

**RESOLUTION NO. 24-256**

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE,  
AUTHORIZING AN AMENDMENT TO AN ECONOMIC IMPACT  
PLAN FOR THE SPRING HILL COMMERCE CENTER  
DEVELOPMENT AREA**

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**WHEREAS**, The Industrial Development Board of the City of Spring Hill (the "IDB") previously submitted to the Board of Mayor and Alderman of the City of Spring Hill, Tennessee (the "City") and the Board of Commissioners of Maury County, Tennessee (the "County"), an economic impact plan (the "Economic Impact Plan"), pursuant to Title 7, Chapter 53 of the Tennessee Code Annotated, as amended (the "Act"); and

**WHEREAS**, both the City and the County approved the Economic Impact Plan; and

**WHEREAS**, GV Spring Hill, LLC (the "Developer") intends to develop a mixed-use development, expected to include office buildings, industrial buildings, warehouses, commercial retail facilities and hotels, as more fully described in the Economic Impact Plan (collectively, the "Project") located in the City and the County, generally between Port Royal Road and Lewisburg Pike (US Highway 431) (the "Plan Area"); and

**WHEREAS**, the form of a proposed amendment to the Economic Impact Plan has been approved by the Board (the "Amendment"), which Amendment clarifies and revises one section and two exhibits to include eight parcels annexed by the City in the area subject to the Plan Area; and

**WHEREAS**, the IDB has approved and submitted the Amendment to the City for approval in accordance with Tenn. Code Ann. § 7-53-312; and

**WHEREAS**, the IDB held a public hearing related to the Amendment, and no members of the public provided comments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND  
ALDERMAN OF THE CITY OF SPRING HILL, TENNESSEE, AS FOLLOWS:**

**RESOLVED**, that the Amendment, in the form attached hereto as Exhibit A, is hereby approved; and further

**RESOLVED**, that the officers of the City are hereby authorized to take all appropriate action to carry out the terms of the Economic Impact Plan as it may be amended by the Amendment.

**RESOLVED**, that the City Mayor and the appropriate officers of the City are authorized to take all appropriate actions to carry out the terms of the Amendment to be executed and delivered by the City and to perform the obligations of the City thereunder.

**RESOLVED**, that this Resolution will take effect from and after its passage.

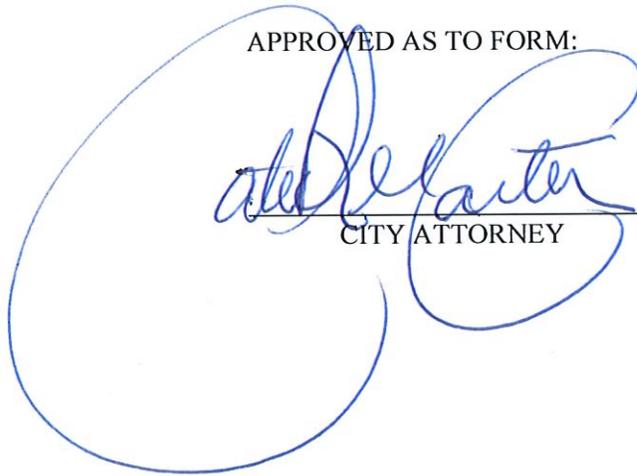
ADOPTED: October 21, 2024

  
MAYOR

ATTEST:

  
CITY RECORDER

APPROVED AS TO FORM:

  
CITY ATTORNEY

**THE INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF SPRING HILL, TENNESSEE**

**AMENDMENT TO THE ECONOMIC IMPACT PLAN FOR  
THE SPRING HILL COMMERCE CENTER DEVELOPMENT AREA**

**I. Background**

The Economic Impact Plan for the Development of the Spring Hill Commerce Center Development Area (the “Plan”) was approved by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee (the “City”) on December 18, 2023, and the County Commission of Maury County, Tennessee (the “County”) on May 20, 2024. All capitalized terms used in this Amendment but not otherwise defined herein shall have the meanings set forth in the Plan.

The Industrial Development Board of the City of Spring Hill, Tennessee (the “Board”) has submitted this Amendment to the Plan to the City in order to include in the Plan area eight parcels that were annexed into the City on or around June 6, 2022 and November 20, 2023.

**II. Amendment to the Plan**

The Plan is hereby amended by deleting the provisions of Section III and Exhibits B and C in their entirety and restating them as follows:

**3. Boundaries of Plan Area.** The Project will be located in an area generally southeast of Saturn Parkway, north of Joe Peay Road, and generally between Port Royal Road and Lewisburg Pike (US Highway 431). The area on which the Project will be located together with other parcels that will directly benefit from the undertaking of the Project shall constitute the plan area for purposes of T.C.A. § 7-53-312, and such area is referred to herein as the “Plan Area”. The Plan Area is shown on Exhibit B attached hereto, and a list of the existing tax parcels that are in the Plan Area are attached hereto as Exhibit C. Upon adoption of this Plan, the Plan Area is hereby declared to be subject to this Plan, and the projects that will constitute the Project are hereby identified as the projects (within the meaning of T.C.A. § 7-53-101) that will be located within the Plan Area. As is stated above, the Plan Area only includes the Project and other parcels that will directly benefit from the development of the Project through the creation or improvement of public infrastructure necessary to serve the Project. The Plan Area is larger than the total development under the site plan, and the public infrastructure being provided or improved and serving the Project is located within the City.

**Exhibit B**  
**Map of Plan Area**



### Exhibit C

#### Parcel Identification Numbers of Parcels in Plan Area and Base Taxes for Each Parcel

<u>Tax ID Number</u>	<u>2023 City Taxes</u>	<u>2023 Maury County Taxes</u>	<u>Total Base Taxes</u>	<u>Annexed by City</u>
027-008.10	\$1,525.00	\$3,942	\$5,467 <sup>1</sup>	Prior to 2023
027-009.00	\$2,907.00	\$7,514	\$10,421	Prior to 2023
027-018.00	\$486.00	\$1,257	\$1,743	Prior to 2023
044-13.02	\$1,489.00	\$3,848	\$5,337	Prior to 2023
044-20.00	\$295.00	\$763	\$1,058	Prior to 2023
044-14.00	\$1,519.00	\$3,927	\$5,446	Prior to 2023
044-15.00	\$1,313.00	\$3,394	\$4,707	Prior to 2023
045-001.00	\$542.00	\$1,401	\$1,943	Prior to 2023
045-002.00	\$96.00	\$247	\$343	Prior to 2023
027-009.04	\$0	\$1,275	\$1,275	11/20/2023
044-023.00	\$0	\$3,296	\$3,296	11/20/2023
027-017.00	\$0	\$3,249	\$3,249	11/20/2023
027-016.02	\$0	\$255	\$255	11/20/2023
027-010.01	\$0	\$507	\$507	11/20/2023
044-019.00	\$0	\$1,585	\$1,585	06/06/2022
044-022.00	\$0	\$2,884	\$2,884	11/20/2023
044-029.00	\$0	\$365	\$365	11/20/2023

### III. Approval Process

This Amendment shall be subject to approval by the governing body of the City in the same manner as the Plan.

45106876.5

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<sup>1</sup> This parcel has personal property Base Taxes of \$147 to the City and \$379 to Maury County, which will be reflected in the event that one or more data centers are constructed on that parcel.

EXHIBIT A

45735540.1

## April Goad

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**From:** Knotts, Betsy <betsy.knotts@bassberry.com>  
**Sent:** Thursday, October 17, 2024 10:22 AM  
**To:** Chris Clausi  
**Cc:** Dara Sanders; Tony Tolstedt; Dan Allen; April Goad; Michael Bligh  
**Subject:** Project Suitcase Proposed Timeline  
**Attachments:** Resolution of City of Spring Hill Approving Amendment to EIP(45735540).docx;  
Amendment to Spring Hill Commerce Center EIP - City IDB(45106876).docx

**Importance:** High

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Good morning!

Hope everyone is doing well this morning. I wanted to propose the following timeline for **final approvals** related to the Project Suitcase TIF and get any necessary feedback.

1. Please confirm that the UGB was certified on **October 10<sup>th</sup>** and notice has been published for the BOMA meeting on **November 4<sup>th</sup>**, which includes the annexation described at #2 below.
2. The following parcels in Williamson County must be annexed into the City at that **November 4<sup>th</sup>** meeting for this timeline to work. Please let me know if that is scheduled to occur at that meeting.

170-009.00
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170-027.00
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3. Please confirm that the first amendment to the economic impact will be reviewed and hopefully approved at the BOMA meeting on **October 21, 2024**. I've attached the relevant resolution and amendment for your reference.
4. We will need to publish notice of the public hearing and IDB meeting to approve the second (and final) amendment to the economic impact plan by **October 29, 2024** at the latest. I have drafted the notice, but need confirmation of the above items before I send to April to publish.
5. By Monday, **November 4, 2024**, we will need to make the amendments and the original plan available at City Hall for public inspection. Who will be handling this?
6. At the IDB meeting on **November 12, 2024**, the following items will need to be reviewed and hopefully approved (I have substantially final drafts of all of these documents):
  - a. Public Hearing on Second Amendment then IDB Resolution approving it;
  - b. IDB Resolution approving the development agreement; and
  - c. IDB Resolution approving the interlocal agreement related to the dedicated tax amount.
7. At the BOMA meeting on **November 18, 2024**, the following items will need to be reviewed and hopefully approved (I have substantially final drafts of all necessary documents):

- a. City Resolution approving Second Amendment to the economic impact plan;
- b. City Resolution approving the development agreement; and
- c. City Resolution approving the interlocal agreement related to the dedicated tax amount.

## **BASS BERRY + SIMS**

**Betsy Knotts, CPFO**

Counsel

**Bass, Berry & Sims PLC**

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615-742-7878 phone

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[map](#)