

*February 2, 2023*

# MEMORANDUM

To: City of White House Industrial Development Board  
Gerald Herman, City Administrator  
Valerie Webb, City Attorney

From: Derek Watson, City Recorder

Re: Meeting of the Industrial Development Board

---

Notice is hereby given that the Industrial Development Board of the City of White House, Tennessee, will meet on Tuesday, February 7, 2023, to consider payment in Lieu of Ad Valorem Taxes for Sembler Company.

The meeting will take place at 5:00 pm at the Billy S. Hobbs Municipal Center located at 105 College Street.

If you have any questions or are unable to attend please contact me at 615-672-4350, ext. 2111.

CITY OF WHITE HOUSE  
Industrial Development Board Agenda  
February 7, 2023  
5:00 p.m.

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Approval of Minutes of the January 11, 2022, Industrial Development Board Meeting
5. New Business
  - A. To approve or reject payment in Lieu of Ad Valorem Taxes for Sembler Company
6. Other Business
7. Adjournment

CITY OF WHITE HOUSE  
Industrial Development Board  
Minutes  
January 11, 2022  
5:00 p.m.

1. Call to Order

Meeting was called to order at 5:00 pm by President Tim Murphy.

2. Roll Call

Ken Duley - Absent; Kris Freeman - Absent; John Mechler - Absent; Tim Murphy - Present; Mark Reid - Present; Michael Wall – Present; John Wilkinson - Present; **Quorum - Present**

3. Adoption of the Agenda

Motion was made by Mr. Wilkinson, second by Mr. Reid. A voice vote was called for with all members voting aye. **Agenda was adopted.**

4. Approval of Minutes of the February 2, 2021 Industrial Development Board Meeting

Motion was made by Mr. Wilkinson, second by Mr. Reid. A voice vote was called for with all members voting aye. **February 2, 2021 minutes were approved.**

5. New Business

A. To approve or reject Resolution 21-01 for payment in Lieu of Ad Valorem Taxes for Advanex Americas, Inc.

Motion was made by Mr. Wilkinson, second by Mr. Wall to approve Resolution 21-01 for payment in Lieu of Ad Valorem Taxes for Advanex Americas, Inc. A voice vote was called for with all members voting aye. **Resolution 21-01 was approved.**

B. To approve or reject payment in Lieu of Ad Valorem Taxes for Tate Ornamental

**No vote was needed for approval.** On June 12, 2018, the Industrial Development Board preliminary approved payment in Lieu of Ad Valorem Taxes for Tate Ornamental. Documents was signed by Chairman Tim Murphy and City Attorney Valerie Webb prior to the end of 2021 calendar year.

6. Other Business

7. Adjournment

Meeting was adjourned at 5:17 pm

---

John D. Wilkinson, Secretary

Industrial Development Board

February 2, 2023

White House Shops

Developer: Sembler a Retail Development and Management Company

Sembler is requesting that the City of White House Industrial Development Board and the Robertson County Industrial Development Board consider them for a PILOT, payment in lieu of tax agreement. Sembler proposes to build a new shopping center with outparcels in the City of White House at or near the intersection of SR76 and SR 258. Their site plan was approved, unanimously, at the November 14, 2022 Planning Commission meeting. Sembler projects the capital cost of development of the project to be over \$27,000,000. They anticipate 350 newly created jobs in the shopping center with an average hourly rate at market (\$14,00 an hour or higher).

**Staff Recommendation**

The capital investment and the number of jobs created far exceeds the threshold given to this Board by the Board of Mayor and Alderman Resolution 10-14 for a level 3 tax abatement. Staff would recommend approval for Level 3 tax abatement.



Gerald O. Herman  
City Administrator



**City of White House, Tennessee**

**Planning and Codes Department**

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

*"Valuing our Future while Protecting our Heritage"*

**Item # 6 White House Shops/G. B. White House, LLC:**

Applicant or Representative-

Overview: **Sembler**

**Developers**

Tax Parcel and ID

**Robertson County Tax Map  
107I, Group B, Parcel 054.00**

Zoning and Property

C-2

Description Location Overview

**Hwy 76/Raymond Hirsch**

**Finding of Fact:**

Staff has reviewed the site plan and made comments to the developer as shown in the comments attached. The developer has been in contact with TDOT and has gotten positive feedback that this design should be ok when they submit formal plans.

**Staff Overview**

This is a grocery anchored shopping center with 78,000 square feet of retail space located at the intersection of Hwy 76 and Raymond Hirsch Pkwy. The site is located behind Dollar Tree, O'Reilly's on Hwy 76 and behind Simmons Bank, Prosperity Mortgage and Pappa John's on Raymond Hirsch Pkwy. The site will have a full access onto Hwy 76, with both left and right turns. There will be two access points from the development onto Raymond Hirsch Pkwy. The access point farthest south, close to the water tower will be a signalized intersection, while the intersection closest to Hwy 76 will have a left and right turn onto Raymond Hirsch. The developers will install an additional turn lane on Raymond Hirsch (left turn lane at the signal going onto Hwy 76).



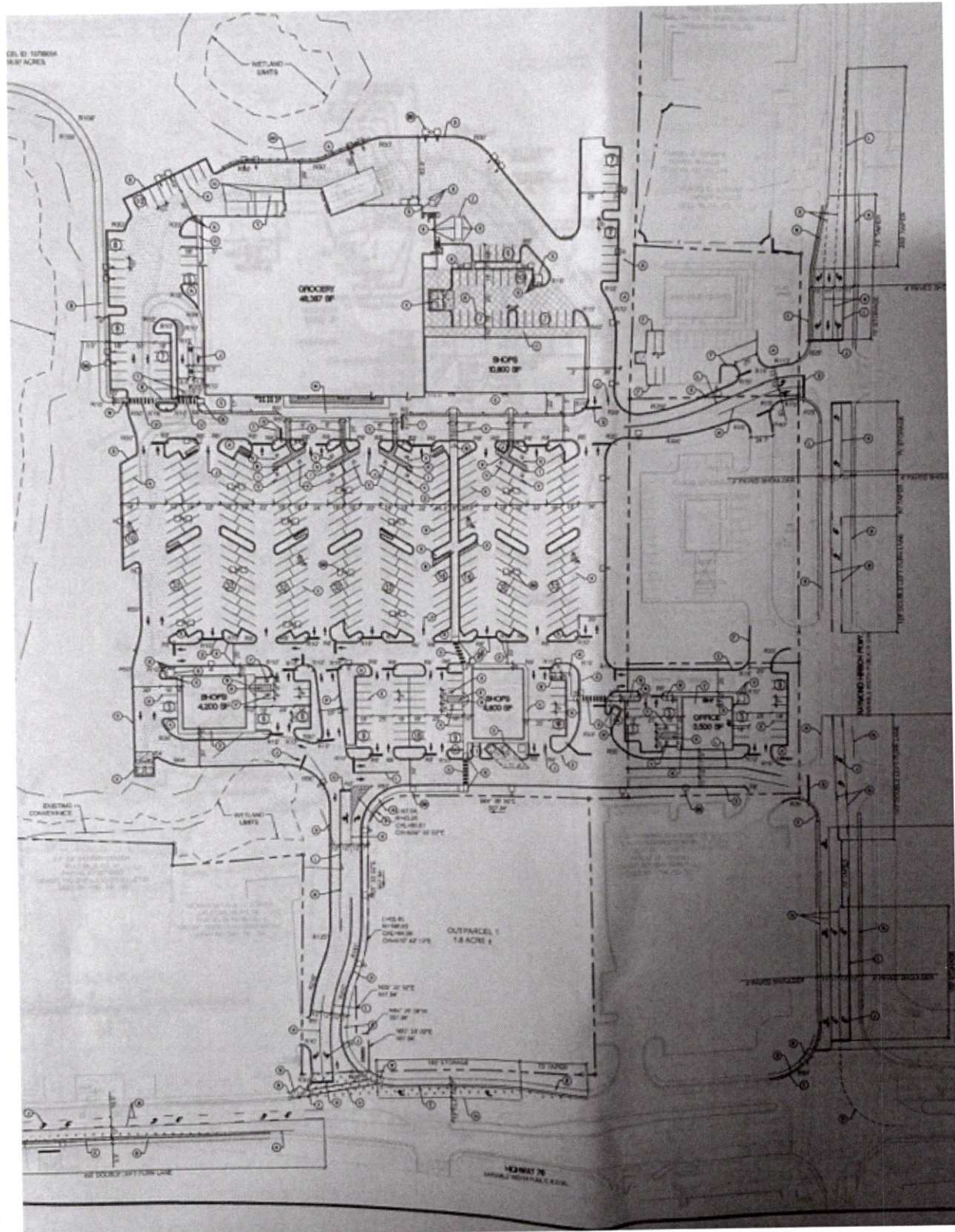
**Item # 6** **White House Shops/G. B. White House, LLC:** Requests Site Plan Approval for construction of approximately 78,000 sq. ft. of total retail space including a grocery and shopping space. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 054.00. Property is zoned C-2, General Commercial and is located at the SE quadrant of Raymond Hirsch Parkway and Highway 76. Authorized Agent: G. B. White House, LLC.

Staff stated that Staff has been in discussion with TDOT for several months regarding this site location regarding access onto Hwy 76 and Raymond Hirsch Parkway. Staff stated that TDOT has been satisfied with the traffic design. Staff stated that this site would have full access onto Highway 76, with both left and right turn lanes. Staff stated that there would be two access points from the development onto Raymond Hirsch Parkway. Staff stated the access furthest south, close to the water tower would be a signalized intersection. Staff stated the intersection close to Highway 76 would have a left and right turn onto Raymond Hirsch Parkway. Staff stated the developers would install an additional turn lane on Raymond Hirsch Parkway. Staff stated that there are three out lots that would be commercial. Staff stated that there would be a shared access located at the O'Reilly's. Staff and Commission discussed out lot closest to the Bypass if there would be sufficient parking there. Staff stated there should be sufficient parking.

**Motion was made to approve by Mike Honeycutt, seconded by Tim Murphy.**

**Motion passed unanimously.**

*minutes from  
November 14, 2022*



NETLAND  
9.87 ACRES

GROCERY  
46,387 SF

SHOPS  
0,800 SF

SHOPS  
4,200 SF

SHOPS  
1,800 SF

OFFICE  
2,500 SF

OUTPARCEL 1  
1.8 ACRES

STORAGE

SOUTH ST TURN LANE

NETLAND  
9.87 ACRES

## RESOLUTION 10-14

**A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, REGARDING ECONOMIC INCENTIVE GUIDELINES AND AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF WHITE HOUSE, TN TO NEGOTIATE AND ACCEPT PAYMENTS IN LIEU OF AD VALOREM TAXES.**

WHEREAS, the Board of Mayor and Aldermen desire to confirm their approval of guidelines for economic incentives in order to create an environment that is valued by existing companies that are expanding and to attract new prospective employers to the City; and

WHEREAS, the Board of Mayor and Aldermen would like to be able to offer an incentive program to make our city a more viable candidate in competing with similar cities for economic growth; and


WHEREAS, the Board of Mayor and Aldermen desire to authorize and approve the delegation to The Industrial Development Board of the City of White House, Tennessee (the "IDB"), of authority to negotiate and accept from the IDB's lessees payments in lieu of ad valorem tax agreements in accordance with T.C.A. Section 7-53-305(b).

NOW THEREFOR, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of White House, Tennessee as follows:

RESOLVED: the Board of Mayor and Aldermen desire to authorize and approve the delegation to The Industrial Development Board of the City of White House, Tennessee (the "IDB"), of authority to negotiate and accept from the IDB's lessees payments in lieu of ad valorem tax agreements in accordance with T.C.A. Section 7-53-305(b).

BE IT FURTHER RESOLVED: the Board of Mayor and Aldermen hereby approve the Economic Incentive Guidelines to be used by the IDB in its consideration of the negotiation and acceptance of payment in lieu of tax incentives attached hereto as **Exhibit A**, with the understanding that these are guidelines and not binding rules or requirements.

Adopted this 19<sup>th</sup> day of August, 2010.

  
\_\_\_\_\_  
John Decker, Mayor

ATTEST:

  
\_\_\_\_\_  
Amanda Priest, City Recorder



## Exhibit A

### Economic Incentive Guidelines City of White House, Tennessee

The Board has adopted the guidelines set forth herein based on a Company's investment, projected employment, and other factors as the Board may determine. These are guidelines and not binding rules or requirements. The Board can and should feel free to alter the Level assigned to any Project, or to increase or decrease the benefits within that level, in its sole and absolute discretion, based upon whatever subjective factors that it determines to be applicable, including, without limitation, whether the applicant is providing employment in an industry that the Board determines should be a priority or should not be a priority for the community, whether the project is in a growing or declining industry, whether the industry is environmentally sustainable or deleterious, whether the project is likely to enhance the image of the community, attract additional business, is a site in a location that the community desires be redeveloped, is a brown field, or is otherwise particularly well suited or poorly suited for the prospective project, etc. These guidelines are designed to attract new business to the City. In the case of an existing industry or business expansion, the number of jobs and capital expenditure requirement created is at the discretion of the Board of Directors.

Investment Report – The Company shall on or before June 30 of each year, beginning June 30 of the year following the commitment to the project, certify to the Board the amount of investment it has made in the real property and equipment comprising part of the project during the preceding 12 months (the "Annual Investment").

Guidelines. Subject to the foregoing, the guidelines for granting tax abatements and payment in lieu of tax agreements are as follows:

**Level 1** - Companies investing at least \$500,000 and hiring at least 25 full time equivalent (FTE) employees:

**Real Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	50%
Year 3	50%
Year 4	80%
Year 5	100% (Abatement ends)

**Personal Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	50%
Year 3	100% (Abatement ends)

**Level 2** - Companies investing at least \$2,000,000 and hiring at least 50 full time equivalent (FTE) employees:

**Real Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	50%
Year 4	60%
Year 5	70%
Year 6	80%
Year 7	80%
Year 8	100% (Abatement ends)

**Personal Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	70%
Year 4	100% (Abatement ends)

**Level 3** - Companies investing at least \$5,000,000 and hiring at least 100 full time equivalent (FTE) employees:

**Real Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	40%
Year 4	50%
Year 5	60%
Year 6	70%
Year 7	80%
Year 8	90%
Year 9	100% (Abatement ends)

**Personal Property:**

	Percentage of the property tax that would otherwise have been payable:
Year 1*	0%
Year 2	0%
Year 3	0%
Year 4	0%
Year 5	100% (Abatement ends)

\* The Company may elect to make an in lieu of tax payment equal to the CIP ad valorem tax prior to placement of the applicable component of the Project in service, and make Year 1 the first year in which the full ad valorem tax would have been applicable thereto.

The Board may request that the Company meet certain performance standards related to the amount of the capital investment and job creation in connection with the Project in order to continue the tax abatement (for example, the Company shall make at least 85% of the capital

investment and create at least 85% of the indicated jobs in order to receive the requisite abatement, or else there will be a proportionate reduction in the incentive). These performance criteria will be considered on a case by case basis.

In the event that a leasehold estate with respect to any part of the Project (or any interest therein) which is owned by the Board and leased to the Company is ever subject to ad valorem taxation, the amount of any such ad valorem taxes shall be a credit against any in-lieu-of-tax payments due from said Company.

All in-lieu-of-tax payments for any year shall be due and payable to the Board on or before the last day of February of the next succeeding year.