



METRO COUNCIL OFFICE

MEMORANDUM TO: All Members of the Metropolitan Council

FROM: Mike Jameson, Director and Special Counsel
Mike Curl, Finance Manager
Metropolitan Council Office

COUNCIL MEETING DATE: April 16, 2019

RE: Analysis and Fiscal Notes

Unaudited Fund Balances as of 4/10/19:

4% Reserve Fund	\$18,423,425*
Metro Self Insured Liability Claims	\$3,934,898
Judgments & Losses	\$2,809,081
Schools Self Insured Liability Claims	\$4,563,263
Self-Insured Property Loss Aggregate	\$8,169,249
Employee Blanket Bond Claims	\$691,875
Police Professional Liability Claims	\$2,166,780
Death Benefit	\$1,529,303

*This assumes unrealized estimated revenues in FY19 of \$5,983,309.

Note: No fiscal note is included for legislation that poses no significant financial impact.

– RESOLUTIONS ON PUBLIC HEARING –

RESOLUTIONS NO. RS2019-1652 AND RS2019-1653 – These resolutions would approve exemptions from the minimum distance requirements for obtaining a beer permit for three establishments, listed below.

The Metro Code of Laws (MCL) prevents a beer permit from being issued to any establishment located within 100 feet of a religious institution, school, park, daycare, or one- or two-family residence. However, several exceptions exist to these distance requirements. For example, facilities within the USD separated from these protected establishments by state or federal four-lane highways are exempt, as are retailer on-sale beer permit holders in MUL districts and events catered by holders of caterers' permits. (See, Code section 7.08.090(A)).

Additionally, the Code provides a mechanism to exempt (a) restaurants or (b) any retail food store from Metro's minimum distance requirements, allowing such facilities to obtain beer permits upon the adoption of a resolution by the Council. (See, Code section 7.08.090(E)). Restaurants are no longer required to have state on-premises liquor consumption licenses in order to obtain such exemption.

A public hearing must be held by the Council prior to voting on resolutions brought under Section 7.08.090(E).

The establishments and locations are as follows:

- **Resolution No. RS2019-1652 (MURPHY)** — This resolution would approve an exemption for Castrillo's, located at 3501 Park Avenue.
- **Resolution No. RS2019-1653 (DOWELL)** — This resolution would approve an exemption for Exo-Tikka Indian Cuisine, located at 5385 Mt. View Road.
- **Resolution No. RS2019-1670 (WITHERS)** — This resolution would approve an exemption for Donut Distillery, located at 311 Gallatin Avenue.

– RESOLUTIONS –

RESOLUTION NO. RS2019-1617 (ROSENBERG & COOPER) – This resolution, as amended, would propose five amendments to the Metropolitan Charter.

The Council, pursuant Metro Charter Sec. 19.01, may only adopt two resolutions during the term of the Council that submit amendments to the voters for ratification. Each proposed amendment to the Charter must be adopted by 27 affirmative votes of the Council, and the resolution itself submitting the amendment must be adopted by 27 affirmative votes in order to become effective. The Council has previously exercised their ability to place Charter amendments on the ballot once this term, through Resolution No. RS2018-1314.

Metro Charter Sec. 19.01 requires that a resolution to amend the Charter must prescribe a date not less than eighty (80) days subsequent to the date of its filing for the holding of a referendum election to vote to ratify or reject the proposed amendments. Under state law, the resolution as adopted by Council must be filed with the Election Commission 75 days before the election. (Tenn. Code Ann. § 2-3-204(b)) (“Resolutions...requiring the holding of elections on questions submitted to the people which are to be held with the regular November election...shall be filed with the county election commission not less than seventy-five (75) days prior to such election.”) (See also Tenn. Op. Att’y Gen. No. 08-171, Nov. 5, 2008, construing T.C.A. § 2-3-204). The resolution provides that the date for holding the referendum election on the proposed Charter amendments is to be August 1, 2019.

The five proposed amendments to the Metropolitan Charter are as follows:

- Amendment A, as amended, would allow for ranked choice voting in elections for mayor, vice-mayor, councilmember-at-large, and district councilmember. A new Section 15.11 would be added to the Metro Charter to govern ranked choice voting, which would allow voters to rank candidates in order of preference. A candidate who receives a majority of first-preference votes for a given office would win the election. If no candidate receives a majority, the lowest-scoring candidate would be eliminated and the votes would be redistributed to remaining, non-eliminated candidates based on the eliminated candidate’s voters’ order of preference. This would continue until one candidate received a majority of the votes. For councilmembers-at-large, votes would be redistributed until all vacancies are filled. A new Section 15.12 would be added to govern runoff elections. If ranked choice voting became repugnant to state law, as determined by a regulatory agency or court, this amendment would provide for a reversion to the current system of electing mayor, vice-mayor, councilmember-at-large and district councilmember, further relying on the current system to determine run-off candidates.
- Amendment B, as amended, would eliminate runoff elections after special elections for vice mayor and district councilmember and instead institute ranked choice voting for these offices. A candidate who received a majority of first-preference votes for the office would win. If no candidate receives a majority, the lowest-scoring candidate would be eliminated and the votes would be redistributed to remaining, non-eliminated candidates based upon

the eliminated candidate's voters' order of preference. This would continue until one candidate receives a majority of the votes.

- Amendment C, as amended, would require certain additional information to be included with the annual operating budget. Currently, the Charter requires estimates of fund balances, revenues, and proposed expenditures. This amendment would require additional disclosures of the total principal amount of debt of the Metropolitan Government then outstanding, with a comparison of that amount to the previous calendar year (stated in dollars and as a percentage), together with a calculation of debt per capita based upon the population of the Metropolitan Government. The annual operating budget would also be required to include performance and efficiency measures for departments, boards, commissions, and agencies that receive appropriations from the Metropolitan Government. The Director of Finance would have discretion to determine the appropriate measurements, as well as the discretion to omit departments, boards, commissions and agencies whose functions are not conducive to quantifiable measurements.
- Amendment D would require the eight (8) appointed members of the Planning Commission to be appointed from seven (7) planning districts, with at least one (1) member appointed from each district. Each planning district would consist of five (5) council districts. The mayor would appoint a member from a planning district upon the vacancy of an existing member's seat until all seven (7) districts are represented. These districts could subsequently be altered in a plan for redistricting councilmanic districts adopted pursuant to Section 18.06 of the Metropolitan Charter. An amendment to this Amendment D is anticipated from the sponsor which would eliminate creation of planning districts and instead require at least three (3) of the eight (8) appointed Planning Commission members to be residents of the area outside the urban services district as it existed when the Charter was first adopted.
- Amendment E would remove existing language from the Charter which provides that a vacancy upon the Metropolitan Board of Education is filled by the remaining members of the Board. Tenn. Code Ann. 49-2-201(a)(1) governs the procedure for filling a vacancy on a county board of education. This requires the relevant local legislative body to select an individual to fill such a vacancy. This amendment would make the language in the Charter consistent with the requirements of state law.

RESOLUTION NO. RS2019-1671 (VERCHER) – This resolution would approve the appointment of forty (40) Davidson County citizens to serve as hearing officers for the Metropolitan Board of Equalization (MBOE). The MBOE is authorized under state law to hear appeals of assessments on real property.

In the past, members of the MBOE had to be approved by the Tennessee Board of Equalization. This state law was changed to require the members to be approved by the county legislative body by resolution. (Tenn. Code Ann. § 67-5-1406).

RESOLUTION NO. RS2019-1672 (VERCHER) – This resolution is a routine, annual exercise which calls the Metropolitan Board of Equalization (MBOE) into regular session, convening from June 3, 2019 until June 14, 2019, for purposes of hearing appeals of property assessments. It would also call the MBOE into special session convening June 17, 2019 to complete any unfinished business regarding appeals on pro-rated assessments. The special session is not to extend beyond May 31, 2020.

The MBOE always meets during the month of June to hear appeals of assessments on real property. Historically, the MBOE has been required to have special sessions to conclude its work due to the large number of appeals. The MBOE is among the few Metropolitan Government boards and commissions whose members receive compensation for their specialized service.

State law authorizes county legislative bodies to fix the number of days the Board of Equalization is to sit in regular session and to call the board into special session to complete any unfinished business. (Tenn. Code Ann. § 67-1-404).

RESOLUTION NO. RS2019-1673 (VERCHER & ROBERTS) – See attached grant summary spreadsheet.

RESOLUTION NO. RS2019-1674 (VERCHER & ROBERTS) – See attached grant summary spreadsheet.

RESOLUTION NO. RS2019-1675 (VERCHER, WITHERS, & OTHERS) – See attached grant summary spreadsheet.

RESOLUTION NO. RS2019-1676 (VERCHER) – This resolution would authorize the Department of Law to settle the claim of Monica Blake against the Metropolitan Government in the amount of \$150,000.

This case arises out of the last several years of Ms. Blake's employment with the Metropolitan Nashville Police Department (MNPd). Ms. Blake's allegations involve fact patterns spanning almost a decade, but the most pertinent allegations involve MNPd policies and Ms. Blake's social media activity.

Ms. Blake began working for MNPd in 2005 and became a School Resource Officer in 2011. She alleges that she was the victim of discrimination and retaliation by members of the MNPd following various social media posts. From March to May 2018, Ms. Blake made various posts in which she criticized members of the MNPd, aired personal grievances about her MNPd employment, and expressed support for a Community Oversight Board. In many of these posts, she identified

herself as an MNPD employee but did not include a disclaimer that the views expressed were her own views.

Police officer conduct is guided by standards within the MNPD departmental manual which provide that failure to adhere to the standards can result in disciplinary action. Ms. Blake challenged MNPD policies regarding social media, defamation, and derogatory notices as being constitutionally vague and overbroad under the First Amendment.

A disciplinary hearing was held on January 10, 2019, and MNPD imposed an 18 day suspension. Four violations of the MNPD manual were sustained. Violations 1 and 2 related to Ms. Blake's failure to appear in uniform and without her firearm for a departmental meeting. A one-day suspension was imposed for each violation. Violations 3 and 4 related to the social media posts. A five-day suspension was imposed for failure to include a disclaimer on her social media posts. An eleven-day suspension was imposed for conduct unbecoming, as the posts accused MNPD employees of oppression, misconduct, mistreatment, injustice, and vindictiveness. This disciplinary action and 18 day suspension is the foundation of Ms. Blake's retaliation claim.

Ms. Blake filed suit alleging First Amendment retaliation and prior restraint claims under 42 U.S.C. 1983; sexual and racial harassment under the Tennessee Human Rights Act; sexual and racial discrimination under the THRA; retaliation under THRA; racial harassment, retaliation, and discrimination under 42 U.S.C. 1981; retaliation under Title IX; and a claim under Tennessee's Public Employee Political Freedom Act. Ms. Blake's alleged damages consist of backpay for the 18 day suspension, emotional distress, and attorneys' fees. While this claim is in its procedural infancy, the Metro Legal Department estimates fees in excess of \$250,000.00 would eventually be incurred in the required investigation and trial.

Public employers are limited in restricting the free speech liberties their employees enjoy as private citizens. A public employee's right to speak is not without limits, but speech is generally protected when the employee speaks as a private citizen about matters of public concern, and the employee's interest in the speech outweighs the employer's interest in the efficiency of the public services it provides. Here, Ms. Blake's social media posts expressed personal employment concerns and grievances, but also included statements about the Community Oversight Board -- a matter of public concern. Generally, if an employee engages in protected activity (speech) and adverse employment action is taken by his or her employer motivated by that activity, the employer can be found guilty of retaliation.

The Department of Law recommends settlement of this claim for \$150,000. Resolving this matter at this early stage will avoid a possible jury verdict well before significant attorneys' fees have accrued. Because Ms. Blake will resign as a condition of settlement, it resolves the underlying employment concerns and secures dismissal of the claims against the individual MNPD employee. Significant risk is thereby eliminated for all parties.

No disciplinary action has been taken against the employees involved.

Fiscal Note: This \$150,000 settlement would be the fourth payment from the Judgments and Losses Fund in FY19 for a cumulative total of \$555,000. The fund balance would be \$2,809,081 after this payment.

RESOLUTION NO. RS2019-1677 (O'CONNELL, VERCHER, & OTHERS) – This resolution would authorize the Director of Public Property, or a designee, to exercise an option agreement between the Metropolitan Government and Cumberland Consulting, Inc. for the purchase of certain property owned by Cumberland Consulting on behalf of the Metro Parks and Recreation Department.

Section 2.24.250.F of the Metro Code authorizes the director of public property to negotiate the purchase of property and to obtain from property owners an option to sell at a fixed price, subject to the approval of the Council by resolution.

Cumberland Consulting owns approximately 2.89 acres of property located at 185 Anthes Drive. This option agreement was executed August 29, 2018 and allows for execution of the option within 270 days thereafter. The Metropolitan Board of Parks and Recreation has recommended approval of the acquisition of this property.

Section 2.24.225 of the Metro Code, as amended in 2018, provides that for transactions involving the sale, purchase, lease, sublease, or other disposition of real property that require approval of the Council, legislation may not be considered in the absence of an appraisal report that includes current and prospective values (reflecting any anticipated changes in entitlements). A summary of the appraisal is attached to this analysis.

The proposed option has been approved by the Planning Commission.

Fiscal Note: The property was appraised in February 2018 for \$2,300,000. The property acquisition price would be acquired for \$2,530,000. A waiver form, signed by the Director of Finance, is attached to the resolution and states that the option price is within 10% of the appraisal price. In addition, Metro would pay all closing costs which have not yet been determined.

RESOLUTION NO. RS2019-1678 (O'CONNELL & VERCHER) – This resolution would approve the fourth amendment to the lease agreement between the Metropolitan Government and Square Investment Holdings, LLC, for the lease of office space in the Washington Square building on Second Avenue.

Metro has been leasing space in this building for Office of the District Attorney since 1993. A new lease agreement was approved in 2008 (per BL2008-226) to add another 18,000 square feet for the Metropolitan Legal Department. In 2013, Metro exercised a right to lease an additional 4,508 square feet and to extend the term of the lease through November 30, 2023 (per RS2013-921).

In 2014, an additional 2,051 square feet was leased for use by Criminal Justice Planning (per RS2014-1016). Metro currently leases 66,842 square feet of the Washington Square Building.

The resolution under consideration would approve the lease of an additional 1,491 square feet to be used by Criminal Justice Planning and allow the Office of the District Attorney to use the space previously occupied by Criminal Justice Planning. This amendment would bring the total amount of leased space to 68,333 square feet.

Fiscal Note: Metro would pay rent in the amount of \$22.00 per square foot for the additional space of 1,491 square feet for a total of \$32,802 per month. This rent would increase to \$22.66 beginning December 1, 2019, \$23.34 beginning December 1, 2020, \$24.04 beginning December 1, 2021, and \$24.77 from December 1, 2022 through November 30, 2023.

In addition, Metro would be responsible for the cost exceeding the improvement allowance of \$25.00 per rentable square foot (cumulatively \$37,275) for the additional space to be used for space planning, construction drawings, and improvements.

RESOLUTION NO. RS2019-1679 (VERCHER & GILMORE) – See attached grant summary spreadsheet.

RESOLUTION NO. RS2019-1680 (VERCHER & GILMORE) – See attached grant summary spreadsheet.

RESOLUTION NO. RS2019-1681 (GILMORE) – This resolution would approve a contract between the Metropolitan Board of Health and the University of Florida Board of Trustees — College of Veterinary Medicine. The Health Department would provide clinical experience opportunities for the University's graduate veterinary program interns. The interns would not be considered employees of Metro and would not receive any compensation.

The term of the agreement would be for five (5) years from March 1, 2019 through February 28, 2024 but may be terminated by either party upon 90 days written notice. The school would be required to provide assurance that its students are covered by professional liability and health insurance. Metro would not be responsible for any accidents or job-related injury or illness incurred by any student as a result of their participation in this program. The school would also agree to assume responsibility for its students participating in the program.

Fiscal Note: Although the Health Department would be obligated to provide a clinical training environment for student interns, there would be no cost to the Metropolitan Government for participating in this program.

RESOLUTION NO. RS2019-1682 (GILMORE) – This resolution would approve a memorandum of understanding (MOU) between the Siloam Family Health Center (Siloam) and the Metropolitan Public Health Department (MPHD). Siloam provides health care services to the uninsured and underserved, with an emphasis upon services for the immigrant community. If approved, the MOU would provide staff to Siloam to use Siloam’s X-ray equipment and provide X-rays to MPHD’s third-party contractors for tuberculosis review of refugees.

Siloam would agree to provide MPHD access to their facility on dates mutually agreed upon for the limited purpose of conducting X-ray screenings for tuberculosis on recent refugees as identified by Siloam. MPHD would agree to provide Siloam with an MPHD employee to take X-rays using Siloam’s facilities and equipment to send to MPHD’s third-party contractors for analysis.

The term of the MOU would end August 27, 2019 and could be extended at the discretion of MPHD through written notice to Siloam. However, in no event could the term exceed sixty (60) months from the date of filing.

Fiscal Note: There would be no charge or fees under the MOU. MPHD would be responsible for compensating its staff for work at the Siloam facility.

RESOLUTION NO. RS2019-1683 (VERCHER & O’CONNELL) – This resolution would approve three amendments to three agreements between the Metropolitan Government and the Tennessee Department of Environment and Conservation (TDEC) concerning the maintenance of closed solid waste disposal facilities.

State law requires all owners of closed landfills either to put up a performance bond or execute a contract agreeing to pay a penal sum if the site is not adequately maintained. (Tenn. Code Ann. §68-212-108). The Metropolitan Government has entered into contracts with TDEC in lieu of a performance bond as assurance of financial responsibility for these solid waste facility maintenance duties. State law further provides that the amount guaranteed by the performance bond or agreement may be altered over time. Reduced amounts would ostensibly coincide with the similarly decreasing levels of contamination, costs of removal, and/or amounts of potential property damage with each passing year.

Metro owns the Due West Superfund Site, the Bordeaux Sanitary Landfill, and the Thermal Ash Monofill, Phases II and III, all of which are closed solid waste disposal facilities maintained pursuant to separate agreements between Metro and TDEC pursuant to BL2010-719. That ordinance provides that amendments to these three agreements may be approved by resolution.

The resolution under consideration would reduce the penalties in the three agreements, as follows:

- Due West Superfund site — decrease from \$1,026,425.67 to \$984,432.26
- Bordeaux Sanitary Landfill — decrease from \$2,989,218.52 to \$2,675,724.23

- Thermal Ash Landfill — decrease from \$922,262.05 to \$896,300.37

Pursuant to BL2010-719, future amendments to these agreements may be approved by resolution of Council receiving 21 votes.

Fiscal Note: These amounts would only be paid if Metro failed to maintain the sites adequately.

RESOLUTION NO. RS2019-1684 (VERCHER) – This resolution would authorize the Department of Law to settle the property damage subrogation claim of Chris Koch against the Metropolitan Government in the amount of \$28,542.08.

On October 4, 2018, a Metropolitan Public Works employee was operating a crane on 11th Avenue South and struck a power pole causing an NES transformer to explode. This caused a power surge and loss of power to Chris Koch’s home.

Mr. Koch experienced damage to two furnaces, a wall oven, ice maker, dishwasher, tankless hot water heater, refrigerator, bottle/wine cooler, HVAC, dehumidifier, and electric gate. He also experienced lodging and meal expenses. He has agreed to accept a total of \$28,542.08 in full settlement of this case, based upon a subrogation demand from Equian, a recovery agent for MetLife Insurance, which insured Mr. Koch’s home.

The Department of Law recommends settlement of this claim for \$28,542.08.

Disciplinary action against the employee consisted of a one day suspension.

Fiscal Note: This \$28,542.08 settlement would be the thirty-second payment from the Self-Insured Liability Fund in FY19 for a cumulative total of \$1,310,556.08. The fund balance would be \$3,934,898 after this payment.

RESOLUTION NO. RS2019-1685 (VERCHER & GILMORE) – This resolution would authorize the Industrial Development Board of the Metropolitan Government (IDB) to negotiate and accept payments in lieu of ad valorem taxes for the benefit of OliverMcMillan Spectrum Emery, LLC (OMSE). OMSE will construct a development at the corner of Broadway and Fifth Avenue North, to be known as Fifth + Broadway. An approximately 54,783 square foot portion of this development is intended to be used for a museum celebrating African American music to be operated and managed by the African American History Foundation of Nashville.

State law permits local governments to delegate authority to industrial development boards to enter into payment-in-lieu-of-taxes (PILOT) agreements, provided the payments are in furtherance of the public purpose of the board. PILOT agreements essentially provide tax abatements for real and/or personal property taxes the company would otherwise be required to pay to the Metropolitan Government. PILOT agreements have previously been utilized by Metro

to provide incentives through the IDB to large employers to create job opportunities and are subject to approval by the Council. Here, the PILOT agreement is being utilized to support the public interest endeavors of the museum.

Under state law, properties owned by the IDB are exempt from all taxation in Tennessee (TCA § 7-53-305). Here, the IDB will own the museum portion at 5th and Broad once conveyed at closing. State law further authorizes the Council to delegate to the IDB the authority to negotiate and accept from its lessees payments in lieu of taxes. Here, the negotiated amount of the payments is zero percent (0%) of the standard tax owed (the amount of ad valorem real property tax that OMSE would otherwise be required to pay if it owned the property.)

OMSE intends to lease property from the IDB for a negotiated basic rent payment of \$1.00. (It is standard practice in IDB leases for rent payments from lessees to be nominal.) In turn, OMSE intends to sublease a portion of the property to the Metropolitan Government for purposes of completing the museum. (See, Ordinance No. BL2019-1605, filed contemporaneously with this resolution). Because it is the intent that the museum portion be subleased to Metro with all sublease obligations assumed by the museum under the management agreement, the payment of 0% of the taxes owed is deemed appropriate during the term of the sublease). If the sublease were to be terminated but the lease between IDB and OMSE was not, then the PILOT becomes 100% of the standard tax.

As required by the Metro Code, OMSE would be required to manage a diversified business enterprise (DBE) program with a goal of 20% of the project's hard construction costs spent with DBE firms. The company would be required to provide quarterly reports to the Council regarding DBE participation. The company would also be required to use Metro's workforce development program to ensure reasonable efforts are made to use Davidson County residents in the construction of the project.

This Resolution should be deferred to track with subsequent related ordinances regarding (1) a sublease between OMSE and the Metropolitan Government and (2) a development and management agreement between IDB, the Metropolitan Government, and the museum foundation. (The Lease Agreement attached to the resolution further references Exhibit A, a description of the leased property, and Exhibit C, an analysis of the costs and benefits of payment-in-lieu of Tax provisions, as "to be inserted". Though Metro is not a party to the Lease Agreement, these additional documents will be provided prior to the deferred meeting.)

Fiscal Note: This resolution would provide a 100% real property tax abatement for twenty (20) years. OMSE would pay an annual rent for the property of \$1.00. The rental agreement includes an option to purchase this property for \$100.00.

RESOLUTION NO. RS2019-1686 (VANREECE & WITHERS) – This resolution would authorize the Metropolitan Development and Housing Agency (MDHA) to enter into an agreement to accept payments in lieu of taxes (PILOT) for a multi-family housing project known as Buffalo Trail, located at 3711 Dickerson Pike.

Beginning in 2015, following changes in state law, Ordinance Nos. BL2015-1281, BL2016-334, and BL2016-435 authorized MDHA to negotiate and accept PILOT payments from operators of low income housing tax credit (LIHTC) properties, capped at \$2,500,000 annually. If approved, this would be the fifteenth such PILOT program overall, and the second for MDHA in 2019, totaling \$379,663 in tax abatements this year.

PILOT agreements essentially provide tax abatements for real and/or personal property taxes that would otherwise be owed to the Metropolitan Government. PILOTs have previously been utilized by Metro to provide incentives through the Industrial Development Board (IDB) to large employers to create job opportunities. Under Tenn. Code Ann. § 13-20-104, MDHA now has the authority to enter PILOTs to create affordable rental housing.

MDHA developed their PILOT program to provide additional financial incentives to developers considering construction or rehabilitation of affordable housing units through a federally funded Low Income Housing Tax Credit (LIHTC) program. Subsidized LIHTC developments serve those at or below 60% of the average median income (AMI) for the Nashville area, which translates to an income cap of \$31,500 for individuals and \$44,940 for families of four in 2018. Once negotiated by MDHA, each PILOT agreement must be approved by the Council by resolution.

The maximum term for the PILOT payments under this program is 10 years. The PILOT agreement would only be available for additional tax liability over and above the pre-development assessed value of the property. The program is available for both existing and new developments, based on financial need. The PILOT lease is to be terminated if the property sits vacant for two years.

MDHA is required to file an annual report with the Council, Assessor of Property, and State Board of Equalization identifying the values of the properties subject to PILOTs, the date and term for each PILOT, the amount of PILOT payments made, and a calculation of the taxes that would otherwise be owed.

Buffalo Trail, LP has proposed that an apartment project consisting of approximately 240 units restricted to individuals and families earning no more than 60% of the Area Median Income (AMI) be constructed on the project site and operated as a LIHTC Property.

The application for this project, as well as the associated PILOT agreement, have been approved by the MDHA Board of Commissioners.

The Planning Commission recommended approval of this project on March 30, 2019, advising that the project is consistent with T3 Suburban Neighborhood Evolving, T3 Suburban Mixed Use Corridor, and Conservation policies in this location.

Fiscal Note: This PILOT request would require the developer to make a first-year payment of \$27,000 in lieu of property taxes, with a 5% annual increase through the remainder of the 10-year period.

In addition to the PILOT payments, the developer would be required to pay a monitoring and reporting fee to MDHA. This fee would be set by MDHA not to exceed five percent (5%) of the amount of the PILOT payment due each year.

The final assessed value of this project will not be known until completion. However, the value of the project when completed is estimated to be \$29,549,412. For purposes of this analysis, this number will be used as a reasonable estimate of the final project value.

Over the 10-year life of this PILOT agreement, a total of \$3,389,531 would be abated, although Metro would still receive \$399,605 in property taxes from this project, as depicted in the following table:

Real Property Tax (New)						
	Year	Total Value	Standard Tax	Still Pay	Abatement	Abatement %
	1	\$29,549,412	\$372,914	\$27,000	\$345,914	92.8%
	2	\$29,549,412	\$372,914	\$28,350	\$344,564	92.4%
	3	\$29,549,412	\$372,914	\$29,768	\$343,146	92.0%
	4	\$29,549,412	\$372,914	\$31,256	\$341,658	91.6%
	5	\$29,549,412	\$372,914	\$32,819	\$340,095	91.2%
	6	\$29,549,412	\$372,914	\$34,460	\$338,454	90.8%
	7	\$29,549,412	\$372,914	\$36,183	\$336,731	90.3%
	8	\$29,549,412	\$372,914	\$37,992	\$334,922	89.8%
	9	\$29,549,412	\$372,914	\$39,891	\$333,023	89.3%
	10	\$29,549,412	\$372,914	\$41,886	\$331,028	88.8%
	Totals		\$3,729,136	\$339,605	\$3,389,531	90.9%

After the property tax abatement from this project, \$2,120,337 would still be available within MDHA's annual cap of \$2.5 million for other PILOT projects in 2019.

RESOLUTION NO. RS2019-1687 (O'CONNELL) – This resolution was intended to approve the addition of a hotel property located at 1333 Korean Veterans Boulevard as a “qualified public use facility” within the Tourism Development Zone surrounding the Music City Center convention center, and further approve a Master Plan Supplement and Minority-Owned Business Participation Plan. Such designation would have allowed imposition of a privilege tax or surcharge for the benefit of the hotel. However, the sponsor intends to withdraw this resolution from consideration.

– ORDINANCES ON SECOND READING –

BILL NO. BL2019-1518 (O'CONNELL) – This ordinance, as substituted, would make various amendments to Chapter 6.81 of the Metropolitan Code of Laws regarding Booting Services.

This ordinance would add a definition for “residential parking areas,” a phrase used twice in this Chapter, but currently undefined.

The regulations for obtaining a booting permit would be amended in several ways. There is currently a requirement that all employees of booting services obtain a permit from the Metropolitan Transportation Licensing Commission (MTLC). Under the current provision, applicants must be at least twenty-one years of age. This ordinance would lower the age to eighteen. The current provision allows employee permits to remain valid for two (2) years at a fee of \$150. The proposed ordinance would reduce the duration of permits to one (1) year, but at a fee of only \$50. In each instance, a fee of \$40 for a background check would still apply. This ordinance would also require all persons engaged in the act of booting to wear a uniform containing the name and/or logo of the booting company on either the left or right chest of the employee's shirt or jacket.

Booting services would be required to maintain a phone number staffed by a live operator 24 hours a day, 365 days per year. Additionally, if the immobilization device (sometimes called a “boot”) were to damage a vehicle, the service would be liable for the cost of repairs. Further, a booting service would be required to have a valid written contract with the owner of the property, the lessee, managing agent, or other person in control of the property on which the service engages in booting.

The maximum fee for boot removal would be increased from \$50 to \$75.

New requirements for booting services would be added. A service would be required to remove a boot within 15 minutes after full payment is received. A service would also be required to obtain a license in order to operate. (This is already implied in Chapter 6.81, but this amendment would make it an explicit requirement).

Existing signage requirements would further be required to be inspected for compliance by the MTLC.

Finally, the MTLC Director would be authorized to suspend, revoke, restrict, or refuse to renew licenses or permits for failure or refusal to comply with Chapter 6.81.

Fiscal Note: Section 3 of the proposed changes to the MCL concerning booting services would change the permit fees for booting companies. Presently, these companies pay \$150 for a two-year permit. The new fee would be \$50 for a one-year permit. Since there are presently only three permitted booting companies operating in Nashville, the net change of \$50 per permit per two years would have no significant impact on the revenue of the TLC.

BILL NO. BL2019-1526 (MURPHY) – This ordinance would amend Metropolitan Code of Laws Chapter 6.80 to require commercial parking lots to display certain signage if towing occurs on the premises.

This ordinance would require signage at a commercial parking lot before towing can occur. This would require a permanently affixed sign measuring not less than 24-inches in height and 18-inches in width to be placed on all point of vehicular ingress to the lot. The sign would be required to include the name and a 24-hour phone number for the towing company. Signs would be required to be placed between 42 and 72 inches from the ground.

Under the ordinance, no vehicle parked at a commercial parking lot would be subject to towing unless signage compliant with these requirements is in place. Owners and operators of unattended commercial parking lots from which a vehicle is properly towed could require vehicle owners to pay applicable towing fees and unpaid parking fines in order to have the vehicle returned.

BILL NO. BL2019-1560 (VERCHER) – This ordinance would amend the workforce development program through the Mayor’s Office of Economic and Community development to include projects receiving any publicly financed economic development incentives provided by the Metropolitan Government.

Currently, Chapter 2.211 establishes a workforce development program through the Mayor’s Office of Economic and Community Development. This program provides job training and recruitment to Nashville residents for construction projects for which tax increment financing (TIF) or payments-in-lieu-of-tax (PILOT) agreements have been provided as incentives by the Metropolitan Government. It further establishes a goal of spending a minimum of twenty-percent of project costs with small, minority-owned, and women-owned business enterprises, referred to as diversified business enterprises (DBEs) by the private businesses receiving TIF and PILOT incentives. It also requires businesses receiving TIF and PILOT incentives to use the workforce development program to ensure reasonable efforts are made to hire residents of Davidson County.

The ordinance under consideration would expand the program from businesses receiving TIF and PILOT incentives to businesses receiving *any* publicly financed economic development incentives provided by the metropolitan government. This would include, but not be limited to, TIF, PILOT agreements, participation agreements, and economic and community development incentive grants authorized by MCL Chapter 2.210.

BILL NO. BL2019-1561 (BEDNE) – This ordinance would update Section 5.24.010 of the Metro Code of Laws by adopting the property identification maps for the Metropolitan Government as of January 1, 2019 as the official maps for the identification of real estate tax assessment purposes. This is a routine adoption made on an annual basis.

BILL NO. BL2019-1562 (BEDNE) – This ordinance would authorize the Metropolitan Government to negotiate and accept permanent and temporary easements for the Richmond Drive Stormwater Improvement Project for 14 properties located on Richmond Drive, Inglewood Court, and Haysboro Avenue.

This has been approved by the Planning Commission.

Fiscal Note: The price to be paid for the easements and property rights has not yet been determined.

BILL NO. BL2019-1563 (SLEDGE & BEDNE) – This ordinance would accept a new fire hydrant assembly for property located at 603 D Hamilton Avenue.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1564 (SLEDGE & BEDNE) – This ordinance would abandon a utility easement and accept new water main, a fire hydrant assembly and easement for property located at 1119 12th Avenue South.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1565 (BEDNE) – This ordinance would abandon existing public sanitary sewer main, sanitary sewer manholes and easements and accept new public sanitary sewer main, sanitary sewer manholes and easements for four properties located on Spruce Street and 21st Avenue North.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1566 (SWOPE & BEDNE) – This ordinance would authorize the acquisition of permanent and temporary easements through negotiations, condemnation, and acceptance for the Swiss Avenue Water Storage Infrastructure Improvement Project for property located at 1203 Pineview Lane.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: The price to be paid for the easements and property rights has not yet been determined.

BILL NO. BL2019-1567 (HENDERSON & BEDNE) – This ordinance would abandon existing sanitary sewer main and easement for properties located at 3801 and 3909 Hobbs Road.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

– ORDINANCES ON THIRD READING –

BILL NO. BL2019-1472 (BEDNE, SLEDGE, & COOPER) – This ordinance, as amended, would establish a matching requirement wherein, for every economic and community development incentive grant provided by the Metropolitan Government to qualified companies under Section 2.210.020 of the Metro Code, an appropriation of an equivalent amount must be made to the Barnes Fund for Affordable Housing (Barnes Fund).

Section 2.210.020 of the Metropolitan Code authorizes economic and community development incentive grants to qualified projects. The incentive is determined by multiplying the average number of new full time equivalent employees of the qualified company within the boundaries of the Metropolitan Government during the preceding year by an amount up to five hundred dollars (\$500).

This ordinance would require an appropriation equal to any economic and community development incentive grants appropriated pursuant to Sec. 2.210.020 of the Metro Code. Appropriations made to the Barnes Fund pursuant to this matching requirement would not be in lieu of other appropriations made by the Metropolitan Government nor should the provision be construed as prohibiting other appropriations to the Barnes Fund.

It is anticipated that the sponsor will defer this legislation.

Fiscal Note: The practical impact of this ordinance is that future economic and community development incentive grants would require commensurate funding to the Barnes Fund, essentially creating a dual obligation whenever ECD incentives are provided by the Metropolitan Government.

Depending on the available fund balances at the time of future proposed ECD grant projects, the decision would need to be made if it would be feasible for Metro to enter into these projects and still maintain required fund balance percentages.

BILL NO. BL2019-1540 (BLALOCK & BEDNE) – This ordinance would amend the Metropolitan Code of Laws to create the “corridor design overlay district”.

This ordinance would establish a new overlay district within MCL Chapter 17.36 called a corridor design overlay (CDO) district. This overlay would provide design standards for signage, landscaping and materials in commercial, office, and mixed-use developments along corridors to allow for aesthetic improvements, derived from standards of base zoning districts. A CDO overlay district would be available in any part of the county where standards varying from base zoning standards are needed.

Signage standards would apply to any new signs, but not panel changes to existing signs. Landscaping standards would apply to new parking lots and the expansion of an existing parking

lot by 10 spaces or more, but not existing parking lots or resurfacing or restriping of existing lots. Building material standards would apply to additions of greater than fifty percent of the existing building's square footage and to new buildings.

Properties in the corridor design overlay would be subject to variations regarding signage, perimeter screening requirements, including trees for every 30 feet of frontage, and building materials, including Primary Facade regulations requiring at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. Permitted land uses would be those permitted by the underlying zoning districts where the overlay is applied.

A proposed corridor design overlay district application would be reviewed by the Planning Commission and considered by Council by ordinance. Final site plan applications would be submitted to the Zoning Administrator who would have the authority to grant modifications to the design standards of the overlay not exceeding twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. Changes to the geographical boundary of a corridor design overlay district would be considered by Council.

This proposal has been approved by the Planning Commission.

BILL NO. BL2019-1544 (VERCHER, GILMORE, & ALLEN) – This ordinance would approve an affiliation agreement between Vanderbilt University and the Metropolitan Government of Nashville and Davidson County to provide student clinical instruction and training to nursing students through the Davidson County Drug Court. Students would receive no compensation and there would be no cost to the Metropolitan Government for providing this service. Vanderbilt University would be required to provide assurance that the students are covered by health and professional liability insurance and that they have received necessary vaccinations. Vanderbilt would assume responsibility for all of its students participating in the program.

The term of the agreement would be for five (5) years, commencing upon approval. Either party may terminate the agreement upon thirty (30) days' written notice.

Fiscal Note: Although the Metropolitan Government would be required to provide orientation to students for educational experiences, there would be no direct cost to Metro for providing this service.

BILL NO. BL2019-1545 (M. JOHNSON, VERCHER, & OTHERS) – This ordinance would authorize the Director of Public Property Administration to accept, execute, and record a quitclaim deed for a certain easement acquired by the state to complete a bridge rehabilitation project at Hillwood Boulevard bridge over a CSX Transportation railroad crossing and Richland Creek.

Ordinance No. BL2018-1143, adopted May 1, 2018, authorized an agreement between the Tennessee Department of Transportation (TDOT), the City of Belle Meade, CSX Transportation,

and the Metropolitan Department of Public Works for the bridge rehabilitation project at the Hillwood Boulevard bridge over a CSX Transportation railroad crossing and Richland Creek. In that agreement, Metro agreed to assume the ownership and responsibility to maintain the highway project upon completion of construction. However, a required easement for Tract 5 was inadvertently conveyed to TDOT as grantee, rather than to Metro. To correct this error, TDOT wishes to execute a quitclaim deed for the purpose of conveying the easement acquired for this project to Metro.

The ordinance under consideration would authorize the Director of Public Property to accept, execute, and record this quitclaim deed from the State of Tennessee, acting by and through the Commissioner of Transportation.

BILL NO. BL2019-1546 (ROSENBERG, VERCHER, & OTHERS) – This ordinance would authorize the Director of Public Property Administration, or the Director’s designee, to accept a donation of real property located at 0 Morton Mill for use as part of the parks system.

This property is owned by the Dorothy Cate & Thomas F. Frist Foundation and is suitable for a public park. The Board of Parks and Recreation recommends acceptance of the donation of the property. Section 11.1002 of the Metropolitan Charter authorizes the Board of Parks to recommend to Council the acceptance of any gift of lands offered for park or recreation purposes and useful for such purposes.

Fiscal Note: The total appraised value of this parcel as shown on the Assessor or Property’s web site is \$212,100.

BILL NO. BL2019-1547 and BL2019-1548 (O’CONNELL & BEDNE) – These ordinances would authorize LC Sobro I, LLC to install, construct, and maintain underground (structural) encroachments in the right-of-way located at 723 2nd Avenue South (BL2019-1547) and at 700 3rd Avenue South (BL2019-1548). The encroachments would consist of bike racks, lighting, trees, bollards, trashcans, benches, irrigation and an NES vault encroaching the right-of-way.

In both instances, LC Sobro I, LLC has agreed to indemnify and hold the Metropolitan Government harmless from any and all claims in connection with the installation and maintenance of the encroachments and would be required to provide a \$2 million certificate of public liability insurance with the Metropolitan Clerk naming the Metropolitan Government as an insured party.

Both proposals have been approved by the Planning Commission.

BILL NO. BL2019-1549 (SYRACUSE, BEDNE, & O’CONNELL) – This ordinance would abandon existing water main and sanitary sewer mains, a fire hydrant, sanitary sewer manholes, and

easements, and accept new water and sanitary sewer mains, sanitary sewer manholes, fire hydrants, and easements for property located at 2710 Old Lebanon Pike and 220 Cliffdale Road.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1550 (ALLEN, BEDNE, & O'CONNELL) – This ordinance would abandon existing sanitary sewer and water mains, a sanitary sewer manhole, a fire hydrant assembly and easements, and accept new water and sanitary sewer mains, sanitary sewer manholes, fire hydrant assemblies and easements for property located along Belmont Boulevard, Bernard Avenue and Compton Avenue.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1551 (SLEDGE, BEDNE, & O'CONNELL) – This ordinance would abandon existing sanitary sewer main and easements for property located at 1022 9th Avenue South.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1552 (VANREECE, BEDNE, & O'CONNELL) – This ordinance would abandon an existing sanitary sewer main, a sanitary sewer manhole and easement, and accept a new sanitary sewer main, sanitary sewer manholes, an adjustment to an existing sanitary sewer manhole and easements for property located at 3711 Dickerson Pike.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1553 (BEDNE & O'CONNELL) – This ordinance would abandon an existing sanitary sewer main, a sanitary sewer manhole and easements, and accept a new sanitary sewer main, sanitary sewer manholes and easements for property located at 2995 Sidco Drive.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1554 (MURPHY, BEDNE, & O'CONNELL) – This ordinance would abandon an existing water main and easement and accept the relocation of a fire hydrant assembly and a new fire hydrant and easement for property located at 4101 Charlotte Avenue.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1555 (ROBERTS, BEDNE, & O'CONNELL) – This ordinance would accept a new water main, fire hydrant assemblies and easements for property located at 833 Watts Circle.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1556 (O'CONNELL & BEDNE) – This ordinance would abandon an existing water main and easement and accept a new water main and easement for property located at 900 Rosa L. Parks Boulevard.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1557 (O'CONNELL & BEDNE) – This ordinance would abandon existing easement rights for former Alley #120, located at 821 Palmer Place.

This has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

BILL NO. BL2019-1558 (BEDNE, O'CONNELL, & HAGAR) – This ordinance would amend the official Geographic Information Systems Street and Alley Centerline Layer by abandoning portions of Alley Number 1863 right-of-way.

This has been approved by the Traffic and Parking Commission and the Planning Commission.

GRANTS LEGISLATION – APRIL 16, 2019

Legislative Number	Parties	Amount	Local Cash Match	Term	Purpose
RS2019-1673	From: Axial Healthcare To: Metropolitan Nashville Fire Department	Not to exceed \$5,000.00	\$0	March 21, 2019 Through June 30, 2019	The proceeds of this grant would be used for the purchase of Naloxone to block the effects of opioids.
RS2019-1674	From: Tennessee Department of Finance and Administration To: Office of Family Safety	N/A	N/A	N/A	<p>This would approve the first amendment to a grant approved by RS2017-833 to attach a new funding sheet and grant budget.</p> <p>The proceeds of this grant are used for Victim Service Coordinator positions.</p>
RS2019-1675	From: New York University School of Law To: Metropolitan Community Oversight Board (COB)	Payment of direct costs estimated to be \$1050 per person	N/A	N/A	<p>This grant would provide funding for two COB members to attend a Policing Project workshop on police-community engagement at the New York University School of Law.</p> <p>The grant would provide direct payment for airfare, hotel, meals, and a workshop tote bag for two members. This is estimated to be \$850 per person plus an honorarium of \$200 to cover incidental expenses (provided directly to the attendees).</p>

<p>RS2019-1679</p>	<p>From: United States Department of Health and Human Services</p> <p>To: Metropolitan Action Commission</p>	<p>Increase by \$531,946.00</p>	<p>Increase by \$132,987.00</p>	<p>N/A</p>	<p>This would approve the second amendment to a grant approved in the Budget Ordinance BL2018-1184.</p> <p>The new grant total would be \$13,385,267.00, with a total cash match of \$3,346,318. Grant proceeds are used to support the Head Start Program by funding a comprehensive child development program for disadvantaged children.</p>
<p>RS2019-1680</p>	<p>From: Tennessee Department of Health</p> <p>To: Metropolitan Board of Health</p>	<p>Not to exceed \$1,493,900.00</p>	<p>\$0</p>	<p>July 1, 2019 through June 30, 2020</p>	<p>The grant proceeds would be used to achieve sustained tuberculosis control and enhanced tuberculosis prevention to eventually eliminate tuberculosis as a public health threat in Tennessee.</p>

REAL ESTATE APPRAISAL OF

Industrial Warehouse Property

185 Anthes Drive
Nashville, Tennessee 37210



OWNER OF RECORD

Cumberland Consulting, Inc.

PREPARED FOR

Ronald Colter, Real Estate Manager
Metro Government of Nashville and Davidson County
700 2nd Avenue South, Suite 310
Nashville, TN 37219

APPRAISED BY

William Neiman, ASA
Matthew Aull, MAI, SRA

NEIMAN-ROSS ASSOCIATES, INC.

2816 Azalea Place
Nashville, TN 37204

DATE OF APPRAISAL

February 23, 2018

DATE OF REPORT

February 27, 2018

NEIMAN-ROSS ASSOCIATES, INC.

Business Valuation Consultants

2816 Azalea Place
Nashville, TN 37204-3118

Telephone (615) 292-3606
e-mail: post@neiman-ross.com

Ronald Colter
Metro Government of Nashville and Davidson County
700 2nd Avenue South, Suite 310
Nashville, TN 37219

February 27, 2018

RE: **Industrial Warehouse Property**
185 Anthes Drive
Nashville, Davidson County, Tennessee 37210
Map ID 093-12-0-001.00 (2.89+/- Acres)

Dear Mr. Colter,

In accordance with your request, we have personally inspected and appraised the above referenced property in its “as is” condition for the purpose of estimating the subject’s present market value.

The following is our appraisal report. The pertinent facts and data which we believe applicable to the property are summarized and the reasons leading to our opinion of value are included. The purpose of the appraisal is to give our opinion of the present market value of the fee simple interest for acquisition purposes. The appraisal assignment was not based on a requested minimum valuation, or a specific valuation, or the approval of a loan.

To the best of our knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform and Recovery Act – FIRREA).

The persons signing this report have the knowledge and experience necessary to complete the assignment competently and are duly licensed by the appropriate state to perform this level of appraisal under certificate number CG-736 (William Neiman, ASA) and CG-4259 (Matthew Aull, MAI, SRA).

The effective date of this report is as of the date of our inspection of the above reference property in Nashville, TN. Based on our investigation, it is our opinion that the market value of the fee simple interest of the referenced property, as of February 23, 2018, is:


TWO MILLION, THREE HUNDRED THOUSAND DOLLARS

(\$2,300,000)

Respectfully Submitted,
NEIMAN-ROSS ASSOCIATES, INC.



William J. Neiman, ASA
State Certified General
Real Estate Appraiser, CG-736



Matthew R. Aull, MAI, SRA
State Certified General
Real Estate Appraiser, CG-4259

EXECUTIVE SUMMARY

CATEGORIES	DESCRIPTION/COMMENTS
PROPERTY INFORMATION	
Property Type:	Industrial Trucking Office/Warehouse
Address:	185 Anthes Drive
City, County, State, Zip Code:	Nashville, Davidson County, Tennessee 37210
Map/Parcel(s) Identification:	093-12-0-001.00
Deed Reference:	20150730-0075389
Owner of Record:	Cumberland Consulting, Inc.
IMPROVEMENTS	
Description of Building:	Industrial Warehouse
Number of Stories:	One Story
Gross Building Area (GBA):	6,792+/- Square Feet Total Office = 1,872+/- SF Warehouse = 4,920+/- SF
Construction:	Pre-Engineered Metal on Steel Frame
Year Built:	1972
Overall Condition:	Average to Good
Actual Age:	46 Years
Effective Age:	30-35 Years
Occupancy:	100%
Tenant(s):	Owner-Occupied
Site Improvements:	Covered Loading Dock, Loading Ramps, Paved Parking Lot, Gravel Storage Yard, and Chain Link Fencing/Security Gate
SITE CHARACTERISTICS	
Land Area:	2.89+/- Acres or 125,900+/- Square Feet
Land to Building Ratio:	18.54 : 1
Topography:	Relatively Level
Access/Frontage:	Anthes Drive (290+/- Feet)
Zoning:	Downtown Code – DTC Rutledge River Subdistrict
Land Use:	Industrial Warehouse
Flood Hazard Information:	Zone AE - Partial FEMA Map 47037C0242H – April 5, 2017
HIGHEST & BEST USE	
As If Vacant:	Commercial Mixed-Use
As Improved:	Demolish Improvements – Redevelop as Commercial Mixed-Use

VALUATION INFORMATION

Client:	Metropolitan Government of Nashville & Davidson County
Intended Use:	Acquisition of Property
Appraisal Purpose:	Market Value – “As Is”
Property Interest Appraised:	Fee Simple
Date of Value:	February 23, 2018
Date of Report:	February 27, 2018

VALUE INDICATIONS

Cost Approach:	Not Processed
Sales Comparison Approach:	\$2,300,000 – Weighted 100%
Income Capitalization Approach:	Not Processed

Estimated Exposure Time:	6-12 Months
--------------------------	-------------

VALUE CONCLUSION	\$2,300,000 (Rounded)
-------------------------	------------------------------