 14 contained in Section 18-103 of Title 18 of the Millington Municipal Code are repealed in their entirety and replaced with:

- (10) "Due Date" shall be close of business on the date printed on the bill.  
Current bills show this as the "pay gross after" date.
- (11) "Late Payment Service Charge" means a service charge added to the unpaid amount of any bill not paid in full by due date.
- (12) "Past Due Date" means close of business on the date printed on the bill. Current bills show this as the "last day to pay" date.
- (13) "Delinquent Account Service Charge" means a service charge added to any bill not paid in full by past due date.
- (14) "Cut-off Date" shall be the date printed on the bill.

BE IT FURTHER ORDAINED, That Section 18-114 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-114. Billing.** Water, sewer, storm-water and sanitation (Title 17) services, which are billed and collected as a common bill, will be billed monthly. Billing and due dates may vary from month to month. Bills shall state the bill date, the due date, the last day to pay (past due after this date) and cut-off date. A billing calendar will be posted on the city's website and at City Hall. Water service may be discontinued for non-payment of the combined water, sewer, sanitation and storm-water bill. Billing Calendar shall be based on:

- (1) Payment shall be due not later than 10th of month and not sooner than fourteen (14) days after the bill date.
- (2) Late payment service charge is applied next morning.
- (3) A minimum of eight (8) additional days after due date shall be allowed until account is past due.
- (4) Delinquent account service charge is applied next morning and service disconnect occurs.
- (5) In the event that any date is not on a business day, the date is not extended to the next business day.

Water and sewer billing will be based on the amount flowing through the water meter from the last monthly meter reading to the current month

meter reading. If the employees of the Millington Water Department are unable to obtain access to the water meter to read same during regular business hours, or if a meter should for any reason fail to register or fail to correctly register the consumption, the Millington Water Department reserves the right to render a bill to the customer on the best information available.

BE IT FURTHER ORDAINED, That Section 18-116 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-115. Application of customer payments.** Customer payments shall be allocated pro rata to the amounts due by service and shall be posted to the account in this manner:

- (1) Payments over the counter in city hall will be posted immediately.
- (2) Automated bank drafts (ACH) authorized in City Hall by customers and processed directly by the city will be posted on the date sent to the bank.
- (3) Payments received in the mail will be posted on the day received.
- (4) Payments made through the city's online and phone payment sites through 11:00 PM Millington time will be posted as of next working day.
- (5) Payments left in the payment box in the city hall parking lot after 8:00 AM each day shall be posted as of next working day.

Payments made on days when late payment penalties or service charges are applied may be considered made after the fees are applied.

BE IT FURTHER ORDAINED, That Section 18-116 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-116. Late payment service charge.** A ten percent (10%) late payment service charge shall be applied to the entire unpaid amount of any common city services bill not paid in full by due date, which is currently printed on the bill as the "pay gross after" date.

BE IT FURTHER ORDAINED, That Section 18-117 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-117. Delinquent account service charge.** A twenty five dollar (\$25.00) billing service charge shall be applied to any account for city services not paid in full by the close of business on the delinquent date, which is currently printed on the bill as the "last day to pay" date.

BE IT FURTHER ORDAINED, That Section 18-118 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-118. Bad check and returned item service charge.** For any returned item, including but not limited to check, bank draft, ACH transaction, credit card, or debit card transaction, a service charge shall be added to the customer's account. Service charge shall be thirty dollars (\$30.00) for returned amounts up to three thousand dollars (\$3,000.00) and one percent (1%) of amount returned for returned amounts over three thousand dollars (\$3,000.00).

BE IT FURTHER ORDAINED, That Section 18-120 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-120. Disconnection for unpaid balances.** Any Customer may request a hearing to avoid disconnection of service through the fifteenth (15th) day after the bill date by contacting customer service. In the event that a hearing is requested by a customer, it shall be conducted by one (1) or more members of the committee established in this Title and held in city hall during normal business hours at the date and time established by the city. The customer shall be entitled to one (1) day notice of the scheduled time, unless agreeing to an earlier time. The committee will issue a ruling prior to the cut-off date. Customers with an outstanding balance on the close of

business on the past due date shall be delinquent and service shall be discontinued.

After such disconnection, all amounts due, including extra charges, shall be paid before service is restored. **Service will only be restored on city business days.** Service can be restored between 8 AM and 4 PM Monday through Thursday and until 3 PM on Friday.

BE IT FURTHER ORDAINED, That Section 18-127 of Title 18 of the Millington Municipal Code is repealed in its entirety and replaced with:

**18-127. Meters.** All meters shall be installed, tested, repaired, and removed only by the City of Millington. No water shall be furnished to any user unless there shall have been installed a water meter. No one shall do anything which will in any way interfere with or prevent the operation of a meter. No one shall tamper with or work on a water meter without the written permission of the city. No one shall install any pipe or other device which will cause water to pass through or around a meter without the passage of such water being registered fully by the meter.

BE IT FURTHER ORDAINED, That this Ordinance shall take effect upon its second and final passage.

Public Hearing: March 9, 2020  
First Reading: February 10, 2020  
Final Reading: March 9, 2020

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

ORDINANCE 2020-2

ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MILLINGTON, TENNESSEE TO CHANGE THE ZONING FROM B-2-GENERAL COMMERCIAL TO OT-OLD TOWN AT 7860 LEROY BOATWRIGHT STREET

WHEREAS, The Tennessee Code Annotated Statutes, as amended, Title 13, grants municipalities and counties the authority to provide for the planning, and;

WHEREAS, the Planning Commission approved a Proposed Zoning Plan and adopted Resolution 2019-1 which recommended the Board of Mayor and Aldermen adopt the Proposed Zoning Map as the Official Zoning Map of the City of Millington, Tennessee, and;

WHEREAS, a Public Hearing was held at the Board of Mayor and Aldermen meeting on March 11, 2019 and the Proposed Zoning Plan was adopted as the Official Zoning Map by the Board of Mayor and Aldermen at their meeting on May 13, 2019, and;

WHEREAS, a request to rezone 0.378 acres of land at 7860 Leroy Boatwright Street from B-2 Commercial to OT Old Town zone district was recommended for approval by the Planning Commission at their meeting on January 21, 2020.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that the 0.378-acre property located at 7860 Leroy Boatwright Street be rezoned from B-2 General Commercial District to OT Old Town District.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon its final passage, the public welfare requiring it.

Public Hearing:        March 9, 2020  
First Reading:        February 10, 2020  
Final Reading:        March 9, 2020

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

ORDINANCE 2020-3

ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF  
MILLINGTON, TENNESSEE TO CHANGE THE ZONING FROM B-2 GENERAL  
COMMERCIAL TO R-4 RESIDENTIAL HIGH DENSITY AS A PART OF THE  
MILLINGTON FARMS MUPD

WHEREAS, The Tennessee Code Annotated Statutes, as amended, Title 13, grants municipalities and counties the authority to provide for the planning, and

WHEREAS, the Planning Commission approved a Proposed Zoning Plan and adopted Resolution 2019-1 which recommended the Board of Mayor and Aldermen adopt the Proposed Zoning Map as the Official Zoning Map of the City of Millington, Tennessee, and

WHEREAS, a Public Hearing was held at the Board of Mayor and Aldermen meeting on March 11, 2019 and the Proposed Zoning Plan was adopted as the Official Zoning Map by the Board of Mayor and Aldermen at their meeting on May 13, 2019, and

WHEREAS, a request to rezone 39.36 acres of land located on Veterans Parkway, (as further described in Attachment A) from B-2 Commercial to R-4 Residential High-Density zone district as a part of the Millington Farms Mixed Use Planned Development was recommended for approval by the Planning Commission at their meeting on February 17, 2020.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that the 39.36-acre property as described in Attachment A, be rezoned from B-2 General Commercial District to R-4 Residential High-Density District.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon its final passage, the public welfare requiring it.

Public Hearing:  
First Reading:                    March 9, 2020  
Final Reading:

\_\_\_\_\_  
Terry G. Jones, Mayor

\_\_\_\_\_  
Karen Findley, City Clerk

## ATTACHMENT A

**DESCRIPTION** of a 39.36 acre parcel of land being part of the Millington Farms L.L.C. property located in Millington, Shelby County, Tennessee, said 39.36 acre parcel being more fully described as follows:

**COMMENCING AT A POINT**, said point being at a set 1/2" rebar with plastic cap at the intersection of south right-of-way line of Veterans Parkway (85.3' R.O.W.) and the northeast line of the Ernest R. Patton and wife, Barbara A. Patton property recorded in Instrument No. JA-8445, Parcel I, said point being located south 54 degrees 53 minutes 37 east, 7.03 feet from the east right-of-way line of U.S. Highway No. 51 (R.O.W. Varies) as measured along the northeast line of said property recorded in Instrument No. JA-8445, Parcel I; thence eastwardly with the south right-of-way line of said Veterans Parkway the following calls: along a curve to the right having a radius of 49.21 feet, a delta angle of 59 degrees 23 minutes 47 seconds, a chord bearing of south 84 degrees 36 minutes 23 seconds east, a chord distance of 48.76 feet and an arc distance of 51.01 feet to a set 1/2" rebar with plastic cap; south 56 degrees 46 minutes 42 seconds east, 99.45 feet to a point of curvature; along a curve to the left having a radius of 1443.57 feet, a delta angle of 44 degrees 54 minutes 56 seconds, a chord bearing of south 79 degrees 14 minutes 10 seconds east, a chord distance of 1102.90 feet and an arc distance of 1131.65 feet to a set 1/2" rebar with plastic cap and a point of tangency; north 78 degrees 18 minutes 22 seconds east, 137.87 feet to a point in an existing ditch and the **POINT OF BEGINNING**; thence southwardly with the centerline of said ditch the following calls: south 09 degrees 57 minutes 00 seconds east, 69.87 feet; south 04 degrees 51 minutes 02 seconds east, 62.72 feet; south 10 degrees 49 minutes 28 seconds east, 137.24 feet; south 16 degrees 01 minutes 07 seconds east, 50.08 feet; south 12 degrees 27 minutes 38 seconds east, 23.46 feet; south 02 degrees 29 minutes 10 seconds west, 21.89 feet; south 05 degrees 28 minutes 55 seconds east, 51.34 feet; south 11 degrees 40 minutes 08 seconds east, 83.83 feet; south 13 degrees 41 minutes 00 seconds east, 83.38 feet; south 10 degrees 03 minutes 40 seconds east, 63.13 feet; south 06 degrees 38 minutes 53 seconds east, 45.51 feet; south 00 degrees 26 minutes 13 seconds east, 53.78 feet; south 08 degrees 45 minutes 28 seconds west, 53.71 feet; north 55°01'11" west a distance of 35.04 feet; south 17°19'00" west a distance of 174.98 feet; south 19°05'40" west a distance of 199.79 feet; south 26°57'54" west a distance of 285.38 feet; south 38°01'37" west a distance of 243.00 feet; south 39°02'26" west a distance of 155.16 feet; south 40°14'07" west a distance of 384.37 feet; south 35°52'34" west a distance of 350.42 feet; south 26°58'04" west a distance of 111.78 feet; thence along the future centerline of Glencoe Way (84' R.O.W.), north 55°01'06" west a distance of 741.43 feet to a point in the centerline of a future collector (68' R.O.W.), thence along the centerline of a future collector (68' R.O.W.), north 34°58'54" east a distance of 1571.75 feet to a point, thence along the centerline of a future collector (68' R.O.W.) and along a tangent curve to the left with a radius of 825.00 feet, a tangent length of 246.87 feet, a central angle of 33°19'05", the radius of which bears north 55°01'06" west, the chord of which bears north 18°19'21" east for a distance of 473.02 feet; Thence along the arc of said curve for a distance of 479.75 feet to a point; thence along the centerline of a future collector (68' R.O.W.), north 01°39'49" east a distance of 186.80 feet to a point in the centerline of Veterans Parkway (85.3' R.O.W.), thence along the centerline of Veterans Parkway (85.3' R.O.W.) and along a non-tangent curve to the left having a radius of 1402.57 feet, a central angle of 13°21'27", a tangent length of 164.24 feet, the long chord of which bears north 84°59'05" east for a distance of 326.24 feet with a radial line in of north 01°39'49" east and a radial line out of south 11°41'38" east for an arc length of 326.98 feet to a point; thence along the centerline of Veterans Parkway (85.3' R.O.W.), north 78°18'22" east a distance of 139.11 feet to a point, thence leaving the centerline of Veterans Parkway (85.3' R.O.W.), south 09°57'00" east a distance of 42.65 feet to a point the **POINT OF BEGINNING** and containing 1,714,382.12 square feet or 39.36 acres of land, more or less.

ORDINANCE 2020-4

ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MILLINGTON, TENNESSEE TO APPROVE THE MIXED USE PLANNED DEVELOPMENT (MUPD) OVERLAY ZONING FOR THE MILLINGTON FARMS MUPD

WHEREAS, The Tennessee Code Annotated Statutes, as amended, Title 13, grants municipalities and counties the authority to provide for the planning, and

WHEREAS, Chapter 22 of the Millington Zoning Ordinance provides the regulations and requirements for a Mixed Use Planned Development Overlay District (MUPD) and

WHEREAS, a request to rezone 103.74 acres of land located on Veterans Parkway, (as further described in Attachment A) as Mixed Use Planned Development Overlay Zoning was recommended for approval by the Planning Commission at their meeting on February 17, 2020, and

WHEREAS, The underlying zoning of this property is made up of 39.36 acres of R-4 Residential High Density, 5.93 acres of R-2 Residential Medium Density, and 58.45 acres of B-2 General Commercial, and

WHEREAS, Section 14-2202 General Provisions, (5) provides for the submission of an Outline Plan as a part of the approval of a MUPD, and

WHEREAS, The required Outline Plan was submitted and has been reviewed and was approved by the Planning Commission on February 17, 2020, and is included in this Ordinance as Attachment B.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that the 103.74-acre property as described in Attachment A, be rezoned in the MUPD, Mixed Use Planned Development Overlay Zone.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon its final passage, the public welfare requiring it.

Public Hearing:  
First Reading:                    March 9, 2020  
Final Reading:

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

ATTACHMENT A- Legal Description (Described in two parts)

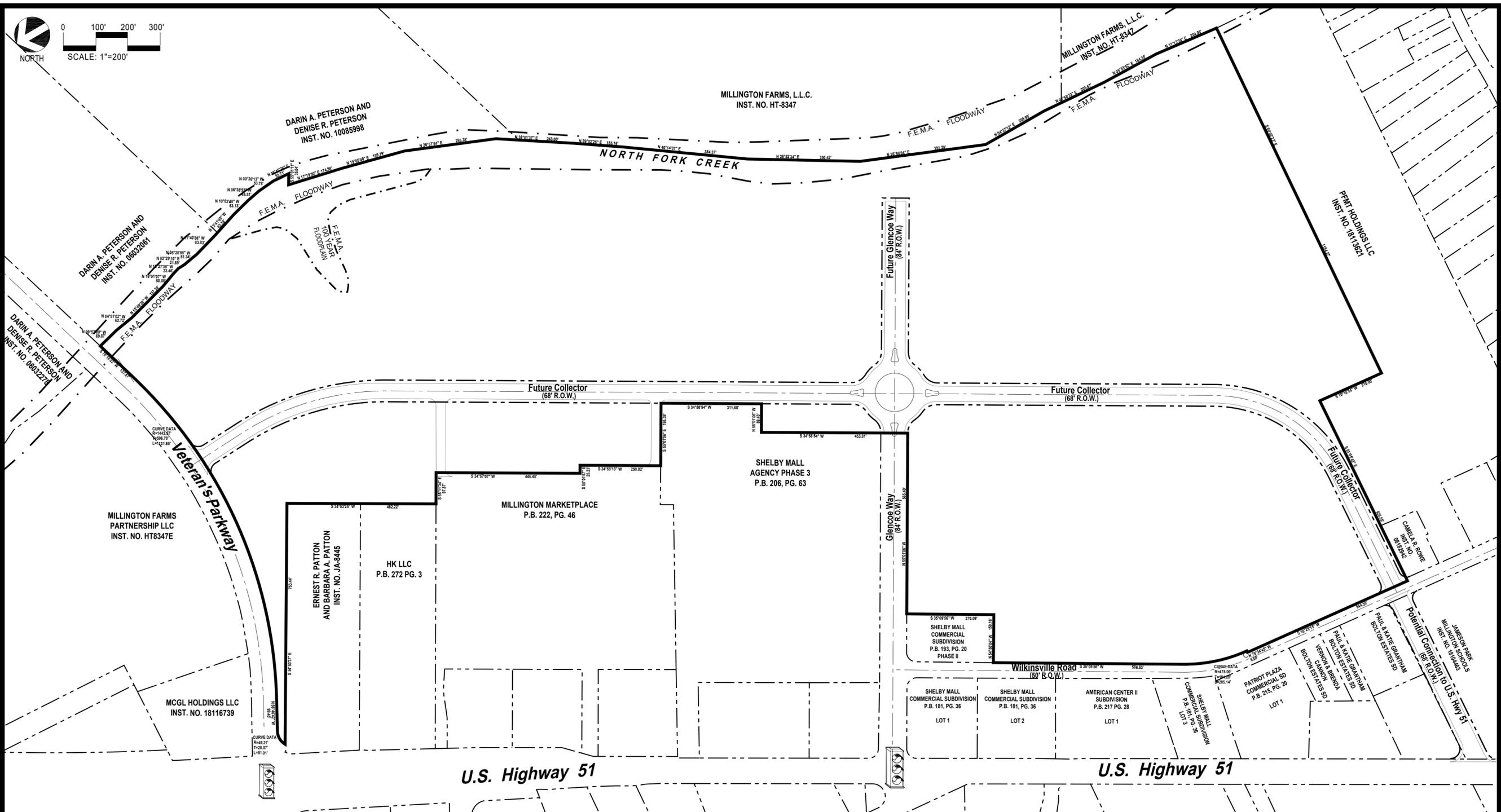
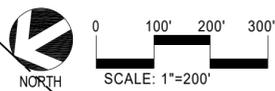
Part One: Description of part of the Millington Farms L.L.C. property recorded in Instrument No. HT-8340, Instrument No. HT-8341, Instrument No. HT-8342, Instrument No. HT-8343, Instrument No. HT-8344, Instrument No. HT-8345, Instrument No. HT-8346 and Instrument No. HT-8347 in Millington, Shelby County, Tennessee:

Beginning at a set 1/2" rebar with plastic cap at the intersection of south right-of-way line of Veterans Parkway (85.3' R.O.W.) and the northeast line of the Ernest R. Patton and wife, Barbara A. Patton property recorded in Instrument No. JA-8445, Parcel I, said point being located south 54 degrees 53 minutes 37 east, 7.03 feet from the east right-of-way line of U.S. Highway No. 51 (R.O.W. Varies) as measured along the northeast line of said property recorded in Instrument No. JA-8445, Parcel I; thence eastwardly with the south right-of-way line of said Veterans Parkway the following calls: along a curve to the right having a radius of 49.21 feet, a delta angle of 59 degrees 23 minutes 47 seconds, a chord bearing of south 84 degrees 36 minutes 23 seconds east, a chord distance of 48.76 feet and an arc distance of 51.01 feet to a set 1/2" rebar with plastic cap; south 56 degrees 46 minutes 42 seconds east, 99.45 feet to a point of curvature; along a curve to the left having a radius of 1443.57 feet, a delta angle of 44 degrees 54 minutes 56 seconds, a chord bearing of south 79 degrees 14 minutes 10 seconds east, a chord distance of 1102.90 feet and an arc distance of 1131.65 feet to a set 1/2" rebar with plastic cap and a point of tangency; north 78 degrees 18 minutes 22 seconds east, 137.87 feet to a point in an existing ditch; thence southwardly with the centerline of said ditch the following calls: south 09 degrees 57 minutes 00 seconds east, 69.87 feet; south 04 degrees 51 minutes 02 seconds east, 62.72 feet; south 10 degrees 49 minutes 28 seconds east, 137.24 feet; south 16 degrees 01 minutes 07 seconds east, 50.08 feet; south 12 degrees 27 minutes 38 seconds east, 23.46 feet; south 02 degrees 29 minutes 10 seconds west, 21.89 feet; south 05 degrees 28 minutes 55 seconds east, 51.34 feet; south 11 degrees 40 minutes 08 seconds east, 83.83 feet; south 13 degrees 41 minutes 00 seconds east, 83.38 feet; south 10 degrees 03 minutes 40 seconds east, 63.13 feet; south 06 degrees 38 minutes 53 seconds east, 45.51 feet; south 00 degrees 26 minutes 13 seconds east, 53.78 feet; south 08 degrees 45 minutes 28 seconds west, 53.71 feet to a point in the northeast line of the TM Farms Holdings, LLC property recorded in Instrument No. 12016418; thence northwestwardly with the northeast line of said property recorded in Instrument No. 12016418 and the northeast line of said property recorded in Instrument No. JA-8445, Parcel I the following calls: north 55 degrees 01 minutes 11 seconds west, 135.05 feet to a found rebar and on for a total distance of 1031.37 feet to a found 1.5" iron pipe; north 54 degrees 53 minutes 37 seconds west, 753.44 feet to the point of beginning and containing 9.05 acres more or less.

Part Two: Description of part of the Shelby Mall Agency Corporation property recorded in Instrument No. H9-4956, Parcel #1 in Millington, Shelby County, Tennessee:

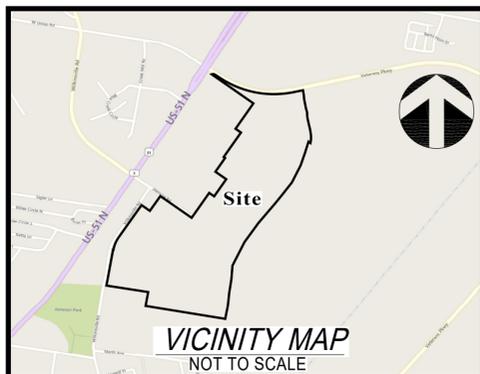
Beginning at a point at the intersection of the east line of Wilkinsville Road (R.O.W. Varies) and the north line of the Camela R. Rowe property recorded in Instrument No. 06182942, said point being located 4.50 feet east of a found chisel mark; thence northwardly with the east line of said Wilkinsville Road the following calls: north 10 degrees 25 minutes 15 seconds east, 544.30 feet to a set 1/2" rebar with plastic cap; south 79 degrees 34 minutes 45 seconds east, 5.00 feet to a set 1/2" rebar with plastic cap; along a curve to the right having a radius of 475.00 feet, a delta angle of 24

degrees 44 minutes 41 seconds, a chord bearing of north 22 degrees 47 minutes 36 seconds east, a chord distance of 203.55 feet and an arc distance of 205.14 feet to a point of tangency; north 35 degrees 09 minutes 56 seconds east, 586.63 feet to a found rebar in the south line of a 20' Wide Alley as shown on the Shelby Mall Commercial Subdivision recorded in Plat Book 193, Page 20, Phase II; thence south 54 degrees 50 minutes 04 seconds east with the south line of said 20' Wide Alley recorded in Plat Book 193, Page 20, Phase II, 150.16 feet to a found rebar in the east line of said 20' Wide Alley recorded in Plat Book 193, Page 20, Phase II; thence north 35 degrees 09 minutes 56 seconds east with east line of said 20' Wide Alley and the east line of Lot 4 of said subdivision recorded in Plat Book 193, Page 20, Phase II, 270.09 feet to a set 1/2" rebar with plastic cap in the south line of Glencoe Way (84' R.O.W.); thence south 55 degrees 01 minutes 06 seconds east with the south line of said Glencoe Way, 565.40 feet to a set 1/2" rebar with plastic cap in the east line of said Glencoe Way; thence northwardly with the east line of said Glencoe Way and the east line of Lot 6, Shelby Mall Agency recorded in Plat Book 206, Page 62, Phase Three the following calls: north 34 degrees 58 minutes 54 seconds east, 453.81 feet to a set 1/2" rebar with plastic cap; south 55 degrees 01 minutes 06 seconds east, 89.43 feet to a set 1/2" rebar with plastic cap; north 34 degrees 58 minutes 54 seconds east, 311.68 feet to a found rebar in the north line of said Lot 6 recorded in Plat Book 206, Page 62, Phase Three; thence north 55 degrees 01 minutes 06 seconds west with the north line of said Lot 6 recorded in Plat Book 206, Page 62, Phase Three, 317.67 feet to a found rebar in the east line of the Millington Marketplace recorded in Plat Book 222, Page 46; thence north 34 degrees 53 minutes 25 seconds east with the east line of said property recorded in Plat Book 222, Page 46 and the east line of the Ernest R. Patton and wife, Barbara A. Patton property recorded in Instrument No. JA-8445, Parcel I and Parcel II, 1158.42 feet to a found 1.5" iron pipe in the south line of the Millington Farms property recorded in Instrument No. HT-8347; thence south 55 degrees 01 minutes 18 seconds east with the south line of said property recorded in Instrument No. HT-8347, 896.32 feet to a set 1/2" rebar with plastic cap and on for a total distance of 996.32 feet to a point in the centerline of an existing ditch; thence southwardly with the centerline of said existing ditch the following calls: south 17 degrees 19 minutes 00 seconds west, 175.02 feet; south 19 degrees 05 minutes 40 seconds west, 199.79 feet; south 26 degrees 57 minutes 54 seconds west, 285.38 feet; south 38 degrees 01 minutes 37 seconds west, 243.00 feet; south 39 degrees 02 minutes 26 seconds west, 155.16 feet; south 40 degrees 14 minutes 07 seconds west, 384.37 feet; south 35 degrees 52 minutes 34 seconds west, 350.42 feet; south 26 degrees 58 minutes 04 seconds west, 392.29 feet; south 04 degrees 37 minutes 12 seconds west, 209.99 feet; south 08 degrees 58 minutes 33 seconds west, 205.67 feet; south 05 degrees 53 minutes 52 seconds west, 184.35 feet; south 11 degrees 13 minutes 30 seconds west, 204.08 feet to a point in the north line of the Belz Investco L.P. property recorded in Instrument No. AW-2470, Tract II; thence westwardly with the north line of said property recorded in Instrument No. AW-2470, Tract II and the north line of said property recorded in Instrument No. 06182942 the following calls: north 80 degrees 42 minutes 23 seconds west, 40.68 feet to a found rebar and on for a total distance of 1194.27 feet to a found rebar; north 10 degrees 18 minutes 54 seconds east, 210.00 feet to a found x-tie fence corner; north 81 degrees 05 minutes 43 seconds west, 625.55 feet to the point of beginning and containing 96.39 acres more or less.



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157CO 160G. EFFECTIVE DATE - FEBRUARY 6, 2013 ELEVATION - ±265.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2018.



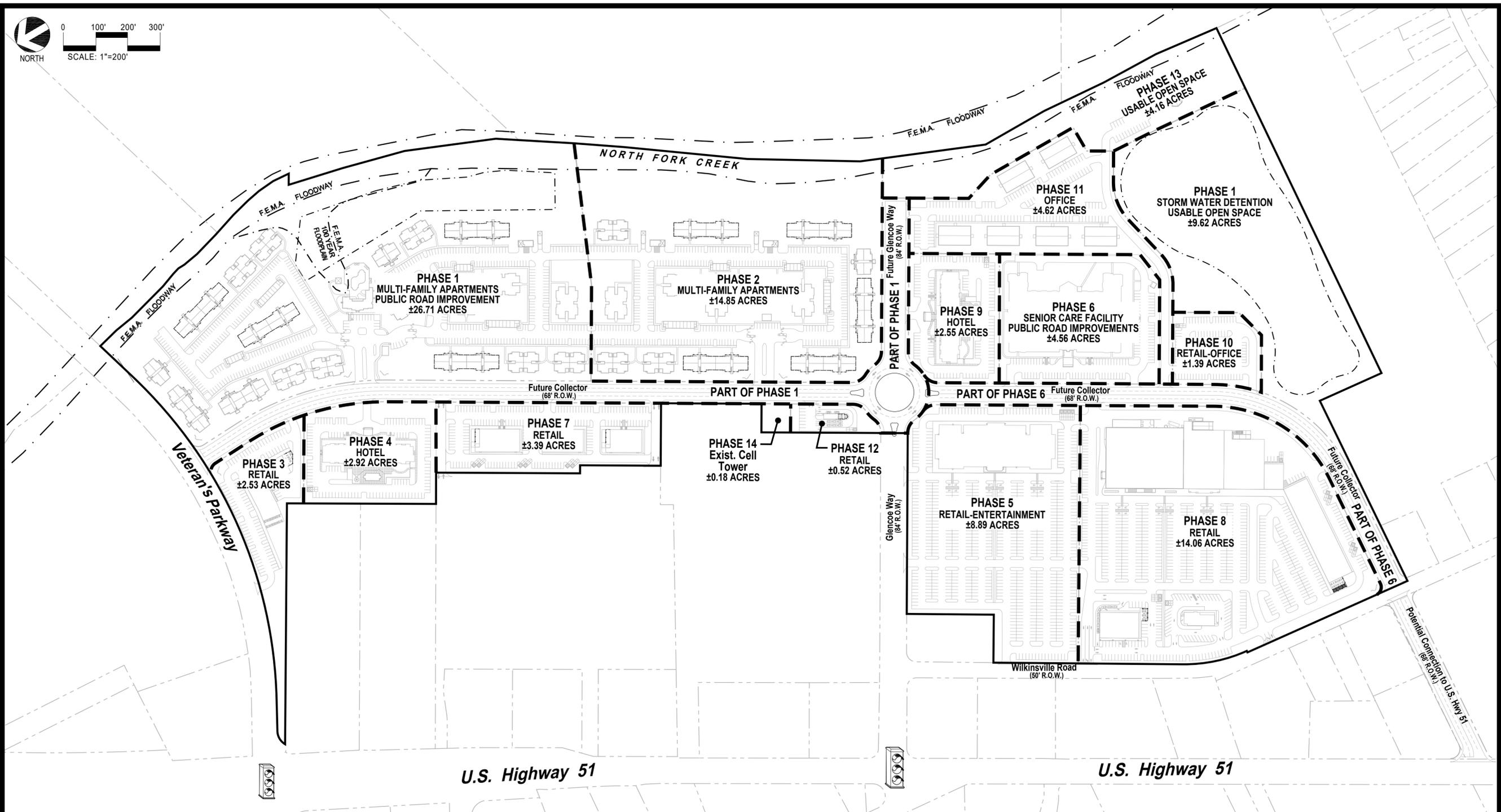
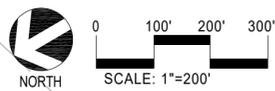
**OUTLINE PLAN  
MILLINGTON FARMS  
Planned Development**

**MILLINGTON, TENNESSEE**  
 TOTAL AREA: 103.74 Acres  
 DISTRICT M01, BLOCK 015, PARCEL 00924C  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: ±265.5-269.0  
 OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
 5100 Poplar Avenue, Suite 2602  
 Memphis, TN, 38137  
 PREPARED BY:

**SOLOMITO**

LAND PLANNING  
 1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
 DATE: 3/4/2020 JOB No: 11091 SHEET 1 OF 6

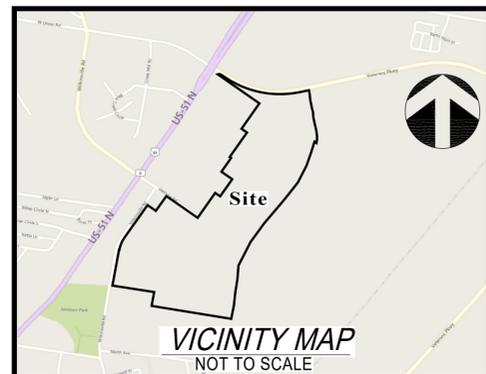
11091-MF-M02.dwg



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157CO 160G. EFFECTIVE DATE - FEBRUARY 6, 2013 ELEVATION - ±265.5-269.0

2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2018.



**SITE DATA**

	PHASE	USE	AREA	ACTUAL DWELLING UNITS	DENSITY	RETAIL S.F.	F.A.R.	GREENSPACE	ESTIMATED COMPLETION
YEAR 1	1	MULTI-FAMILY	21.59 Acres	216	15/Ac. Max.	-	-	61.69%	2020
		RIGHT-OF-WAY	5.12 Acres	-	-	-	-	-	2020
		DETENTION	8.73 Acres	-	-	-	-	100%	2020
YEAR 2	NO ACTIVITY								
YEAR 3	2	MULTI-FAMILY	14.85 Acres	192	15/Ac. Max.	-	-	63.15%	2022
	3	RETAIL	2.53 Acres	-	-	14,250	10.76%	40.68%	2022
YEAR 4	4	HOTEL	2.92 Acres	-	-	-	41.17%	37.82%	2022
	5	RETAIL	8.89 Acres	-	-	50,000	12.92%	14.66%	2023
YEAR 5	6	SENIOR CARE	4.56 Acres	-	-	-	37.27%	39.67%	2024
		RIGHT-OF-WAY	2.79 Acres	-	-	-	-	-	2024
YEAR 6	7	RETAIL	3.39 Acres	-	-	25,000	18.29%	23.60%	2024
	8	RETAIL	14.06 Acres	-	-	144,400	23.58%	17.49%	2025
	9	HOTEL	2.55 Acres	-	-	-	47.15%	31.13%	2025
	10	RETAIL-OFFICE	1.39 Acres	-	-	4,500	7.43%	30.12%	2025
	11	OFFICE	4.62 Acres	-	-	-	17.88%	43.91%	2025
	12	RETAIL	0.52 Acres	-	-	745	5.00%	40.14%	2025
	13	OPEN SPACE	4.16 Acres	-	-	-	-	100%	2025
	14	EXIST. CELL TOWER	0.18 Acres	-	-	-	-	-	-

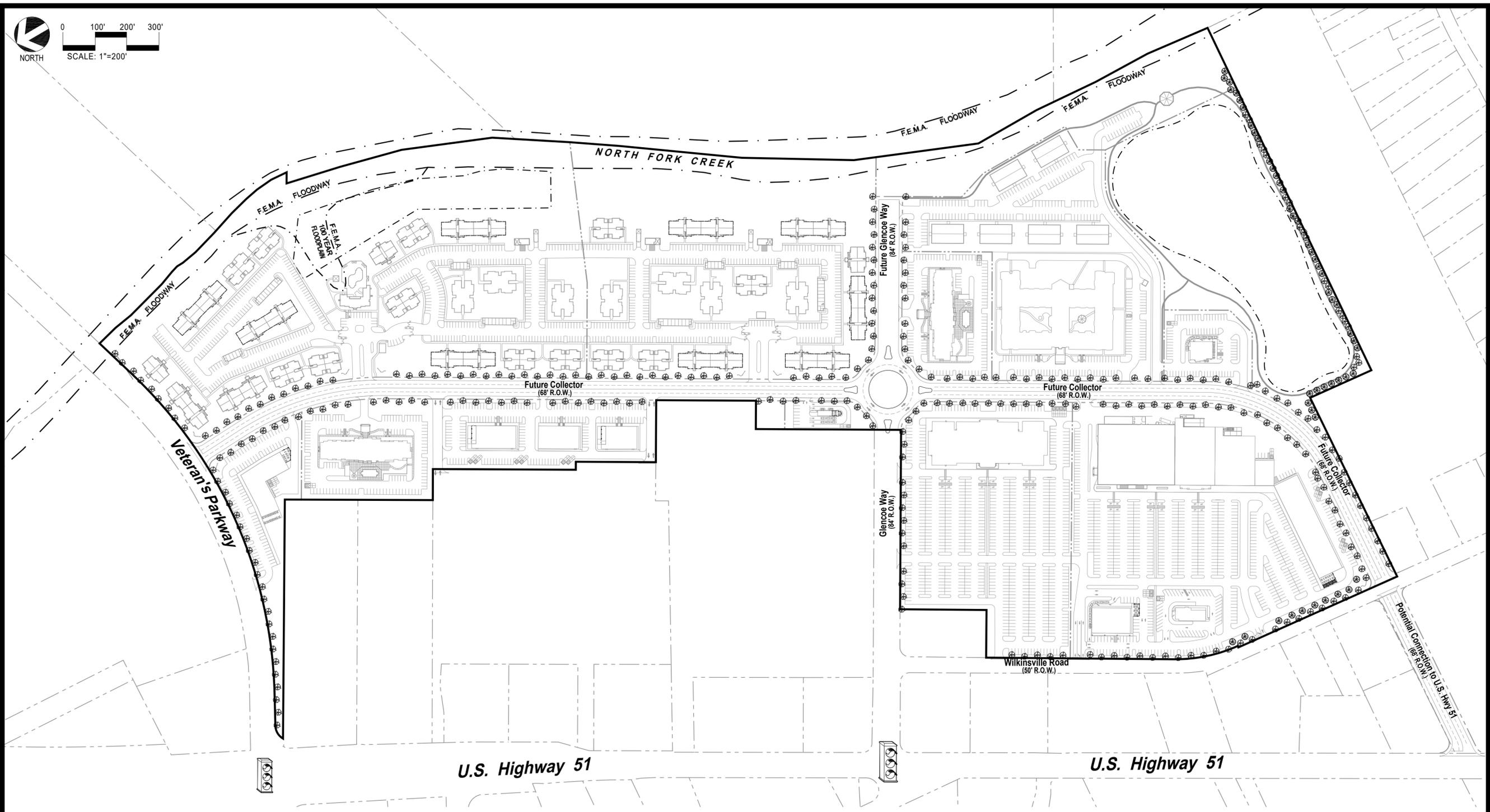
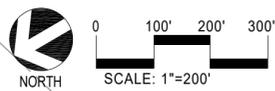
TOTAL: 103.74 ACRES

**Phasing Plan  
OUTLINE PLAN  
MILLINGTON FARMS  
Planned Development  
MILLINGTON, TENNESSEE**

TOTAL AREA: 103.74 Acres  
DISTRICT M01, BLOCK 015, PARCEL 00924C  
No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: ±265.5-269.0  
OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
5100 Poplar Avenue, Suite 2602  
Memphis, TN, 38137  
PREPARED BY:

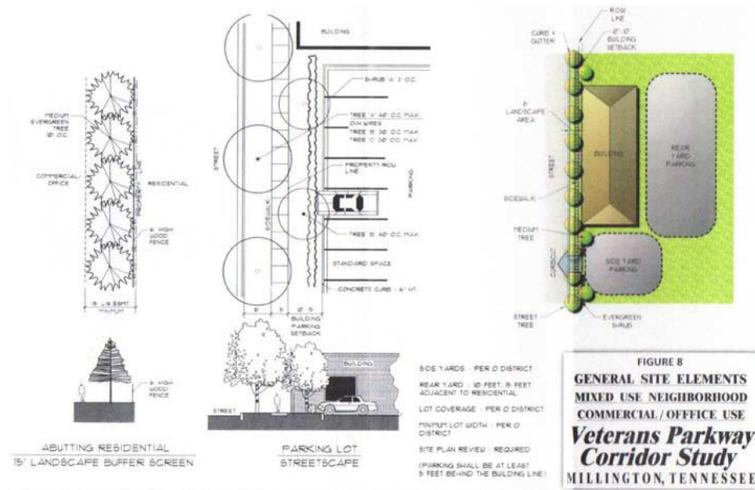
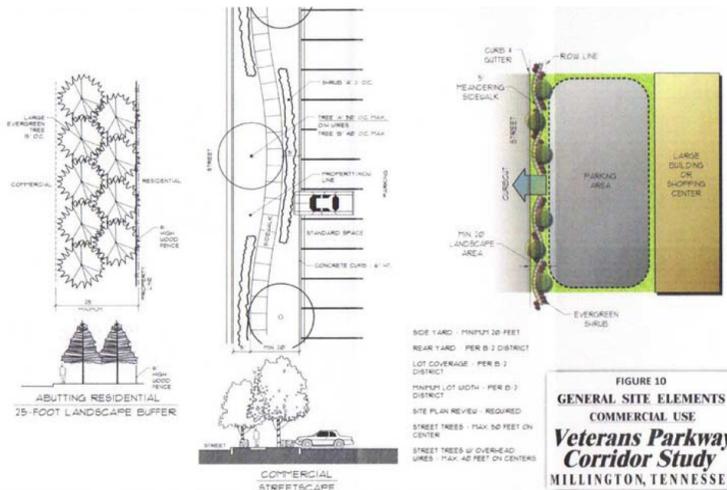
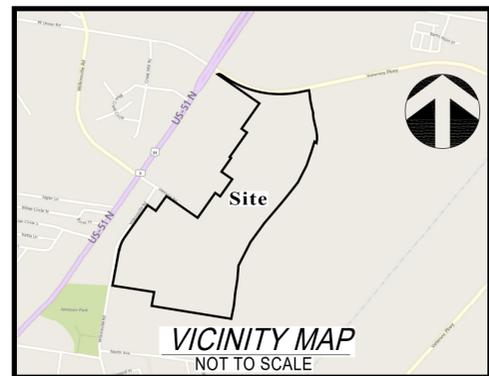
**SOLOMITO**

LAND PLANNING  
1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
DATE: 3/4/2020 JOB No: 11091 SHEET 2 OF 6



**NOTES:**

- FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157C0 160G. EFFECTIVE DATE - FEBRUARY 6, 2013 ELEVATION - ±265.5-269.0
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2018.



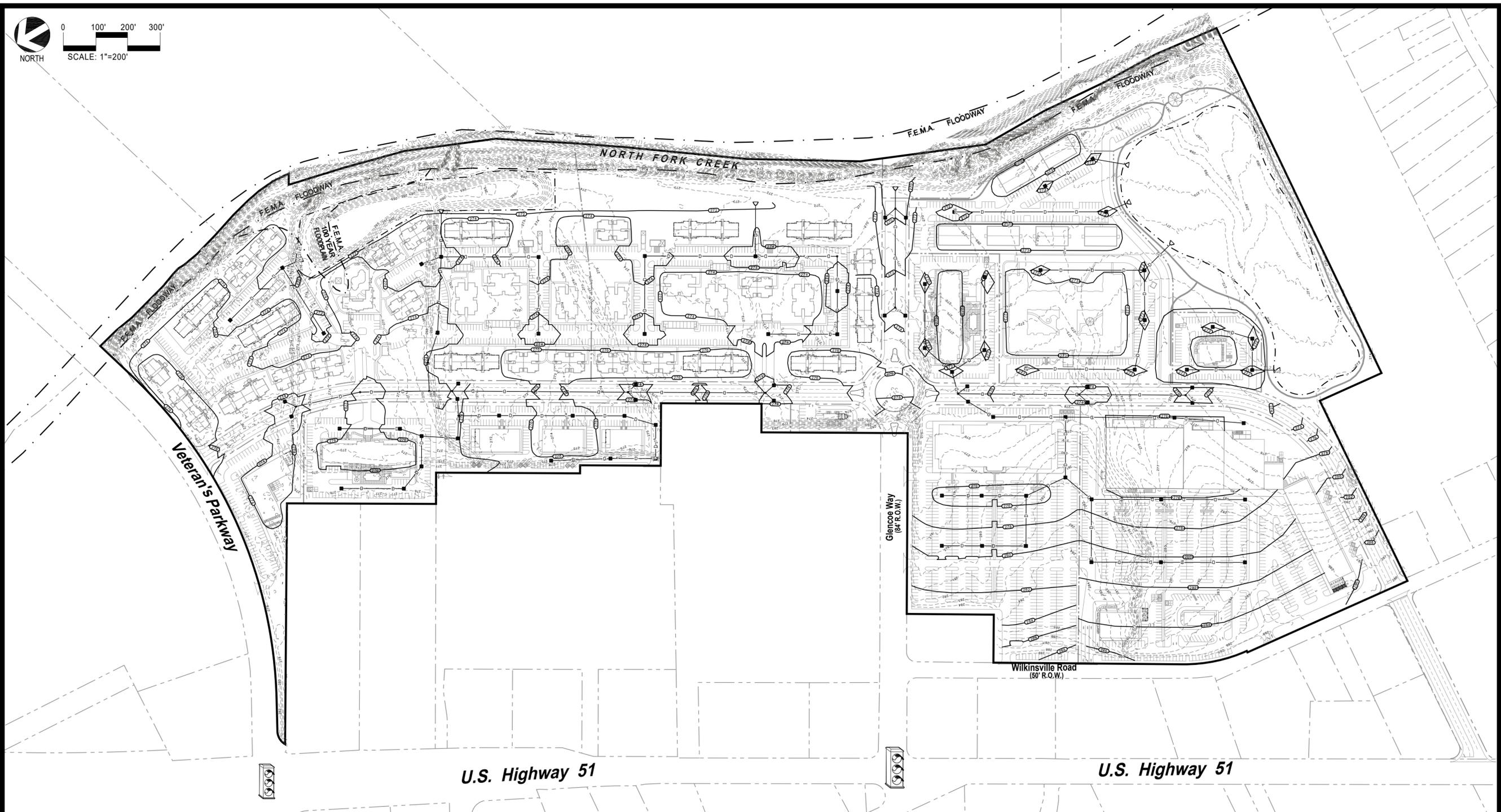
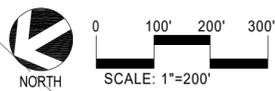
**Conceptual Landscape Plan  
OUTLINE PLAN  
MILLINGTON FARMS  
Planned Development**

**MILLINGTON, TENNESSEE**  
 TOTAL AREA: 103.74 Acres  
 DISTRICT M01, BLOCK 015, PARCEL 00924C  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: ±265.5-269.0  
 OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
 5100 Poplar Avenue, Suite 2602  
 Memphis, TN, 38137  
 PREPARED BY:

**SOLOMITO**

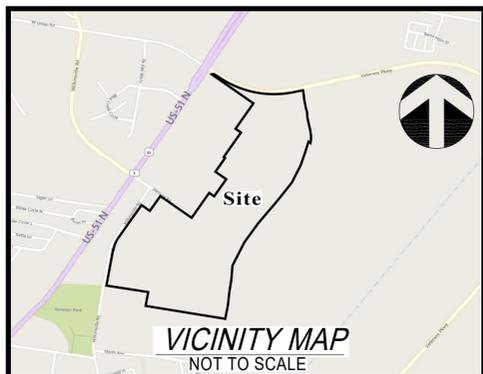
LAND PLANNING  
 1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
 DATE: 3/4/2020 JOB No: 11091 SHEET 3 OF 6

11091-MF-M02.dwg



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157CO 160G. EFFECTIVE DATE - FEBRUARY 6, 2013  
ELEVATION - ±265.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2018.



**Conceptual Grading  
& Drainage Plan**

**OUTLINE PLAN**

**MILLINGTON FARMS  
Planned Development**

**MILLINGTON, TENNESSEE**

TOTAL AREA: 103.74 Acres  
DISTRICT M01, BLOCK 015, PARCEL 00924C  
No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: ±265.5-269.0

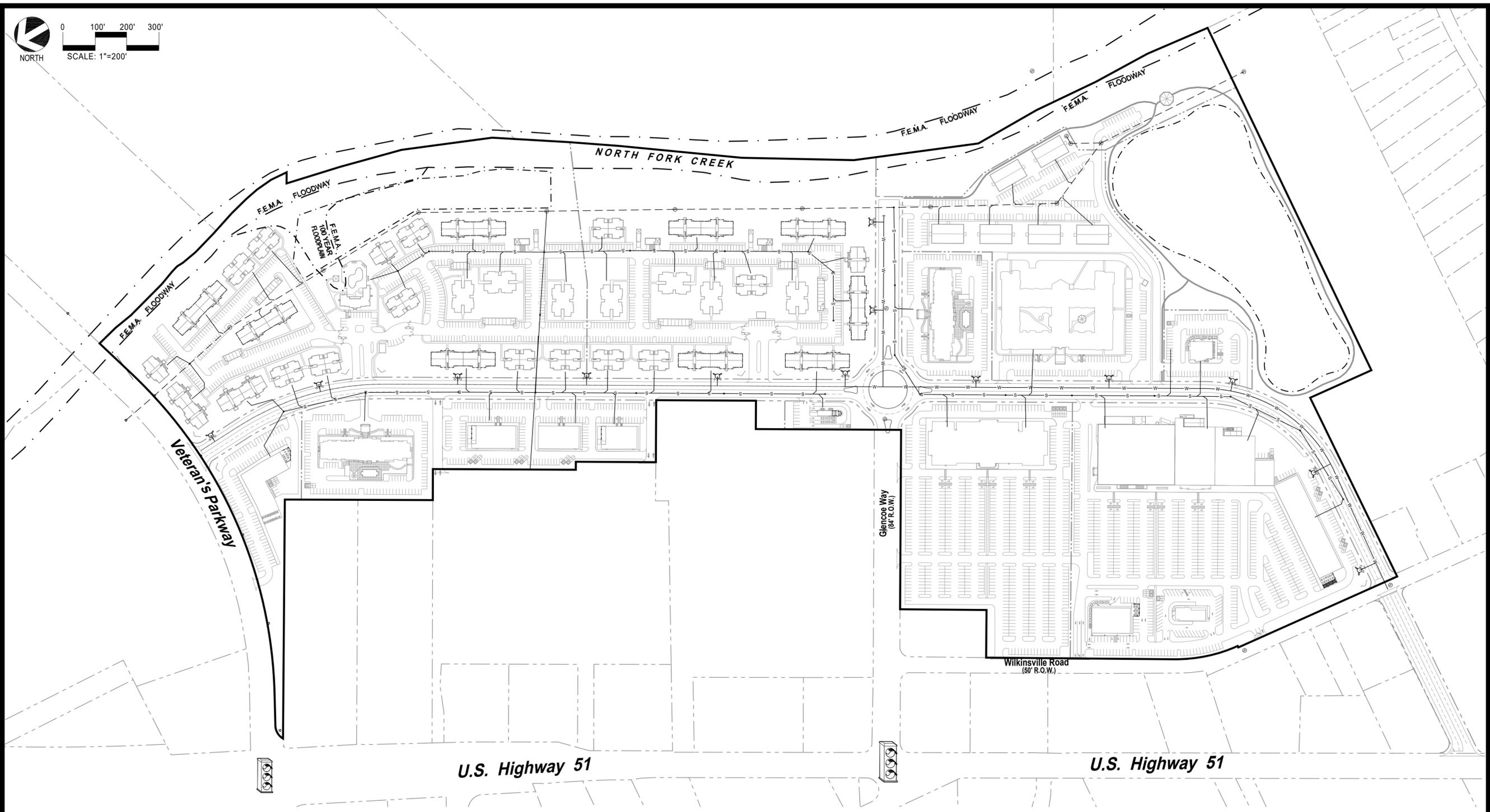
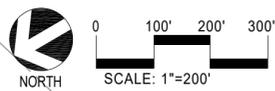
OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**

5100 Poplar Avenue, Suite 2602  
Memphis, TN, 38137

PREPARED BY:

**SOLOMITO**

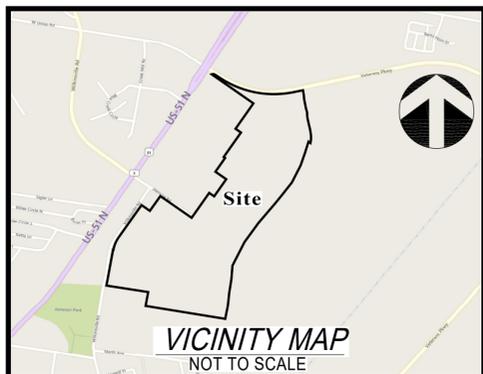
LAND PLANNING  
1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
DATE: 3/4/2020 JOB No: 11091 SHEET 4 OF 6



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
 THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157CO 160G. EFFECTIVE DATE - FEBRUARY 6, 2013  
 ELEVATION - ±265.5-269.0

2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2018.



**Conceptual Utility Plan  
 OUTLINE PLAN  
 MILLINGTON FARMS  
 Planned Development**

**MILLINGTON, TENNESSEE**

TOTAL AREA: 103.74 Acres  
 DISTRICT M01, BLOCK 015, PARCEL 00924C  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: ±265.5-269.0

OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**

5100 Poplar Avenue, Suite 2602  
 Memphis, TN, 38137

PREPARED BY:

**SOLOMITO**

LAND PLANNING  
 1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
 DATE: 3/4/2020 JOB No: 11091 SHEET 5 OF 6

**OUTLINE CONDITIONS  
MILLINGTON FARMS MIXED USE PLANNED DEVELOPMENT**

The Planning Commission approved the Millington Farms Planned Development the following conditions at their meeting on February 17, 2020 .

- a. The Conceptual Plans included in this MUPD are general in nature and the normal subdivision and site plan process shall be followed in the development of this property.
- b. All detailed improvements and development standards shall be established during the subdivision and site plan process.
- c. The multiple family units in Phase One shall be limited to a maximum of 216 units. The multiple family units in Phase Two shall be limited to a maximum of 192 units.
- d. The general standards and planting screens included in the Conceptual Landscape Plan shall be applicable to the entire development.

I. Uses Permitted:

A. The uses permitted in each phase are as follows;

- 1. Phase 1 – Uses permitted by right and by site plan approval in the R-4 Residential District (Multiple Family).
- 2. Phase 2 - Uses permitted by right and by site plan approval in the R-4 Residential District (Multiple Family).
- 3. Phase 3, 4 and 5 – Uses permitted by right and site plan approval in the B-2 General Commercial District.
- 4. Phase 6 – Senior Care Facility or Uses permitted by right and by site plan approval in the B-2 General Commercial District
- 5. Phase 7, 8, 9, 10, 11, and 12 - Uses permitted by right and site plan approval in the B-2 General Commercial District.
- 6. Phase 13 – Open Space and Stormwater management and Uses permitted by right and site plan approval in the R-2 Residential District.
- 7. Phase 14 – Cell Tower

II. Bulk Regulations:

- A. The bulk regulation in each phase shall conform to the regulations established under Section 14-2505 of the Millington Zoning Ordinance, Veterans Parkway Corridor Overlay zone.

III. Access, Parking and Circulation:

- A. Access and Circulation shall be required as generally depicted on the Outline Plan. Modifications may be made be granted by the Planning Commission at the time of Site Plan Approval.
- B. Parking and Loading shall be provided for each use as specified in the Zoning Ordinance.

IV. Landscaping:

- A. Landscaping shall be required in accordance with the Zoning Ordinance and as approved by the Planning Commission.
- B. Modifications made be granted by the Planning Commission at the time of Site Plan Approval.
- C. Equivalent landscaping may be substituted for that required above, subject to the approval of the Planning Commission.

V. Signs:

- A. Signs shall conform to the regulations in chapter 24 of the Zoning Ordinance.

VI. Drainage:

- A. An overall drainage plan for the entire site shall be submitted to the City Engineers.

VII. Common Open Space, Screening and Lighting:

- A. Common open spaces, including all private drives, shall be maintained by the appropriate Association or Owner Management Company, or if accepted, by the City of Millington.
- B. Refuse containers, compactors and mailboxes shall be completely screened from view from adjacent property.
- C. Light standards shall be directed away from adjacent residential properties.

**CERTIFICATE OF OWNERSHIP**

The undersigned \_\_\_\_\_, hereby certifies that \_\_\_\_\_ is the owner in fee simple of the property shown hereon, and as such owner hereby adopts this as its plan of subdivision and dedicates the streets, easements, rights-of-way, rights of access as shown, and all utilities to the City of Millington forever. The undersigned \_\_\_\_\_ further certifies that said property is unencumbered by any taxes that have become due and payable.

By: \_\_\_\_\_

Owner

**NOTARY CERTIFICATE**

Before me, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared \_\_\_\_\_, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be \_\_\_\_\_, a Tennessee limited liability company, the owner of \_\_\_\_\_ or the real property shown hereon, and that he as such Chief Manager, being authorized to do so, executed the above certificate on behalf of the limited liability company by himself as such President.

In witness whereof, I hereunto set out hand and affix my seal this day of \_\_\_\_\_

Notary Public

My Commission expires \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

I, \_\_\_\_\_, do hereby certify that the City of Millington Planning Commission has approved this plat of subdivision for recording.

\_\_\_\_\_ Date

\_\_\_\_\_  
Secretary, City of Millington  
Planning Commission

**CERTIFICATE OF SURVEY**

I, \_\_\_\_\_, do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands, embraced within the plat or map designated as the \_\_\_\_\_ City of Millington, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Municipal Subdivision Regulations of the City of Millington, Tennessee; I further certify that the survey of the lands embraced within said plat or map have been correctly monumented in accordance with the Municipal Subdivision Regulations of the City of Millington, Tennessee. In witness where of, I, \_\_\_\_\_, the said Registered Land Surveyor, hereunto set out my hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Registered Land Surveyor  
State of Tennessee  
Certificate No. \_\_\_\_\_

**MILLINGTON FARMS  
Planned Development**

**MILLINGTON, TENNESSEE**

TOTAL AREA: 103.74 Acres  
DISTRICT M01, BLOCK 015, PARCEL 00924C

No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: ±265.5-269.0

OWNER/DEVELOPER:

**MILLINGTON FARMS HOLDINGS, LLC.**

5100 Poplar Avenue, Suite 2602  
Memphis, TN, 38137

PREPARED BY:

**SOLOMITO**

LAND PLANNING  
1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
DATE: 3/4/2020 JOB No: 11091 SHEET 6 OF 6

ORDINANCE 2020-5

ORDINANCE ADDING THE USE OF A CHURCH WITH A DAY CARE IN CERTAIN DISTRICTS, ADDING AND REVISING DEFINITIONS, AND AMENDING AND REPLACING CHART ONE, PERMITTED USES, OF THE CITY OF MILLINGTON TENNESSEE ZONING ORDINANCE

WHEREAS, The Tennessee Code Annotated Statutes, as amended, Title 13, grants municipalities and counties the authority to provide for the planning; and

WHEREAS, A request has been made to allow the use of Day Care in certain residential zones, and the Planning Commission has reviewed this issue at a work session on January 21, 2020 and has recommended this ordinance for adoption at their meeting on February 17, 2020.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, as follows:

- I. Add the following definitions to Chapter 5 of the City of Millington Zoning Ordinance
  - A. Church: A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose; including a synagogue, temple, mosque, or other such place for worship and religious activities.
  - B. Church with a Day Care Center: A Church as defined in this section that includes a Day Care Center as defined in this section. This use must meet the following requirements:
    - i. A fenced play area shall be provided and shall contain a minimum of 50 square feet of usable play space for each child using the area at any one time. This play area shall be at least 20' from any residential property lines and 50' from a street.
    - ii. A minimum of a 4-foot fence shall be provided, and this area shall be screened by either vegetative or masonry from adjacent residential uses.
    - iii. The use shall be connected to a public sewage disposal system where possible, or if not available, the use of a private sewage disposal system shall have the approval of the local Department of Environment and Conservation Division of Ground Water Protection and it shall be operating satisfactorily at all times.
    - iv. There shall be adequate drives for queuing space, parking and pick up areas for the drop off and pick up of children as determined by the Millington Planning Commission.
    - v. The facility must meet the requirements of the Tennessee Department of Human Service and the Shelby County Health Department as well as City of Millington requirements.
    - vi. The Day Care Center is to be operated by the Church or a legal subsidiary of the Church and may not be contracted out to an individual, group of individuals or a business.
  - C. Storefront Church: A religious meeting place in a shopping center or other retail building.

- II. Chart One, Permitted Uses shall be amended as follows:

The use of Church with a Day Care Center may be permitted as a Special Exception by the Board of Zoning Appeals with Site Plan approval by the Planning Commission in the A, R-O, R-1, R-2, R-3, R-4, R-LL, B-1, B-2 and PC zoning districts.

The use of Storefront Church shall be permitted in the B-1, B-2, and the PC zoning districts with site plan approval of the Planning Commission.

The Use of Day Care Center is permitted in the B-1, B-2, and PC zoning districts with Site Plan approval by the Planning Commission. The Use of Day Care Center may be permitted by the Board of Zoning Appeals with Site Plan approval by the Planning Commission in the R-3 and R-4 zoning districts.

Revised Chart One dated 2/3/2020 is attached to this Ordinance.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon its final passage, the public welfare requiring it.

Public Hearing:

First Reading: March 9, 2020

Final Reading:

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
<b>RESIDENTIAL AND AGRICULTURAL</b>																					
Forestry and Agricultural	P																				
Agricultural and agricultural related activities, excluding stockyards and live animals																P	P				
Single family dwellings	P	P	P	P	P	P		P													
Two-family dwellings					S	S															
Townhouse dwellings						S															
Multi-family Dwellings						S															
Single family mobile homes and mobile home park offices							S														
Recreational vehicles in mobile home parks not to exceed 30 days							S														
Public Uses, Parks and Public Buildings and services	P	P	P	P	P	P		P				P	P			P	P	P		P	P
Roadside stands, offering for sale products produced on the premises	P																				
Public Bulletin board or Temporary Signs	P																				
Public Utilities	P																				
Customary home occupations	P	P	P	P	P	P		P													
Accessory Buildings	P	P	P	P	P	P		P			P	P			P	S	S				p
Public and Private Schools	A	A	A	A	A	A		A			A	A									A
Business and Professional Schools												S			S	S	S				S
Dormitories and other lodging related to a Business or Professional School																	S				
Cemeteries	A																				
Private Clubs excluding firearms	A																				
Riding stables, veterinarian hospitals or clinics, large animals, or the keeping of small animals	A																				
Grain elevators or similar storage facilities	A																				
Hospitals and institutions of an educational, religious, charitable or philanthropic nature	A											S	S								S
Churches and other places of worship	A	A	A	A	A	A		A			A	A	A								A
<b>Church with a Day Care Center</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>		<b>A</b>			<b>A</b>	<b>A</b>	<b>A</b>								<b>A</b>
Golf Courses or Country Clubs		A	A	A	A	A		A													
Day care centers					A	A					<b>S</b>	<b>S</b>	<b>S</b>								S
Assisted living facilities					A	A						S									S
Nursing Homes					A	A						S									S
<b>NON RESIDENTIAL USES</b>																					
<b>Personal Services including:</b>																					
Self-service laundry											S	S	S								S

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER	
Dry cleaning pickup and delivery services											S	S	S								S	
Beauty and Barber services											S	S	S								S	
Shoe repair											S	S	S								S	
Apparel repair and alterations											S	S	S								S	
Bank											S	S	S	S							S	
Kindergartens and child care homes											S	S	S								S	
<b>Retail trade, including:</b>																						
Building materials, hardware and farm equipment												S			S						S	
General merchandise												S	S								S	
Food and groceries												S	S								S	
Automotive, marine craft, aircraft and accessories, excluding auto junk yards												S	S		S						S	
Automotive, marine craft, aircraft and accessories, limited to tires, batteries and accessories, and Gasoline service stations												S	S		S	S	S				S	
Apparel and accessories												S	S								S	
Furniture, home furnishings and equipment												S	S								S	
Eating and drinking											S	S	S	S	S	S	S				S	
<b>Storefront Church</b>											S	S	S								S	
Other retail trade												S	S								S	
Other retail trade limited to Drug and proprietary, book and stationary											S			S								
<b>Services, including:</b>																						
Offices											S	S	S	S	S	S	S				S	
Finance, insurance and real estate											S	S	S	S							S	
Personal services											S	S	S	S							S	
Business services											S	S	S	S	S						S	
Businesses services limited to: Dwelling and other building services; Research development and testing; Equipment renting and leasing; Automotive and truck renting; and Electronic configuration and/or services																S	S				S	
Funeral Home												S									S	
Personal storage, limited												S									S	
Repair services excluding tire recapping services												S									S	
Automobile repair and wash services												S	S								S	
Electrical and electronic devices																S	S				S	
Professional services											S	S	S	S							S	

P Permitted Use

S Permitted Use, requires site plan approval

A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Professional services limited to: medical laboratories; dental laboratory and other medical and health services															S	S	S				
Contract construction services											S	S		S	S	S				S	
Contract construction services office											S			S							
Educational services											S	S		S							S
Veterinary Hospital or Clinic, Small Animal											S	S	S	S							S
Miscellaneous services												S									S
Mini Storage												A	A			P		S		A	
Amusements												S									S
Recreational activities												S	S								S
Transient Lodging: Motels, Hotels and Tourist Courts												S			S	S	S				S
Public Assembly												S									S
Taxicab business, storage and garage												S	S		S	S					S
Sexually oriented businesses																S					
<b>Cultural Entertainments and Recreation</b>																					
Motion picture theatres												S	S								S
Recreational activities limited to sports, recreational centers, gymnasiums and athletic clubs													S								
<b>Manufacturing, including</b>																					
Apparel and other products made from fabrics, leather and similar products, excludes leather tanning and finishing															S	S	S	S			
Food, beverage and kindred products																S	S	S			
Furniture and fixtures															S	S	S	S			
Printing, publishing and allied industries															S	S	S	S			
Paper and allied products, limited to paperboard containers and boxes																S	S	S			
Drug manufacturing															S	S	S	S			
Fabricated metal products, excluding stamping																S	S	S			
Fabricated metal products																S	S	S			
Textile mill products																S	S	S			
Rubber and miscellaneous plastic products																S	S	S			
Professional, scientific and controlling instruments; electronic configuration and repair; Photographic and optical goods; and watches and clocks manufacturing															S	S	S	S			
Lumber and wood products																S	S	S			

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Chemical and allied products limited to Drugs, soap, detergents and cleaning preparations																S	S	S			
Chemical and allied products																		S			
Stone, Clay and glass products																		S			
Petroleum refining and related industries																		S			
Primary metal limited to rolling, drawing and extruding of ferrous and non-ferrous metals																		S			
<b>Transportation Communication and Utilities</b>																					
Airport and Aviation Related Uses																					
Communication															S	S	S				
Communication towers	A											A			A	A	A	A		A	
Utilities																S	S				P
Motor vehicle transportation													A			S	S				
Other communication															S		S				
<b>Wholesale trade limited to:</b>																					
Motor vehicles and automotive equipment, excluding auto salvage and junkyards															S	S	S	S			
Drugs, drug proprietaries and druggists supplies															S	S	S	S			
Drugs, chemicals and allied products																S	S	S			
Dry goods and apparel															S	S	S	S			
Farm products excluding live animals																S		S			
Groceries, beverages and related products															S	S	S	S			
Electrical and electronic goods															S	S	S	S			
Hardware, plumbing, heating equipment and supplies															S	S	S	S			
Machinery, equipment and supplies																S	S	S			
Metals and minerals, excluding petroleum products																S	S	S			
Office, paper and paper products																S	S	S			
Lumber and construction materials																S	S	S			
Other Wholesale not listed, excluding: Metals, plastic and minerals; Petroleum bulk stations and terminals; Scrap and waste metals; and Livestock or live animals															S	S	S	S			
Other Wholesale trade limited to petroleum bulk stations and terminals and wholesale scrap and waste materials																		S			

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Warehousing and Storage services excluding stockyards																S	S	S			
<b>OTHER</b>																					
Signs as permitted in Section 14-202	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
United States Government uses at the sole discretion and pleasure of the military authority in charge																			P		
Planned Residential District			S	S	S	S															
Mixed Use Planned Developments			S	S	S	S	S					S	S							S	
Fireworks Sales Overlay District												S	S								
Water Park, See Chapter 26																					S

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

RESOLUTION 6-2020

RESOLUTION ANNEXING AND ADOPTING A PLAN OF SERVICES FOR 17.88 ACRES LOCATED IN MILLINGTON'S RESERVE AREA ON WEST AMHERST ROAD AND SOUTH AMHERST ROAD, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MILLINGTON.

WHEREAS, the property owner of the annexed tract has provided the City of Millington with written consent to the annexation; and

WHEREAS, the annexation of such tract may be deemed necessary for the welfare of the City as a whole; and

WHEREAS, the tract proposed for annexation into the City of Millington is within the City's Urban Growth boundary, as required by law, and is described in the attached Exhibit "A"; and

WHEREAS Tennessee Code Annotated (TCA), Section 6-51-102, requires that a Plan of Services be adopted by the City prior to the effective date of the annexation, and the Millington Planning Commission recommended for approval a Plan of Services on January 21, 2020, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, a Public Hearing before the Board of Mayor and Aldermen of the City of Millington, Tennessee, was held on March 9, 2020, pursuant to a notice thereof published in a newspaper of general circulation on February 21, 2020, for the Adoption of a Plan of Services and Annexation of the above described tract.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that:

- 1) In accordance with Tennessee Code Annotated (TCA), Section 6-51-104 and 6-51-111, there is hereby annexed to the City of Millington, Tennessee, and incorporated within the corporate boundaries the tract described in Exhibit "A", effective March 9, 2020.
- 2) The Plan of Services recommended by the Planning Commission is hereby adopted and shall serve as the Plan of Services for the tract as required by Tennessee Code Annotated (TCA), Section 6-51-102, a copy of which is attached hereto as Exhibit "B".

This Resolution is adopted as of the 9<sup>th</sup> day of March 2020.

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

# Pittman Surveying

*P.O. Box 1218*

*Munford, TN 38058*

*Phone (901) 837-0282*

*Email: pittmansurvey@gmail.com*

.....

## PROPERTY DESCRIPTION

Being a part of the Douglas Stephen Beckham tract recorded in Will Book 332, Page 443 in the Shelby County Probate Clerk's Office, (Parcel ID #D0125 00648) lying on the northeast side of Amherst Road in the First Civil District of Shelby County, Tennessee, being more particularly described as follows:

Commencing at the intersection of the north right-of-way line of South Amherst Road (having a 68' right-of-way), and the west right-of-way line of Raleigh-Millington Road (having an 84' right-of-way), said point being the southeast corner of the residue of the Douglas Stephen Beckham tract recorded in Will Book 332, Page 443, (Parcel ID #D0125 00648) of which this partition is a part,

Then North 81° 08' 34" West, 212.63 feet along the north right-of-way line of South Amherst to the TRUE POINT OF BEGINNING;

Then North 81° 08' 34" West, 1200.00 feet along the said right-of-way line to the east line of the Douglas Stephen Beckham 4-acre tract recorded in Instrument #GH 5830;

Then North 08° 15' 13" East, 408.83 feet along the east line of the said 4-acre tract to a point;

Then North 81° 44' 47" West, 164.50 feet along the north line of the said 4-acre tract to a point;

Then North 08° 12' 12" East, 1055.40 feet along the west line of this partition and the east line of a previously rezoned tract to a point on the south line of the Steven & Vickie Massey tract recorded in Instrument #06178761 (Parcel ID# M0125633 & D0125632);

Then South 81° 32' 44" East along Massey's south line and continuing for a total distance of 245.00 feet to a point;

Then South 08° 12' 12" West, 1028.19 feet along the east line of this partition to a point;

Then South 81° 08' 34" East, 1124.47 feet along the north interior line of this partition to a point;

Then South 08° 51' 26" West, 436.00 feet along the east line of this partition to the Point of Beginning.

## NOTES:

1. The above-described tract encompasses 17.88 acres of land, more or less, and is subject to easements that may or may not be recorded.

## SURVEYOR'S CERTIFICATE:

I hereby certify that this is a Category 1 survey with a precision ratio of at least 1:10000 or greater as shown hereon.

DATED: NOVEMBER 11, 2019

RAYMOND E. PITTMAN

TENNESSEE REGISTRATION #1414

## **EXHIBIT B – RESOLUTION 6-2020**

### **Plan of Services Beckham Annexation.**

A request has been made to the City to annex 17.88 acres of property on West Amherst Road and South Amherst Road. A portion of this property is already within the City limits. The property in question is vacant and there are no residents involved in this annexation.

The owner plans to subdivide this property into 5 lots on West Amherst and 6 lots on South Amherst, in the future. These lots would be in excess of two acres each.

### **Public Services**

#### **Water**

Water service to this area and most of the Lucy is furnished by Memphis Light Gas and Water. Water service is available to these properties

#### **Sewer**

Public sewer service in Lucy was originally developed by the County, but sewage treatment of the waste is provided by the City of Memphis at the North Treatment Plant. Upon annexation by Millington of the Lucy area, Millington entered into a contract to maintain and upgrade the sewers in this area. However, recently the City of Memphis determined that it would not allow additional sewer taps on any of the sewer systems where they provide the sewage treatment. This applies to all cities where Memphis does the treatment and specifically to the Lucy area. Public sanitary service will not be available.

Septic tanks will have to be provided for each of any future lots to be developed in this area. The septic systems would have to be approved by the Shelby County Health Department.

#### **Electric and Gas Service**

Electric and Gas services are provided throughout Shelby County by Memphis Light Gas and Water.

#### **Police and Fire**

Since there are currently no residents in this area, there would be no immediate need for police and fire related to this annexation. Upon development of any homes in the area fire service would have to be provided to the new homes like it is already provided to existing homes in the area. The City is completing a new fire station 2.2 miles from this property. Millington also has an “automatic aid” agreement with the Shelby County fire department to provide back-up service to Millington.

Police like fire will need to provide service if houses are developed on the property. The police vehicles are already patrolling on West Amherst Road and can easily add South Amherst Road to their patrols.

#### **Schools**

Properties located in the Lucy area within the City of Millington may attend the Millington elementary middle and high schools. However, there is an existing Shelby County elementary school located in Millington in the Lucy area. Children in this area have option to choose to attend either of these

schools. When houses are developed in this annexation area, they will have the choice to attend either of the schools. There adequate space in these schools.

**Solid Waste Collection**

When homes are built in this annexation area, the solid waste collection will be provided by Millington.

**Street Lighting**

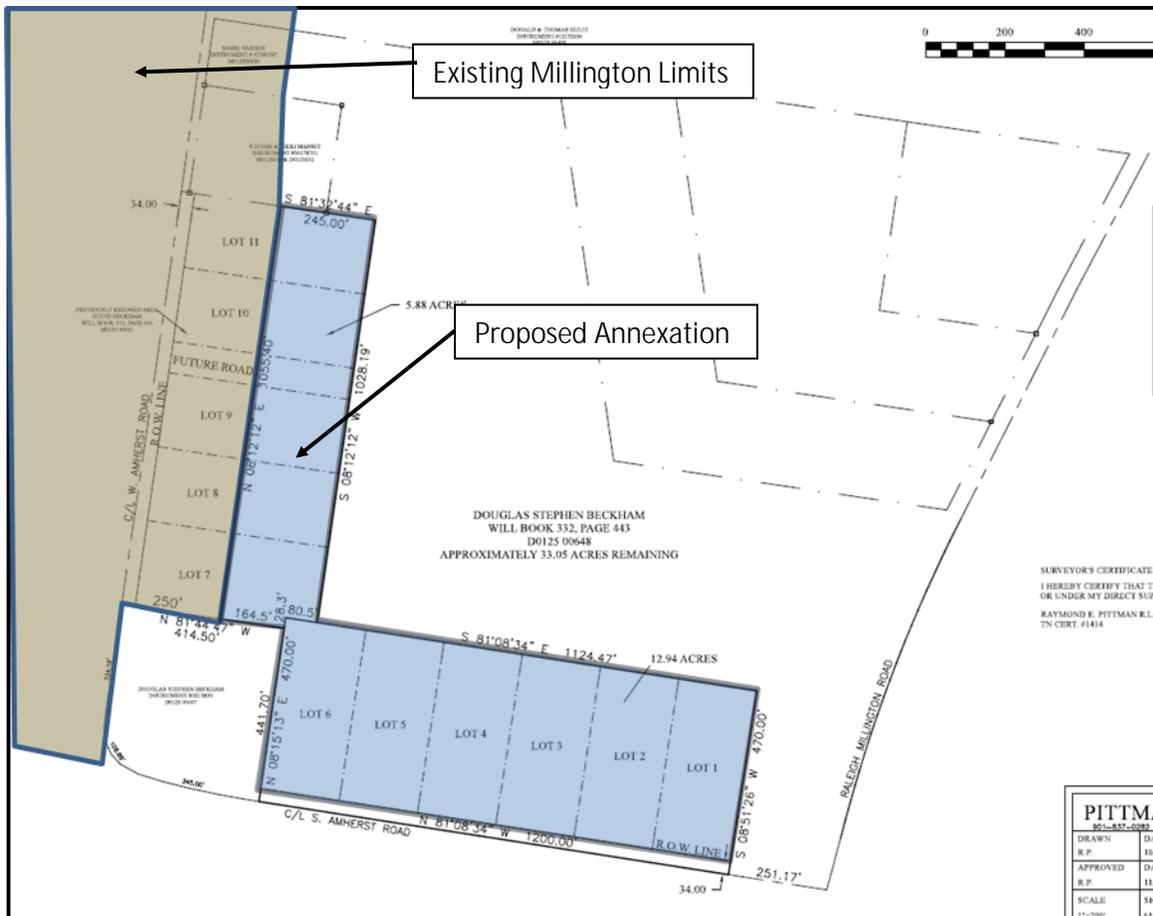
Upon annexation, it was the desire of the Lucy area not to have street lights in this rural area. Street lights will not be provided.

**Road and Street Construction and Repair**

This annexation does not include any new streets. West Amherst is already in Millington and South Amherst is not being annexed.

**Zoning Services**

Upon the annexation of this area it will be zoned A, Agricultural, which is consistent both with the existing zoning in the County and the surrounding zoning in Millington.



RESOLUTION 7-2020

RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE  
CITY OF MILLINGTON, TENNESSEE APPROVING AN ECONOMIC  
IMPACT PLAN FOR THE MILLINGTON FARMS PROJECT

WHEREAS, The Industrial Development Board of the City of Millington, Tennessee (the "IDB") has prepared an economic impact plan (the "Economic Impact Plan") regarding the development of an area located east of U.S. Highway 51 and Wilkinsville Road and bounded to the east by North Fork Creek in Millington, Shelby County, Tennessee (the "Plan Area"); and

WHEREAS, the development of the Plan Area is expected to include retail, office and hotel components and well as multifamily housing facilities for persons of moderate income (the "Project"); and

WHEREAS, the Economic Impact Plan would permit certain tax increment financing ("Tax Increment Financing") to be provided through the issuance of the IDB's bonds, notes and other obligations in the total amount not to exceed \$15,000,000 pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated; and

WHEREAS, the IDB has recommended the adoption of the Economic Impact Plan at a meeting on March 5, 2020; and

WHEREAS, the proceeds of the Tax Increment Financing would be used to pay the costs of eligible public improvements (the "TIF Eligible Costs") relating to the development of the Project; and

WHEREAS, a portion of the incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the IDB to be used to pay debt service of the Tax Increment Financing; and

WHEREAS, in accordance with the Economic Impact Plan, the IDB would issue the Tax Increment Financing to a lender or lenders to finance the TIF Eligible Costs and would pledge the TIF Revenues to such lender or lenders to apply to the debt service on the Tax Increment Financing; and

WHEREAS, the Tax Increment Financing shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the IDB, the City of Millington, or Shelby County, Tennessee; and

WHEREAS, the Board of Directors of the IDB has approved and submitted the Economic Impact Plan to the Board of Mayor and Aldermen of the City of Millington, Tennessee for approval in accordance with **Tenn. Code Ann. § 7-53-312; and**

WHEREAS, the Board of Directors of the IDB and the Board of Mayor and Aldermen of the City of Millington, Tennessee have previously adopted and approved Policies and Procedures relating to tax increment financing (the "Policies") and the Policies provide for an initial review of the tax increment financing application in Section 3.2 of the Policies and an initial resolution of the Board to approve the preparation of the Economic Impact Plan in Section 3.3 of the Policies (collectively, the "Preliminary Procedures"); and

WHEREAS, the IDB has waived such Preliminary Procedures and has requested that the Board of Mayor and Aldermen of the City of Millington, Tennessee to concur in such waiver of the Preliminary Procedures.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Millington, Tennessee (the "Board"), that the Economic Impact Plan, in the form attached hereto as Exhibit A, being in the interests of the citizens of the City of Millington, Tennessee, is hereby approved by the Board and the officers of the City are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan, and the Board hereby concurs in the waiver by the Board of the Preliminary Procedures.

This Resolution is adopted as of the 9<sup>th</sup> day of March, 2020.

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

**EXHIBIT A**  
**[economic impact plan]**

27814338.1

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF MILLINGTON, TENNESSEE**

**ECONOMIC IMPACT PLAN  
FOR  
MILLINGTON FARMS PROJECT**

**I. Authority for Economic Impact Plan**

Industrial development corporations ("IDBs") are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tenn. Code Ann. § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to this 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.

**II. Overview and Project Identity**

TM Farms Holdings, LLC, a Tennessee limited liability company, or an affiliate or an assignee thereof (collectively, the "Developer") presently owns an approximately 103-acre undeveloped parcel of real property generally located east of U.S. Highway 51 and Wilkinsville Road and bounded to the east by North Fork Creek. This property is bounded to the north by Veterans Parkway and by undeveloped property to the south. This property has been identified for property tax purposes as tax parcel M0115 00924C and is referenced in this Plan as the "Developer Parcel."

The Developer desires to undertake a significant multi-use development on the Developer Parcel. This development will be undertaken in phases and is expected to include retail, office and hotel components and well as multifamily housing facilities for persons of moderate income. The Developer has designated the overall development as Millington Farms. The current projected site development plan for the Millington Farms development is attached hereto as Exhibit A, which exhibit also shows the boundaries of the Developer Parcel.

Each component of the development described above is expected to be an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(13). The overall development is therefore referenced in this Plan as the Project, and such Project shall constitute the "project" within the Plan Area described below.

In order to make the undertaking of the Project financially feasible, the Developer has requested the City of Millington, Tennessee (the "City") and Shelby County, Tennessee (the "County") to approve, as part of this Plan, a plan for a tax increment incentive through The Industrial Development Board of the City of Millington, Tennessee (the "Board") pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs of the Project. The tax increment incentive would be used to pay all or a portion of the cost of the public improvements required to serve the Project, including, but not limited to, road and traffic improvements (including related signage, signalization, fencing and public parking), wastewater collection systems, storm water and drainage improvements and other utility improvements that are necessary for the development of the Project.

### **III. Boundaries of Plan Area**

The area that will be subject to this Plan (the "Plan Area") is the Developer Parcel, and the boundaries of the Developer Parcel shall be the boundaries of the Plan Area. 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.

### **IV. Financial Assistance to Project**

The Board will provide financial assistance to the Project by applying the tax increment incentive in the manner described below to pay or reimburse the Developer for the payment of all or a portion of certain costs that will be incurred in connection with the development of the Project. These costs relate to the cost of property for and the construction and installation of public infrastructure to be made in or adjacent to the Plan Area that is necessary to serve the Project. For these purposes, public infrastructure shall have the meaning given to such term in Tenn. Code Ann. § 9-23-102(16), which includes roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement.

The Board, subject to the terms of one or more development agreements to be negotiated with the Developer, will pay and/or reimburse the Developer for all or a portion of the cost of such public infrastructure upon receipt of adequate documentation of such costs. The Board and the Developer will enter into a development agreement with respect to each component of the Project specifying the scope of the public improvements and the cost of the public improvements to be paid or reimbursed in connection with that component.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues to pay costs other than the costs of public infrastructure without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. It is not expected that the tax increment incentive authorized by this Plan would be used to pay for any costs other than public infrastructure, but the Board is authorized to pay for costs that do not constitute public infrastructure if the Board determines that the payment of such costs is necessary for the Project to be financially feasible. In such case, the Board will cooperate with the Developer to seek a written determination from the State as to the eligibility of costs other than the costs of public infrastructure.

### **V. Expected Benefits to City and County**

The Project will be a transformational development for the City and the northern part of the County. The Project will provide new shopping alternatives, work spaces and residential alternatives that are not presently available in that area of the County. By providing these amenities, the Project will provide a significant stimulus to the development of the area. The development of commercial and residential establishments, such as the Project, will assist the County, the City and the Board in promoting economic development. When companies select locations for manufacturing, distribution and office facilities, a significant factor that is considered by site selection firms is the quality of life for the companies' employees in each community being considered as a possible location. By providing a wider array of residential, retail and office alternatives in the City and the northern portion of County, the Project will assist the Board with economic development recruiting and help expand the economic base of the County.

The land within the Plan Area is presently providing very little property tax revenue as the Plan Area is not currently developed. The ad valorem real property taxes for the Plan Area for the year 2019 were only \$686.59 for the City and \$1,817.44 for the County, which are the base taxes relating to the Plan Area. Both the City and the County are expected to receive substantial additional taxes as a result of the development of the Plan Area. The Developer retained Younger Associates to provide an estimate of the economic impact to the City and the County of the Project, and the report of Younger Associates is attached to this Plan as Exhibit B. As shown in that report, the estimated local tax benefit to the City and the County is expected to be very substantial. The report analyzes the estimated local tax benefit for each component of the Project, and the time to realize the local tax benefit for each component will commence as each component is completed. For additional details regarding the projected economic benefit of each component of the Project, reference is made to that report.

## **VI. Distribution of Property Taxes and Tax Increment Financing**

a. Distribution of Taxes. Property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the City and the County on the real and personal property within the Plan Area will be divided and distributed as follows in accordance with Tenn. Code Ann. § 7-53-312(c) and Title 9, Chapter 23 of the Tennessee Code Annotated, being the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"):

i. The portion of the real and personal property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan (being the base taxes referred to above and referenced herein as the "Base Tax Amount") shall be allocated to and, as collected, paid to the City and the County as all other taxes levied by the City and the 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 the County only the taxes actually imposed.

ii. Subject to the limitations contained in the immediately following paragraph, seventy-five percent (75%) of the excess of real and personal property taxes over the Base Tax Amount (the "TIF Revenues") shall be allocated and, as collected, paid into a separate fund of the Board, created to hold TIF Revenues until such TIF Revenues are applied to pay debt service on the obligations expected to be issued by the Board to finance the costs of the public improvements described above or otherwise applied to pay eligible costs relating to the Plan Area.

This allocation is subject to the provisions of Tenn. Code Ann. §7-53-312(j) and Tax Increment Act, which requires that taxes levied upon property within the Plan Area for the payment of debt service of the City and the County shall not be allocated to the Board, and is further subject to the retention or payment of any applicable administrative expenses and fees of the Board, the City or the County consistent with the current policies of any of such entities and/or to be paid under the development agreement to be entered into between the Developer and the Board.

The Developer expects to subdivide the Developer Parcel into multiple parcels in order to facilitate the phased development of the Plan Area. The base taxes with respect to the Developer Parcel shall be allocated to each parcel created by the Developer on a pro-rated basis using the acreage of each subdivided parcel as a percentage of the total acreage of the original Developer Parcel.

The Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within the Plan Area instead of on an aggregate basis as permitted by the Tax Increment Act. If the Board opts to have such calculations made based upon each parcel, the Board shall give notice to the City and the County that such methodology will be used prior to the first allocation date of any TIF Revenues.

As permitted by the Tax Increment Act, the Board is hereby authorized to separately group one or more parcels with the Plan Area for purposes of calculating and allocating the TIF Revenues, and in such case, the allocation of TIF Revenues shall be calculated and made based upon each such parcel or group of parcels, and not the entire Plan Area. The Board is specifically authorized to undertake such grouping of parcels at any time that this Plan is effective as of the beginning of any year (but not later than the eighth full year commencing after the execution of the initial development agreement with the Developer), and the Board may reserve the right in any development agreement with the Developer to regroup one or more parcels for purposes of making the calculations of TIF Revenues hereunder. The Board shall give notice of any such grouping of parcels to the City and the County.

The Board is also authorized to designate, at the direction of the Developer, by notice to the City and the County, that the allocation of TIF Revenues from any parcel or group of parcels shall begin in different years in order to match TIF Revenues with the application of TIF Revenues for the purposes provided herein, subject to the maximum allocation period as to any parcel provided below, provided that allocation of TIF Revenues as to any parcel in the Plan Area must commence no later than the eighth full year after the execution of the initial development agreement with the Developer.

Allocations of TIF Revenues collected by the City and the County that are not delinquent shall be made as to each tax year no later than sixty (60) days after the date such taxes would be delinquent in payment, allocations of TIF Revenues relating to delinquent taxes shall be made not later than sixty (60) days from when such TIF Revenues are collected by the City or the County.

b. Tax Increment Incentive. In order to pay for the costs of the Project described above, the Board expects to use the incremental tax revenues that it would receive as a result of the adoption of this Plan to pay debt service on obligations incurred to finance such costs. This tax increment financing would be structured as follows:

i. The Board will borrow not to exceed \$15,000,000 (not including refinancings) through the issuance and sale of notes, bonds or other obligations of the Board in multiple series to be issued from time to time as each component of the Project is undertaken. The Board shall pledge any and all TIF Revenues allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations. In no event will the obligations issued by the Board be considered a debt or obligation of the County or the City in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues allocable to the Board hereunder. As each series of the notes, bonds or other obligations are issued, the Developer shall apply to the Board, under the applicable policies of the Board, for the issuance of the applicable series of notes, bonds or other obligations and demonstrate, at such time, that the TIF Revenues to be realized from such component of the Project will be sufficient to pay debt service on the notes, bonds or other obligations requested to be issued by the Developer.

ii. The proceeds of the notes, bonds or obligations shall be used to pay the costs of the Project described above together with expenses of the Board in connection with the Project and the tax increment financing and capitalized interest on the notes, bonds or other obligations for a maximum period of two (2) years from the date of completion of the Project.

Any tax increment financing referenced in this Plan shall include any refinancing of a tax increment financing undertaken pursuant to the Act and approved by the Board.

Any development agreement with the Developer shall provide for such portion of the tax increment revenues as the Board, the County and/or the City require under any applicable policies to be withheld for administrative expenses to be so withheld, which amount shall not exceed the amount permitted by the Tax Increment Act, and for such withheld amounts to be applied as required by such policies.

Such development agreement shall also prohibit any portion of the Project to be used for adult book and entertainment facilities, check cashing and payday loan facilities and similar types of establishments, regardless of whether such uses are permitted by the applicable zoning ordinance.

c. Time Period. Taxes on the real and personal property within the Plan Area will be divided and distributed as provided in this Plan for a period, as to each parcel of property in the Plan Area, not in excess of twenty (20) years as to any parcel but, in any event, such allocations shall cease when there are not eligible costs, including debt service, to be paid from TIF Revenues.

d. Finding of Economic Benefit. The Board, the City and the County, by the adoption of this Plan, find that the use of the TIF Revenues 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.

## **VII. Approval Process**

Pursuant to Tenn. Code Ann. § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

a. The Board holds a public hearing relating to this Plan after publishing notice of such hearing in a newspaper of general circulation in the County and 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 may submit this Plan to the County and the City for their approval.

b. The governing bodies of the County and the City must approve this Plan for this Plan to be effective. This Plan may be approved by resolution of the County Commission or the City Council, whether or not the local charter provisions of the governing bodies provide otherwise. If either the County or the City make any changes to this Economic Impact Plan in connection with their approval hereof, such changes must be approved by the Board and the governing body of the City or County that did not make such change for this Plan to be effective.

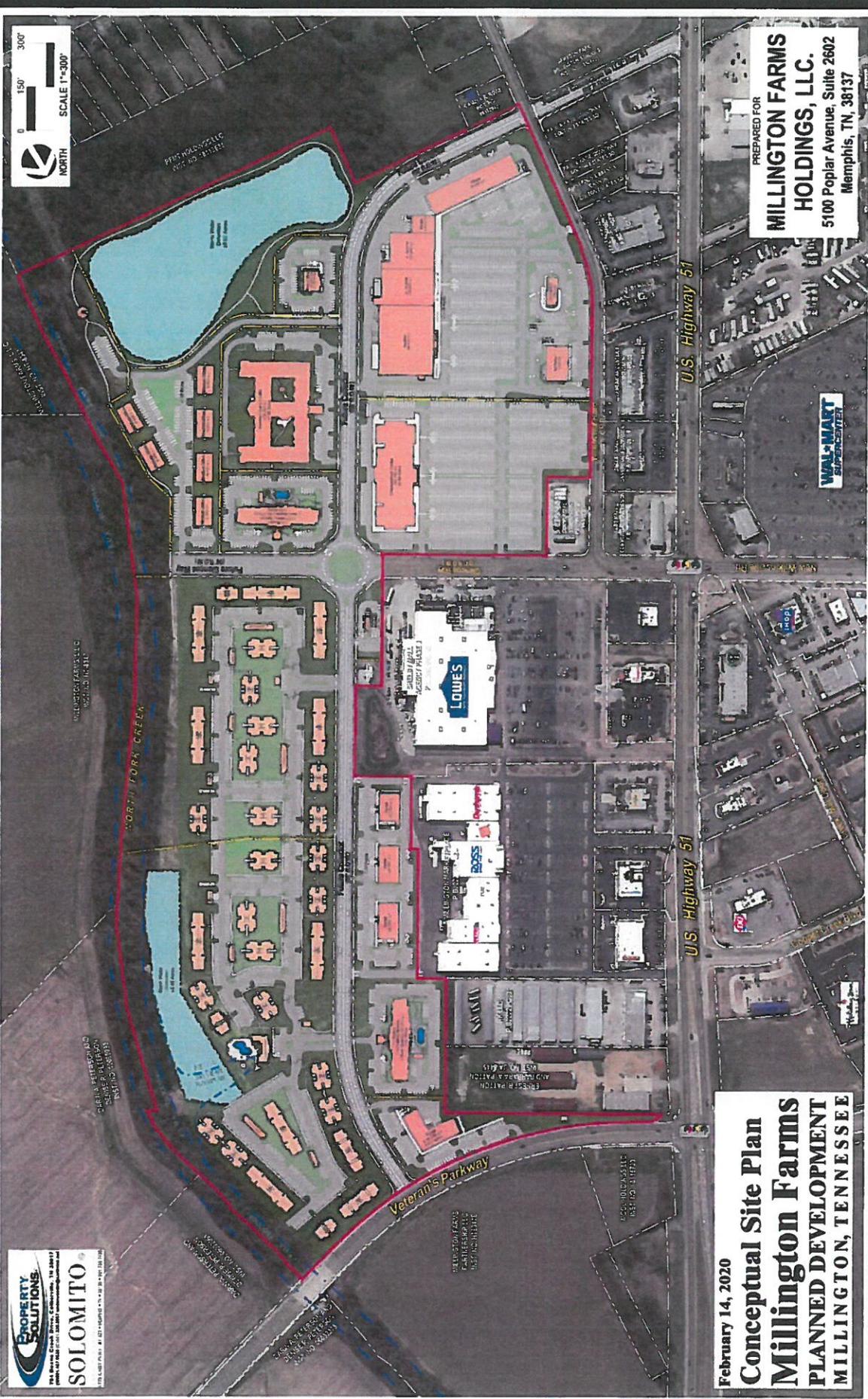
c. Once this Plan has been approved by the governing bodies of the County and the City, the Plan and related documentation shall be filed with the local taxing officials and the Comptroller of the State as required by the Tax Increment Act and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

**Exhibit A**  
(to Economic Impact Plan)

**Site Development Plan**



PREPARED FOR  
**MILLINGTON FARMS HOLDINGS, LLC.**  
5100 Poplar Avenue, Suite 2602  
Memphis, TN, 38137



**PROPERTY SOLUTIONS**  
SOLOMITO  
1075 LIND PARKWAY, SUITE 200, MEMPHIS, TN 38117  
901.525.1100

February 14, 2020  
**Conceptual Site Plan**  
**Millington Farms**  
**PLANNED DEVELOPMENT**  
**MILLINGTON, TENNESSEE**

**WAL-MART**  
SUPERCENTRE

**LOWES**

U.S. Highway 51

U.S. Highway 51

Veteran's Parkway

**Exhibit B**  
(to Economic Impact Plan)

**Economic Impact Analysis of Younger Associates**

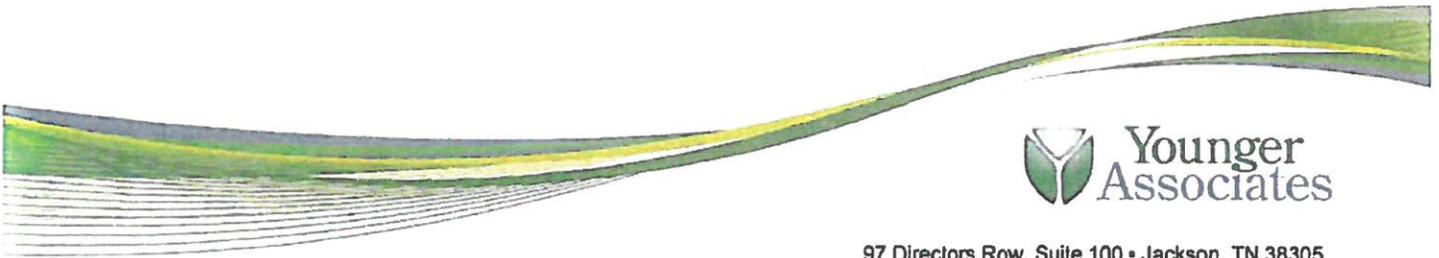
See attached

27270533.6

**The Economic Impact of  
Millington Farms Development**

**On the Economy of the  
Millington/Shelby County**

**December 2019**



97 Directors Row, Suite 100 • Jackson, TN 38305  
2157 Madison Ave • Memphis, TN 38104



## **The Economic Impact of Millington Farms On the Economy of the Millington/Shelby County**

### **Introduction**

The developer of Millington Farms, a mixed used commercial and residential development, is applying for a Tax Increment Financing (TIF) District to provide infrastructure for the project. The developers are requesting a 20-year TIF agreement with 75% of the city and county tax increment going to fund the project and 25% going to the city and county. In this draft, phasing for the development has not been identified, so all operations and tax revenues are based on a full 20 years for all components of the development.

The purpose of this study is to provide state and local policy makers with an understanding the job, wage and local tax impact generated by the ongoing operations of multi-family and senior housing complexes as well as a hotel, retail and other commercial operations over a 20-year period. This analysis measures the economic impact on the Millington/Shelby County economy.

### **Methodology**

The economic impact calculations in this study are generated using an economic model of the local economy based on regional input-output multipliers (RIMS II) from the U.S. Bureau of Economic Analysis. The model also utilizes county and region-specific data such as local tax rates, state tax rates, historical tax collection ratios, annual average wage rates, commute patterns and historical spending patterns.

Younger Associates has used this impact calculation methodology in hundreds of projects across the United States over the past 29 years. The methodology is recognized by the International Economic Development Council and utilized in courses by the Economic Development Institute. Over the years, our approach has proven to be highly accurate although slightly conservative, by design, in projecting tax revenue generation.

The primary data regarding the development costs, square footage constructed and tenant mix was supplied by the developer. The project will be seeking Tax Increment Financing to improve public infrastructure. In this analysis, we have set aside the fee to be held by the Shelby County Trustee as well as the portion of city and county property taxes that go toward debt services. From the remaining balance of projected county and city property revenue, 75% is designated to the TIF. The remaining 25% will be designated to the Shelby County and the City of Millington.

Secondary data was collected by Younger Associates for this analysis from the Tennessee Department of Revenue, the Tennessee Department of Labor and Workforce

Development, U.S. Bureau of Economic Analysis, and the U.S. Department of Labor - Bureau of Labor Statistics. In addition, proprietary licensed data from Claritas and ESRI was utilized.

### **Impact Definitions**

**Economic Impact** – the total dollar value of change in output from all industries, within the local economy, that results from \$1 of change in output from operations.

**Direct Jobs** – the number of jobs directly employed by new operations of the project.

**Indirect Jobs** – the number of jobs across all industries in the local economy that are supported by the new operations. This could include jobs (or hours of work, which comprise portions of a job) of vendors, business services, retail, personal services, transportation and all other industry sectors.

**Local Taxes** – the dollar amount of taxes collected for Millington and Shelby County from local option sales tax, hotel/motel tax and other smaller local tax revenue sources such as business permits, alcohol and tobacco taxes. State sales tax from the retail projects was calculated but no other State or Federal taxes are included, nor is local revenue sharing from State and Federal tax revenues.

### **Economic Impact, Jobs and Wages**

Based upon the size and type of new operations that have been identified for construction in the TIF district, total annual revenues were projected for each operation. The business revenue generated by the new operations is projected to have an economic impact of \$183 million per year when the full proposed project is complete. When the development is complete, these new operations will generate over \$6 million per year in local tax revenues excluding the TIF allocated to infrastructure for the Millington Farm Development.

The total number of jobs supported directly and indirectly by these operations when operating at full capacity is projected to be 2,945. Based on Shelby County annual average wages for the specific types of operations indicated by the developers, these jobs will generate \$87.6 million in new wages annually.

Construction of Millington Farms is projected to have a one-time economic impact of \$183 million and generate \$2 million in local taxes for Millington and Shelby County.

### **Benefit-Cost Ratio**

For Millington and Shelby County, the benefit-to-cost ratio for the funds allocated to the TIF is projected to be \$6.59 to \$1 over 20 years. This indicates that for every dollar designated for TIF district improvements, the city and county receive \$6.59 in new tax revenue. The benefit to cost ratio is based on local tax revenue only and does not consider any State or Federal taxes that would be apportioned to Millington/Shelby County.

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis - Summary**

One-Time Impact from Construction								
	Economic Impact	Direct/Indirect Jobs	Wages	Local Sales Tax	Local Other Taxes	Indirect Property Tax	Direct Property Tax	Total Local Taxes
<b>Construction</b>	<b>\$ 183,680,000</b>	<b>856</b>	<b>\$ 48,904,136</b>	<b>\$ 1,814,123</b>	<b>\$ 192,813</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 2,006,936</b>

Annual Impact from Operations										
Development Type	Economic Impact	Direct/Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Direct & Indirect)	Local Other Taxes (includes Hotel Tax)	Indirect Property Tax	Direct Property Tax (City/County & Debt Service)	Total Local Taxes	Total Local Taxes	
									Local Sales Tax (Direct & Indirect)	Local Other Taxes
Residential	\$ 9,304,683	82	\$ 4,052,932	\$ 59,183	\$ 15,979	\$ 107,994	\$ 716,389	\$ 899,545		\$ 899,545
Retail	\$ 136,565,368	2,182	\$ 55,850,472	\$ 2,638,580	\$ 220,200	\$ 1,035,757		\$ 3,894,537		\$ 3,894,537
Office	\$ 1,936,261	198	\$ 11,311,938	\$ 135,149	\$ 36,490	\$ 260,766		\$ 432,405		\$ 432,405
Hotels	\$ 8,945,137	58	\$ 1,945,204	\$ 125,609	\$ 367,046	\$ 76,386		\$ 569,041		\$ 569,041
Entertainment	\$ 12,317,250	186	\$ 7,237,876	\$ 246,237	\$ 16,365	\$ 244,962		\$ 507,564		\$ 507,564
Senior Living Community	\$ 14,161,536	239	\$ 7,237,876	\$ 105,691	\$ 28,537	\$ 314,763		\$ 448,991		\$ 448,991
<b>Total</b>	<b>\$ 183,230,235</b>	<b>2,945</b>	<b>\$ 87,636,298</b>	<b>\$ 3,310,449</b>	<b>\$ 694,617</b>	<b>\$ 2,040,628</b>	<b>\$ 716,389</b>	<b>\$ 6,752,083</b>		<b>\$ 6,752,083</b>

20 Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/Indirect Jobs	Wages	Local Sales Tax (Direct & Indirect)	Local Other Taxes	Indirect Property Tax	Direct Property Tax (City/County & Debt Service)	Total Local Taxes	Total Local Taxes	
									Local Sales Tax (Direct & Indirect)	Local Other Taxes
<b>Total</b>	<b>\$ 3,848,284,700</b>	<b>2,945</b>	<b>\$ 1,801,630,096</b>	<b>\$ 68,023,103</b>	<b>\$ 13,885,153</b>	<b>\$ 40,812,560</b>	<b>\$ 14,327,780</b>	<b>\$ 137,048,596</b>		<b>\$ 137,048,596</b>

**Total Taxes Designated to TIF: \$ 20,786,840**  
**Net Present Value of Taxes Designated to TIF \$ 14,124,997**

Benefit/Cost Ratio (Ratio of Taxes Designated to TIF to Local Taxes Generated From Operations) 6.59

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>One Time Impact from Construction</b>	
Construction Cost/Real Property Investment*	\$ 100,000,000
Final Demand Output Multiplier <sup>1</sup>	1.8368
<b>Economic Impact</b>	<b>\$ 183,680,000</b>
Sales Tax Revenue from Capital Investment <sup>2</sup>	\$ 1,100,000
Final Demand Employment Multiplier <sup>3</sup>	8.5597
<b>Direct/Indirect Jobs Supported During Construction Period**</b>	<b>856</b>
Shelby County Annual Average Wage - All Industries <sup>4</sup>	\$ 57,131
<b>Wages Paid to Direct/Indirect Jobs</b>	<b>\$ 48,904,136</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 714,123
Other Local Tax Revenue <sup>6</sup>	\$ 192,813
<b>Total Tax Revenue from Wages Paid During Construction Period</b>	<b>\$ 2,006,936</b>

\*Construction estimates provided by the developer.

\*\*Total employment for the construction period. If the construction period is five years, the annual average employment would be 171.

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>Annual Impact of Operations - Residential</b>	
Number of Rental Units	388
Average Monthly Rental Rate*	\$ 1,150
Occupancy Rate	5%
Projected Annual Rental Revenue*	\$ 5,086,680
Projected Annual Revenue from Garage & Storage Rental	\$ 60,000
<b>Total Annual Projected Revenue</b>	<b>\$ 5,146,680</b>
Final Demand Output Multiplier <sup>7</sup>	1.8079
<b>Total Economic Impact</b>	<b>9,304,683</b>
Final Demand Employment Multiplier <sup>8</sup>	8.7869
<b>Total Employment - Direct &amp; Indirect</b>	<b>82</b>
Shelby County Annual Average Wage - Real Estate <sup>9</sup>	\$ 49,426
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 4,052,932</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 59,183
Other Local Tax Revenue <sup>6</sup>	\$ 15,979
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 107,994
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 183,156</b>

*\*Projection provided by the developer.*

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

	Annual Impact of Operations - Retail				Total
	General Retail	Grocery	Food Service		
Total Retail Square Footage*	120,050	50,000	16,600		186,650
Estimated Sales Per Square Foot <sup>11</sup>	\$ 350	\$ 500	\$ 400		
Total Projected Annual Revenue	\$ 42,017,500	\$ 25,000,000	\$ 6,640,000		\$ 73,657,500
Final Demand Output Multiplier <sup>12</sup>	1.8521	1.8477	1.8904		
<b>Total Economic Impact</b>	<b>77,820,612</b>	<b>46,192,500</b>	<b>12,552,256</b>		<b>136,565,368</b>
Direct Local Sales Tax Generated from Operation (2.75%)*	\$ 1,039,933	\$ 618,750	\$ 164,340		\$ 1,823,023
Final Demand Employment Multiplier <sup>13</sup>	15.5409	16.3760	17.2681		
<b>Total Employment - Direct &amp; Indirect</b>	<b>1,209</b>	<b>756</b>	<b>217</b>		<b>2,182</b>
Shelby County Annual Average Wage <sup>14</sup>	\$ 25,596	\$ 25,596	\$ 25,596		
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 30,945,564</b>	<b>\$ 19,350,576</b>	<b>\$ 5,554,332</b>		<b>\$ 55,850,472</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 451,883	\$ 282,567	\$ 81,107		\$ 815,557
Other Local Tax Revenue <sup>6</sup>	\$ 122,008	\$ 76,293	\$ 21,899		\$ 220,200
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 1,592,253	\$ 995,652	\$ 285,789		\$ 1,035,757
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 3,206,077</b>	<b>\$ 1,973,262</b>	<b>\$ 553,135</b>		<b>\$ 3,884,537</b>

\*Projection provided by the developer.

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>Annual Impact of Operations - Office</b>	
Total Net Square Footage of Office Space*	59,500
Average Net Rental Per Square Foot*	\$ 18
Total Annual Revenue	\$ 1,071,000
Final Demand Output Multiplier <sup>8</sup>	1.8079
<b>Total Economic Impact</b>	<b>\$ 1,936,261</b>
Average Square Footage per Employee**	300
<b>Total Employees In Office Space Development</b>	<b>198</b>
Shelby County Annual Average Wage - All Industries <sup>4</sup>	\$ 57,131
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 11,311,938</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 135,149
Other Local Tax Revenue <sup>6</sup>	\$ 36,490
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 260,766
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 432,405</b>

*\*Projection provided by the developer.*

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>Annual Impact of Operations - Hotels</b>	
Total Estimated Rooms*	220
Annual Available Sleeping Nights	80,300
Occupancy Rate <sup>15</sup>	65.0%
Annual Rentals Nights	52,195
Projected Average Daily Rental Rate <sup>15</sup>	\$ 96.00
Total Projected Annual Revenue	\$ 5,010,720
Direct Local Sales Tax Generated from Operation (2.75%)**	\$ 102,369
City of Millington Local Hotel Tax Generated from Operation (3%)	\$ 135,289
Shelby County Local Hotel Tax Generated from Operation (5%)	\$ 225,482
Final Demand Output Multiplier <sup>16</sup>	1.7852
<b>Total Economic Impact from Rental Revenue</b>	<b>8,945,137</b>
Final Demand Employment Multiplier <sup>17</sup>	11.5404
<b>Total Employment - Direct &amp; Indirect</b>	<b>58</b>
Shelby County Annual Average Wage <sup>18</sup>	\$ 33,538
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 1,945,204</b>
Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 23,240
Other Tax Revenue <sup>6</sup>	\$ 6,275
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 76,386
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 569,041</b>

*\*Projection provided by the developer.*

*\*\*Assumes 90% of all room rentals are subject to local tax.*

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>Annual Impact of Operations - Entertainment</b>	
Total Net Square Footage of Entertainment Space*	50,000
Average Sales/Revenue Per Square Foot <sup>11</sup>	\$ 150
Total Projected Annual Revenue	\$ 7,500,000
Final Demand Output Multiplier <sup>19</sup>	1.6423
<b>Total Economic Impact</b>	<b>12,317,250</b>
Direct Local Sales Tax Generated from Operation (2.75%)**	\$ 185,625
Final Demand Employment Multiplier <sup>20</sup>	15.1033
<b>Total Employment - Direct &amp; Indirect</b>	<b>186</b>
Shelby County Annual Average Wage - Real Estate <sup>21</sup>	\$ 22,316
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 4,150,776</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 60,612
Other Local Tax Revenue <sup>6</sup>	\$ 16,365
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 244,962
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 507,564</b>

*\*Projection provided by the developer.*

**City of Millington, Shelby County TN  
Millington Farms Mixed-Use Development  
Economic Impact Analysis**

<b>Annual Impact of Operations - Senior Living Community</b>	
Number of Rental Units*	160
Average Monthly Rental Rate <sup>22</sup>	\$ 4,000
Occupancy Rate	95%
Projected Annual Revenue from Rental	\$ 7,296,000
Ancillary Services Revenue	\$ 576,000
Total Project Annual Revenue	\$ 7,872,000
Final Demand Output Multiplier <sup>23</sup>	1.9410
<b>Total Economic Impact</b>	<b>14,161,536</b>
Final Demand Employment Multiplier <sup>24</sup>	16.9083
<b>Total Employment - Direct &amp; Indirect</b>	<b>239</b>
Shelby County Annual Average Wage <sup>25</sup>	\$ 30,284
<b>Total Wages - Direct &amp; Indirect</b>	<b>\$ 7,237,876</b>
Local Sales Tax Revenue from Wages <sup>5</sup> (Indirect)	\$ 105,691
Other Local Tax Revenue <sup>6</sup>	\$ 28,537
Residential/Commercial Property Tax Revenue <sup>10</sup>	\$ 314,763
<b>Total Tax Revenue - from Operations &amp; Wages</b>	<b>\$ 448,991</b>

*\*Projection provided by the developer.*

## Millington Farms Mixed-Use Development

	<b>Total</b>
Construction Cost of Development:	\$ 100,000,000
80% of Investment Assumed for Appraised Value:	\$ 80,000,000
Land Cost:	\$ -
Total Appraised Value of Development:	\$ 80,000,000
2019 Appraisal of Real Property: (Greenbelt)	\$ 179,600
Real Property Incremental Value Included in TIF:	\$ 79,820,500

### Real Property Tax Schedule

Shelby County Tax Rate: \$4.05	Shelby County						City of Millington Tax Rate: \$1.53	City of Millington			
	Full Taxes	Trustee Fees	Taxes Designated for Debt Service	Remaining Funds after Fees and Debt Service	Taxes Designated to TIF from Remaining Funds	Taxes Paid to Shelby County		Full Taxes	Taxes Designated for Debt Service	Taxes Designated to TIF from Remaining Funds	Taxes Paid to City of Millington
Value	\$ 79,820,500	2%	15.3%		75%		Value	\$ 79,820,500	35.23%	75%	
Year 1	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 1	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 2	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 2	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 3	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 3	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 4	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 4	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 5	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 5	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 6	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 6	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 7	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 7	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 8	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 8	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 9	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 9	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 10	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 10	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 11	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 11	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 12	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 12	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 13	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 13	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 14	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 14	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 15	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 15	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 16	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 16	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 17	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 17	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 18	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 18	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 19	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 19	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
Year 20	\$ 1,293,092	\$ 25,862	\$ 197,843	\$ 1,069,387	\$ 802,040	\$ 267,347	Year 20	\$ 488,501	\$ 172,099	\$ 237,302	\$ 79,100
<b>Total</b>	<b>\$ 25,881,840</b>	<b>\$ 517,240</b>	<b>\$ 3,958,880</b>	<b>\$ 21,387,740</b>	<b>\$ 16,040,800</b>	<b>\$ 5,348,940</b>	<b>Total</b>	<b>\$ 9,770,020</b>	<b>\$ 3,441,980</b>	<b>\$ 4,748,040</b>	<b>\$ 1,582,000</b>
<b>Net Present Value*</b>						<b>\$10,899,985</b>	<b>Net Present Value*</b>				<b>\$3,225,012</b>

Shelby County Taxes Designated to Trustee:	\$ 517,240
Shelby County Taxes Designated to Debt Service:	\$ 3,958,880
New Taxes Paid to Shelby County:	\$ 5,348,940
Shelby County Taxes Designated to TIF:	\$ 16,040,800
City of Millington Taxes Designated to Debt Service	\$ 3,441,980
New Taxes Paid to City of Millington:	\$ 1,582,000
City of Millington Taxes Designated to TIF:	\$ 4,748,040
Total Taxes Designated to Debt Service:	\$ 7,398,840
Total Taxes Paid to County & City:	\$ 6,928,940
Total Taxes Designated to TIF:	\$ 20,788,840
<b>Net Present Value of Taxes Designated to TIF</b>	<b>\$ 14,124,987</b>

\*Discount Rate of 4%

### Notes for Millington Farms Mixed-Use Development Impact Analysis:

1. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for construction. This multiplier represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the specified industry.
2. For the purpose of this analysis, it is assumed that 40% of the construction costs would be for building materials that are subject to the City of Millington and Shelby County local option sales tax rate of 2.75%.
3. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for construction for Shelby County, Tennessee. This multiplier calculates the number of indirect jobs supported per million dollars of output by the specified industry.
4. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Shelby County, 2018 for all industry types with a 1.5% inflation factor applied for 2019.
5. U.S. Department of Labor, "Consumer Expenditure Survey, Southern US" 2018; factor applied to determine the rate of indirect or "downstream" expenditures on sales taxable goods and services at the Millington option tax rate of 2.75%.
6. Based upon July 2018 - June 2019 collections of Business, Alcohol, Motor Vehicle and other local taxes compared to sales tax for Shelby County.
7. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for real estate leasing and rentals.
8. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for real estate leasing and rentals for Shelby County, Tennessee.
9. Based upon data from Tennessee Department of Labor; Annual Average Wage for Shelby County, 2018 for real estate rental and leasing services with a 1.5% inflation factor applied for 2019.
10. New property tax for Shelby County and the City of Millington based on projected new property value created by wages paid by the new development. The new property value may be new single-family homes, new rental property, expansions or improvements to existing residential or commercial property. Although commercial property value is included, the residential rate of assessment is used as a conservative measure. The assessment rate of 25% and a combined Shelby County (\$4.05) and City of Millington (\$1.53) tax rate of \$5.58 per \$100 of assessed value is used. For this calculation, it is assumed that 75% of the jobs supported are direct jobs. Property taxes paid directly by companies in the development are not included in this value.
11. Average sales per square foot are based on the Retail Index as published by eMarketer.com for specialty retail, grocery stores, food service and entertainment venues.
12. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for the specified industries.
13. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for the specified industries for Shelby County, Tennessee
14. Based upon data from Tennessee Department of Labor; Annual Average Wage for Shelby County, TN, 2018 average of retail trade and food services with a 1.5% inflation factor applied for 2019.

15. Average 2018 hotel occupancy rate and daily rental rate for Shelby County as reported by Pinkowski & Company.
16. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for accommodation.
17. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for accommodation for Shelby County, Tennessee.
18. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Shelby County, 2018 for accommodation with a 1.5% inflation factor applied for 2019.
19. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for amusement and recreation.
20. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for amusement and recreation for Shelby County, Tennessee.
21. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Shelby County, 2018 for amusement and recreation with a 1.5% inflation factor applied for 2019.
22. Based on the 2018 national monthly median rental rate for a private room in an assisted living facility as reported by Genworth Financial, Inc.
23. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Shelby County, Tennessee for nursing and community care facilities.
24. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for nursing and community care facilities for Shelby County, Tennessee.
25. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Shelby County, 2018 for nursing and residential care facilities with a 1.5% inflation factor applied for 2019.

RESOLUTION 8-2020

RESOLUTION APPOINTING MEMBER TO THE MILLINGTON AIRPORT AUTHORITY

WHEREAS, the Board of Mayor and Aldermen of the City of Millington has established the Millington Airport Authority; and

WHEREAS, a member is unable to attend the meetings, and the Mayor wishes to appoint someone to replace him.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen, that the Mayor's appointment to the Millington Airport Authority is approved, and that they shall serve until the later of the end of their term or their successor is appointed:

Jim Bufalino, term ending July 31, 2025 (replacing Brian McGovern)

This Resolution is adopted this 9<sup>th</sup> day of March, 2020.

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk

RESOLUTION 9-2020

RESOLUTION AUTHORIZING THE MILLINGTON MUNICIPAL SCHOOL BOARD TO  
APPLY FOR A LOAN THROUGH THE  
TENNESSEE ENERGY EFFICIENT SCHOOLS INITIATIVE

WHEREAS, The current Tennessee Energy Efficient Schools Initiative (EESI) Loan Program uses a low-interest revolving loan mechanism to fund energy-efficient renovation and retrofit projects in Tennessee's public K-12 schools; and

WHEREAS, The Millington Municipal School Board adopted an item at its meeting on March 2, 2020 to authorize the Director of Schools to enter into negotiations and execute a contract with Trane to make guaranteed energy savings efficiency upgrades and other improvements to designated schools for an amount not to exceed \$9,615,049.00 contingent upon legal review by the School Board Attorney and successful approval of the funding mechanism required by the City; and

WHEREAS, The Millington Municipal School Board also authorized the Director of Schools to pursue a low interest loan with the Tennessee Energy Efficient Schools Initiative Loan Program and to initiate the application process forth with; and

WHEREAS, The Millington Municipal School Board has requested that the Board of Mayor and Aldermen to authorize the LSSI application.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that the Millington Municipal School Board through its Director of Schools is authorized to apply for a loan through the Tennessee Energy Efficient Schools Initiative Loan Program.

BE IT FURTHER RESOLVED, That authorization of this application does not authorize any borrowing on behalf of the City of Millington, nor does it commit the City to approve any contracts, funding or borrowing for the purposes stated herein.

This Resolution is adopted this 9<sup>th</sup> day of March 2020.

---

Terry G. Jones, Mayor

---

Karen Findley, City Clerk