"A community's progress should be measured in quarter centuries, not quarters"

Moose Lodge

Title:	Moose Lodge
Description:	Exterior of the Moose Lodge.
Photographer:	Thomas McNeer, Jr.
Date of Image:	1962

1962

2010

Kingsport is…

the largest city in Tennessee's 5th Largest Metro

Nashville-Murfreesboro-Franklin, TN	1,550,733
Memphis, TN-MS-AR	1,285,732
Knoxville, TN	691,152
Chattanooga, TN-GA	518,441
Kingsport-Bristol, TN-VA	**304,689**
Clarksville, TN-KY	261,220
Johnson City, TN	195,849
Morristown, TN	135,914
Jackson, TN	112,685
Cleveland, TN	112,143
Cookeville, TN	102,982
Sevierville-Pigeon Forge-Gatlinburg, TN	84,835

Census Bureau, Metropolitan Statistical Area: July 1, 2008

Kingsport is…

the largest city in the 5th Largest Metro in America's Mountain South

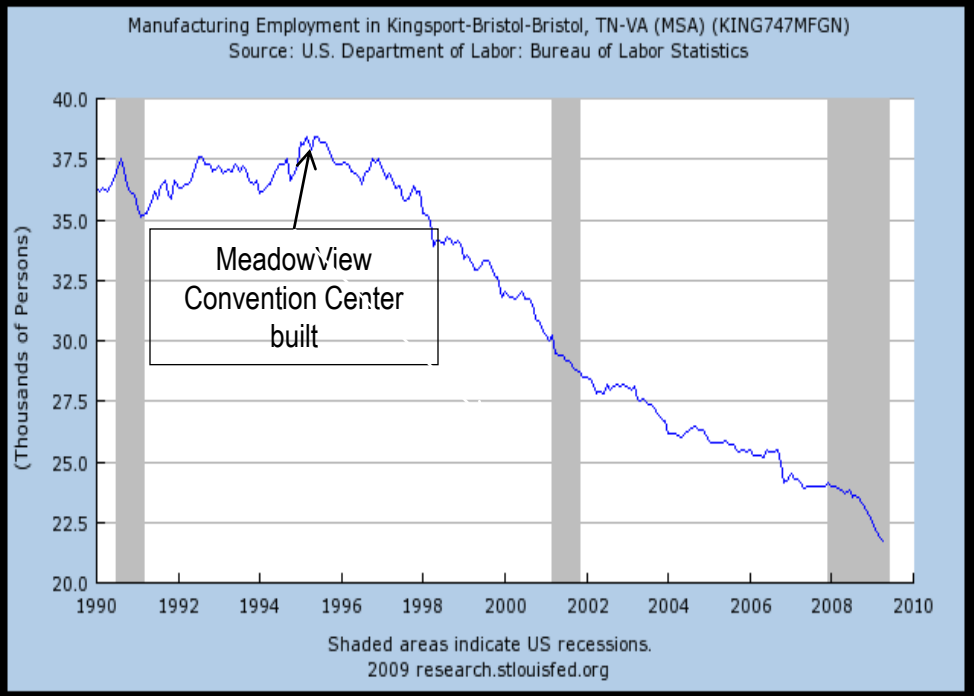
Knoxville, TN	*691,152*
Greenville, SC	*624,715*
Chattanooga, TN-GA	*518,441*
Asheville, NC	*408,436*
Kingsport-Bristol, TN-VA	***304,689***
Charleston, WV	*303,944*
Roanoke, VA	*298,108*
Huntington, WV	*284,234*
Spartanburg, SC	*280,738*
Johnson City, TN	*195,849*
Charlottesville, VA	*194,391*
Anderson (Clemson) , SC	*182,285*
Blacksburg (Virginia Tech)	*158,328*

Census Bureau, Metropolitan Statistical Area: July 1, 2008

The 1999 Economic Summit
Economy in Transition

- "Last one out, turn out the lights"
- Major manufacturing closures/lay-offs
- Eastman spin-off from Kodak
- Major changes in elected officials
- Major changes in leadership
- "Rustbelt" city
- Call to action
- A new day, a new plan

Kingsport Manufacturing Jobs 1990-2010



"Life is change. Growth is optional. Choose wisely."

Kingsport is…

Marriott's award-winning mountain resort

$30 million expansion now underway!

6 minutes from Downtown

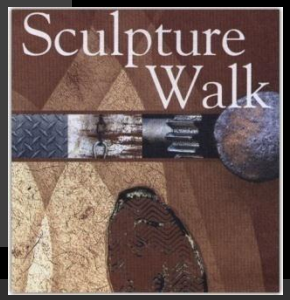
$88,321,240 in spin-off private taxable investments

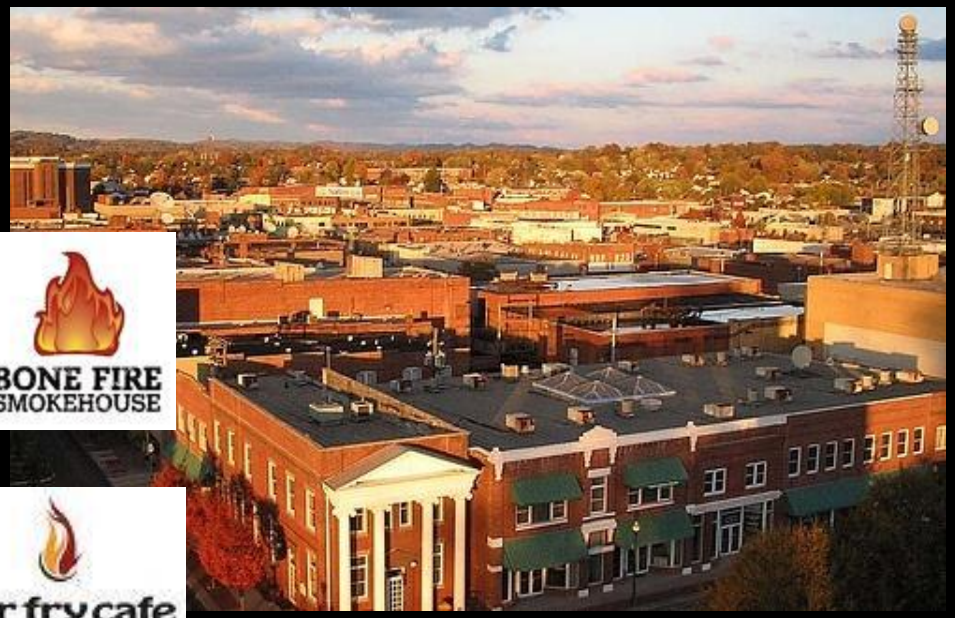
(1998-2009 Sullivan Co Public Tax Records)

NORTHWEST ELEVATION - OPTION 3

The 1 year increase from 2008-2009 ($22,576,400) was greater than the total property value in 1998 ($22,496,860)

Downtown Kingsport Renaissance





$37,666,900 in private taxable investment (1998-2009), a 70% increase in 11 years

Excluding churches, hospital, higher education (an additional $129,000,000)

BONE FIRE SMOKEHOUSE

stir fry cafe

2 years free tuition to H.S. graduates

Childcare

Public Transit

$17 million local capital funding

2,100 students

2002 – Applied Technology

2008 – Health Professions

2009 – Higher Education

2009 – Advanced Manufacturing

Future – Automotive Tech

First LEED certified, publicly funded green higher education building in Tennessee

Kingsport Times-News

Harvard recognizes city's efforts to spur education

Most resid… College, King
Kingsport a … rial University
same, it's grat… nnessee.
been identifie… e the Regional
as creating son… anufacturing to
education initi… elp from East-
This week i… he Pal Barger
Ash Institute … Technology, set
nance and Inn… year.
Kennedy Sch… already helped
Harvard Unive… mmunity inter-
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As Mayor De… portunity city
incredible acc… n — along with
attention to not… y valuable, at-
entire state o…
higher educati… dustrial, infor-

TENNESSEE News

Price 75 Cents 94th Year, Number 271

Haslam says 'Educate and Grow' could go statewide

■ **'Educate and Grow'** scholarship program allows every high school graduate who meets entrance requirements and minimum academic standards to attend four semesters at Northeast State Community College.

By HANK HAYES
hhayes@timesnews.net

HASLAM

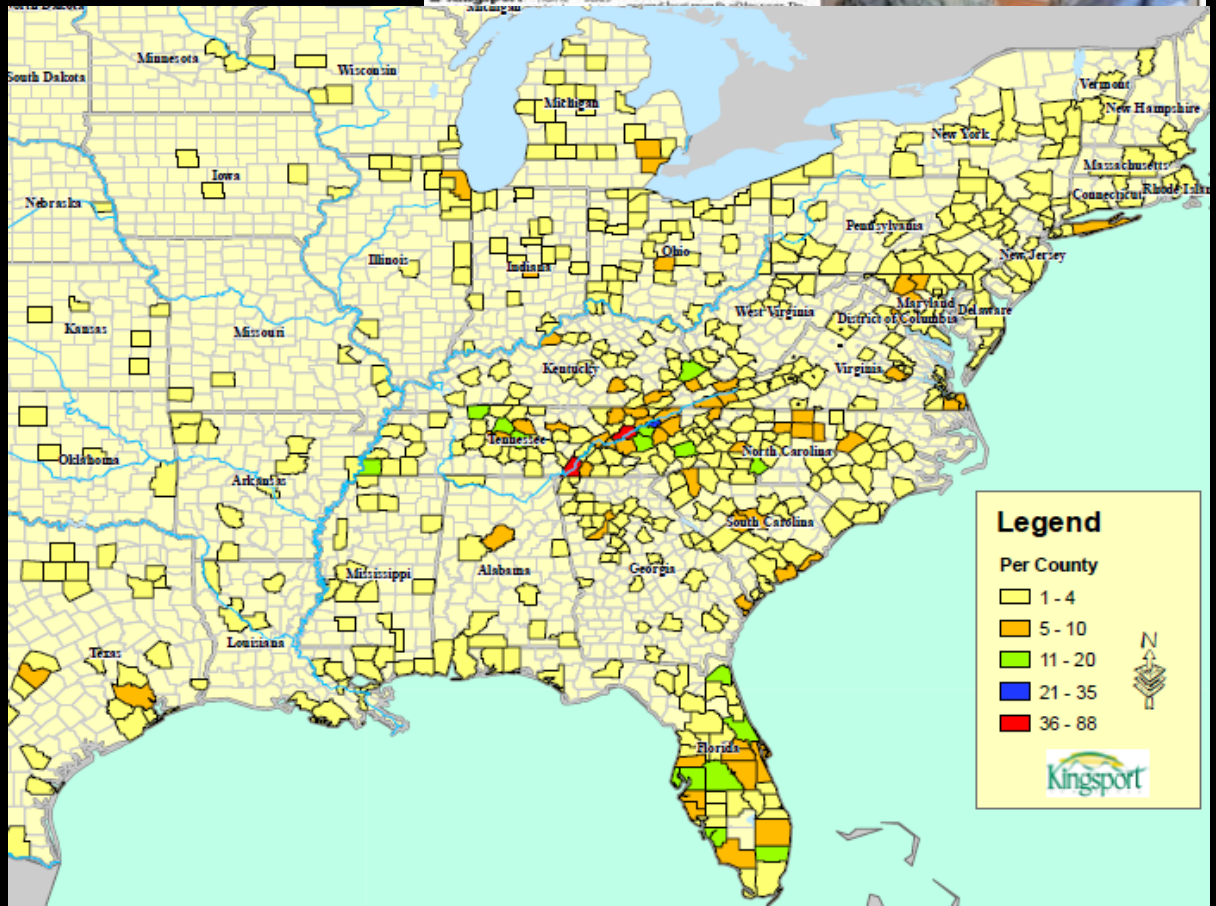
The program, funded by city and county taxpayers, allows every high school graduate who meets entrance requirements and minimum academic standards to attend four

4-Year Results

1,842 families from 49 states moved to Kingsport

Top Donor States

1. Virginia
2. Florida
3. North Carolina
4. Kentucky
5. Georgia
6. South Carolina
7. Texas
8. California
9. Ohio
10. New York



Employment in Kingsport, TN-VA MSA	January 1990	% of All Jobs	July 2010	% of All Jobs	Change (Jan 1990-July 2009)	
Trade, Transportation and Utilities	22,900	21.60%	23,100	20.09%	200	
Manufacturing	36,300	34.25%	20,500	17.83%	-15,800	
Education and Health Services	10,000	9.43%	19,000	16.52%	9,000	
Government	12,600	11.89%	14,900	12.96%	2,300	
Leisure and Hospitality	6,500	6.13%	12,400	10.78%	5,900	
Professional and Business Services	6,200	5.85%	7,900	6.87%	1,700	
Mining, Logging, Construction	3,100	2.92%	6,400	5.57%	3,300	
Financial	3,100	2.92%	4,200	3.65%	1,100	
Other Services	3,400	3.21%	4,400	3.83%	1,000	
Information	1,900	1.79%	2,200	1.91%	300	
TOTAL	106,000	100.00%	115,000	100.00%	9,000	<= Net New Jobs

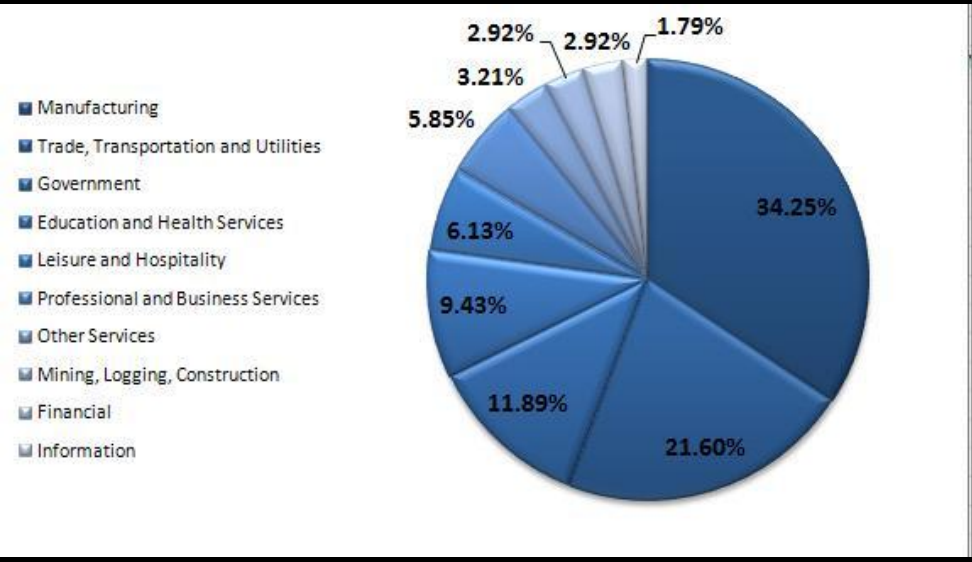
Source: http://www.bls.gov/eag/eag.tn_kingsport_msa.htm

26-Aug-10

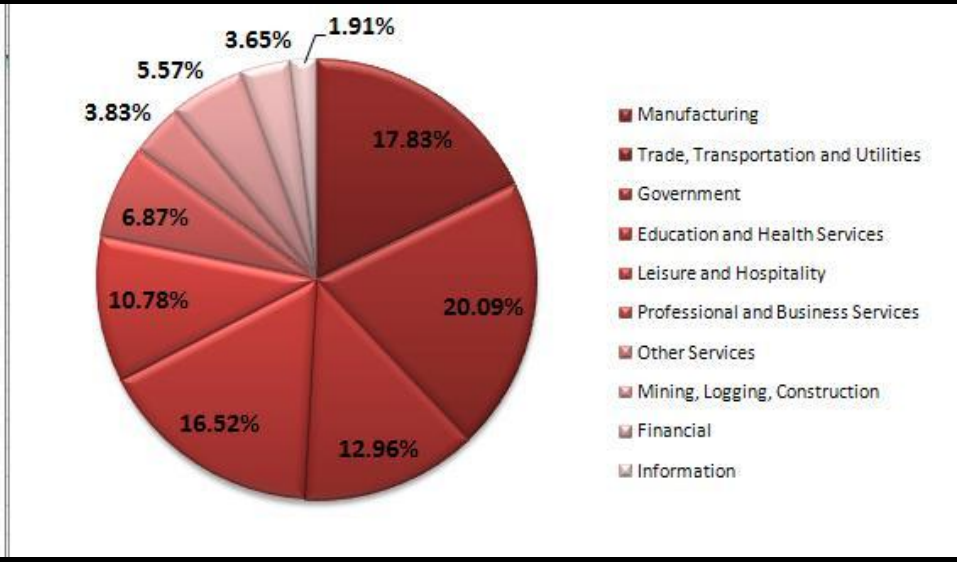
DIVERSIFICATION
9,000 Net New Jobs

Employment in Kingsport MSA

1990



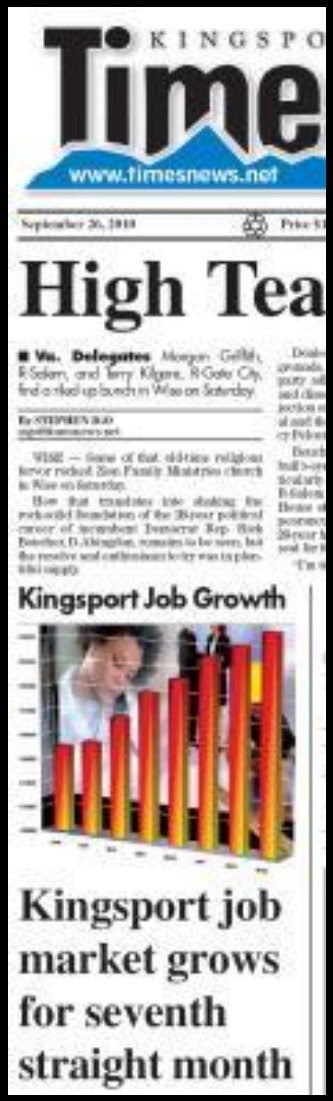
2010

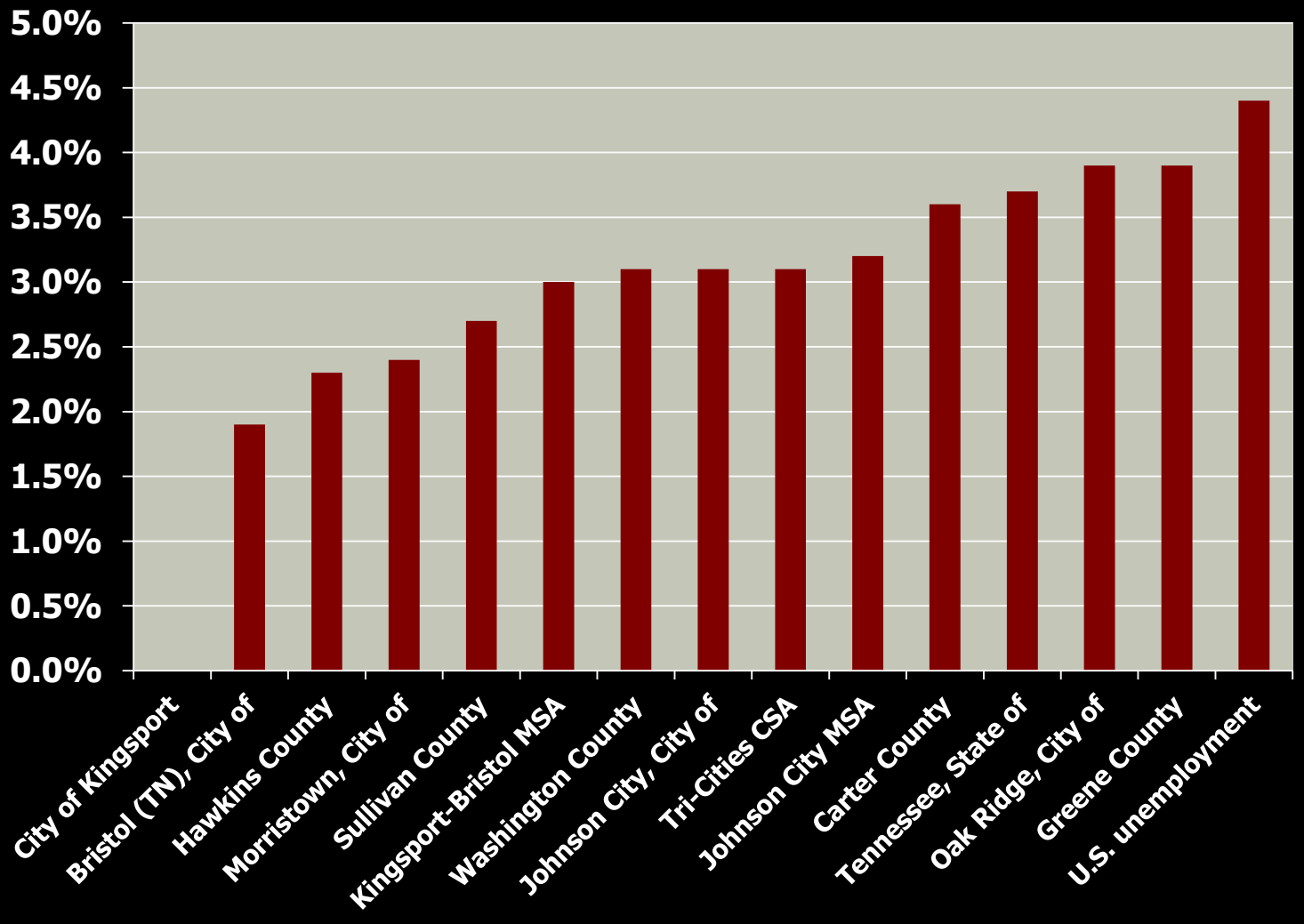


NORTHEAST TENNESSEE

Change in Unemployment Rate During the “Great Recession”

Source: Tennessee Department of Labor and Workforce Development (updated July 2005 compared to July 2010)


KINGSPO
Time
www.timesnews.net
September 26, 2010
High Tea
Va. Delegates
Kingsport Job Growth
Kingsport job market grows for seventh straight month



City of Kingsport 1990-2008 (Source: Census Bureau)

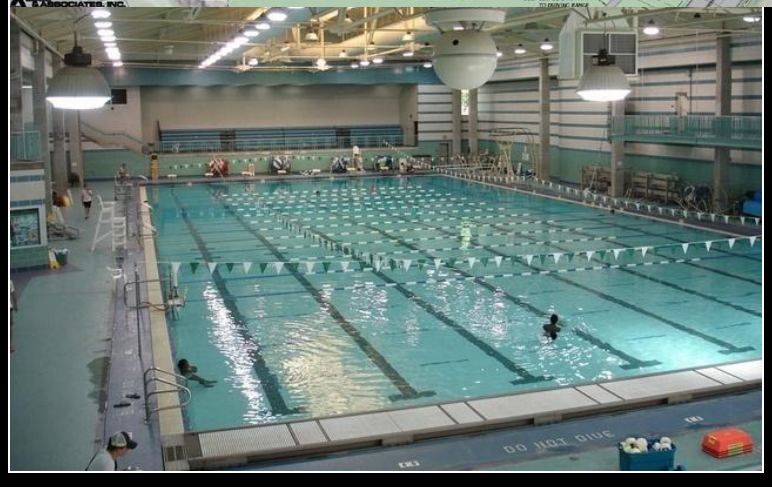
- Population increased 30.2% from 36,365 to 47,356
- If incorporated, would be the 6th largest city in NE TN or SW VA
  - 41% larger than Abingdon or Wytheville, VA
  - 160% larger than Rogersville or Jonesborough, TN
- Median age decreased from 42.3 to 41.9
- Population <5 increased 33%
- Population >65 decreased 27.8%
- Labor force grew by 35.9% (or 5,695 people)
- Median family income = $50,076 (up from $30,279 in 1990)
- Families below poverty level decreased to 14%
- Median value of owner-occupied homes increased 86%
- 6,859 new housing units (41% increase)
- 63.4% of housing units are owner-occupied (up from 58.7% in 1990)
- More than 50% of homes were built prior to 1969
- 55% of all householders moved into their home since 2000

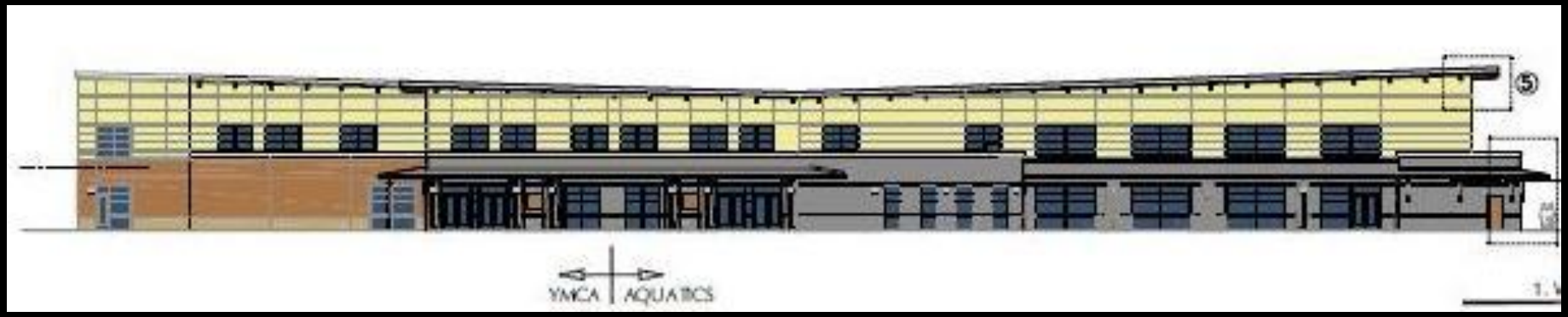
Highlights

- 2007 – Record year for new investment ($164.48 million)
- 2008 – a record year for new investment (2nd year in a row) $180.9 million
- Eastman's $1.3 billion "Project Reinvest"
- Holston Valley Medical Center $100mm "Project Platinum"
- Holston Medical Group's new 6-story building ($40mm)
- Indian Path Medical Center $4.4mm -- Outpatient Rehabilitation, Outpatient Cardio-Diagnostic Center, Oncology and Outpatient Chemotherapy; Cardiac Catheterization Lab; and Surgery
- #1 Walking City by Walk! Magazine
- Dobyns-Bennett High School named Top 4% by Newsweek (x5)
- 2009 – new elementary school opens – first in nearly 60 years!
- MeadowView won "best in class" in 4 categories from North American Lodging Association
- Materials agreement stimulates creation of 750+ residential lots

Aquatic Center

- $15 million
- Fitness, Competition, Wellness, Leisure
- Zero depth entries, ADA accessible
- Family/assisted changing rooms
- Indoor-Outdoor
- All ages and abilities
- Collocated with new YMCA
- Construction 2011, Completion 2012





Wetlands Project

- Reedy Creek and Horse Creek traverse 28 miles across Kingsport
- 1,600 acres of undevelopable floodway
- 8,000 acres of adjoining flood fringe
- Cutting edge commitment to environmental stewardship
- Kingsport has the greatest opportunity to make the biggest impact in the region
- City assume ownership (or conservation easement) of undevelopable lands, natural filter for watershed
- Tax break for landowners
- First mitigation sites are adjacent to John B. Dennis Highway and East Stone Drive

Parking Garage

PERSPECTIVE AT CENTER STREET & SHELBY STREET

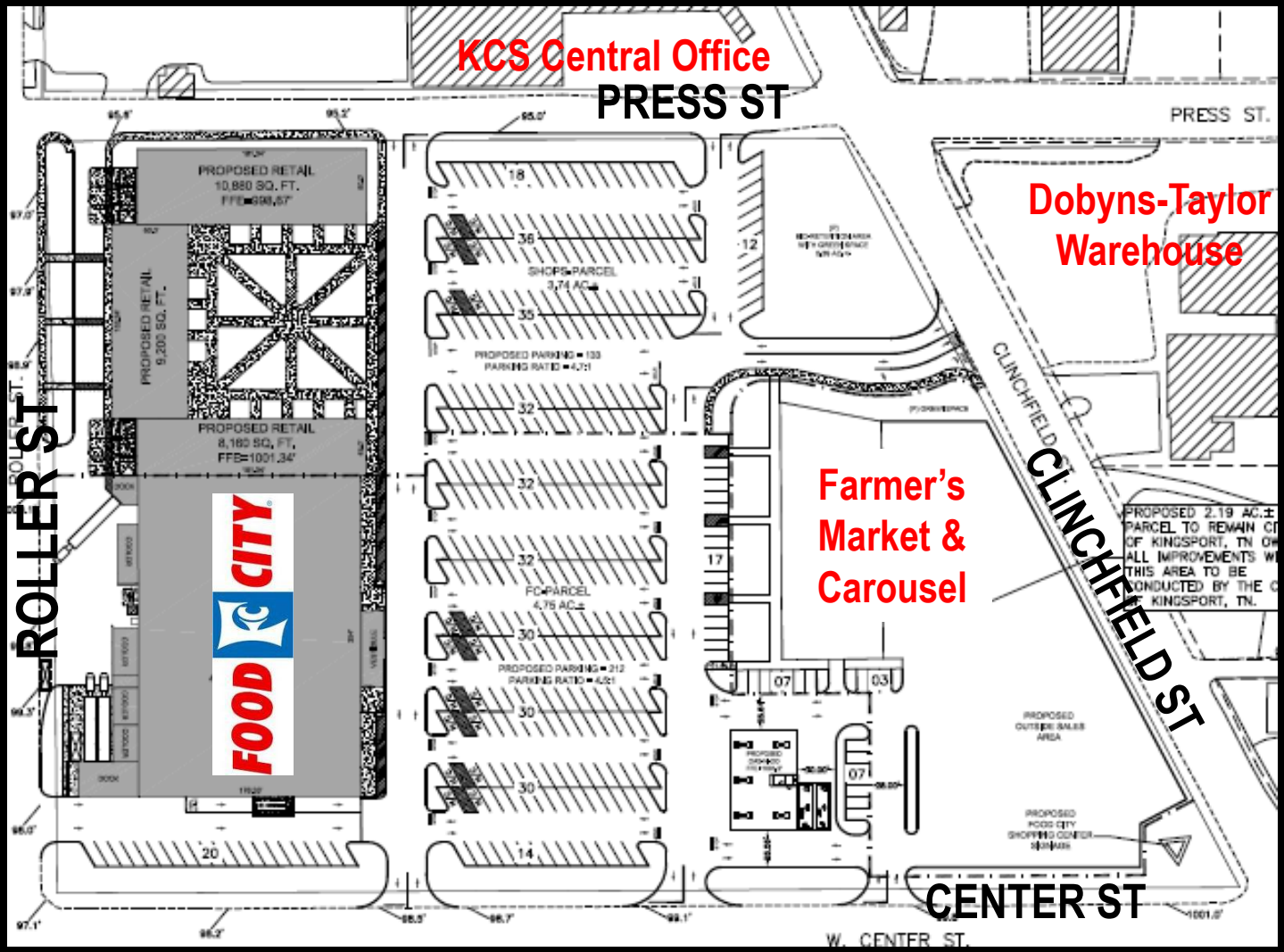
- $4.5 million / 364 spaces / 3 levels
- Money already available
- No additional bonds to be sold
- Public restrooms for special events
- Construction starts after Christmas
- Opening late Summer 2011
- 10,000 sf of privately-funded development space (2-3 levels)
- Parking will remain FREE for the foreseeable future
- Developer has extensive experience in rebirth of Chattanooga and Knoxville downtowns

SHELBY STREET ELEVATION

Mountain Region Family Medicine at Kingsport Press

- Clinchfield at Sullivan
- $18.5-$24 million redevelopment
- Former Book Printing Factory
- Downtown Kingsport
- 70,000 new medical visits per year

Food City at Kingsport Press



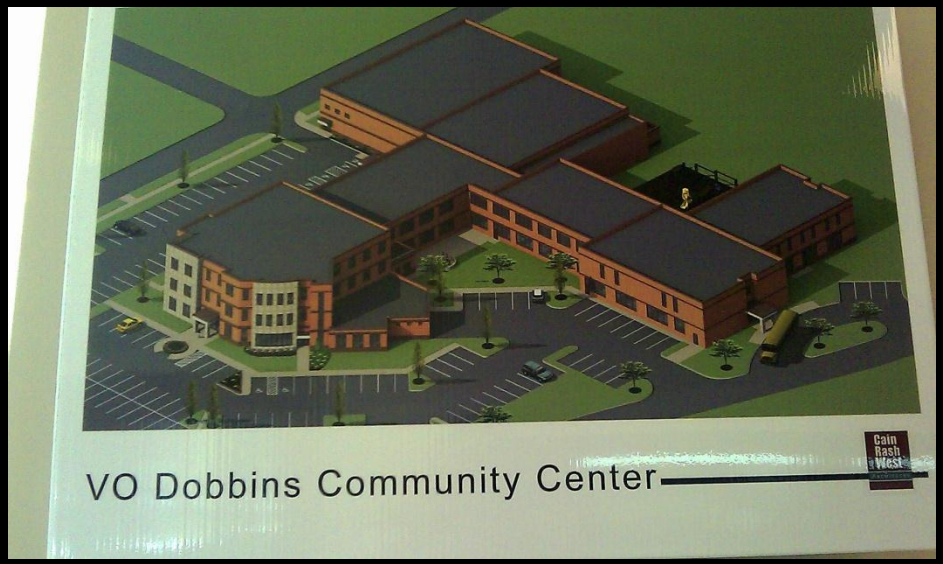
Farmer’s Market at Kingsport Press

Schools Central Office at Kingsport Press

Kingsport City Schools

V.O. Dobbins, Sr. Complex

- $8.2 million
- 46,000 sf



...esNews
...net

SATURDAY

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94th Year, Number 26

New life in these old halls

V.O. Dobbins Sr. Complex dedicated

■ **'My father** would be so proud of this historic moment. It's an emotional moment, it really is.'

— Van Dobbins Jr.

By MATTHEW LANE
mlane@timesnews.net

KINGSPORT — The dedication of the newly renovated and expanded V.O. Dobbins Sr. Complex on Friday brought forth much applause, many thanks and moments of nostalgia and emotion for those in attendance — an event years in the making and one some say was long overdue for the Riverview community.

Kingsport held a ribbon cutting for the

...ject that has occurred at the facility during the past 15 months.

Built in 1951 and named after abolitionist Frederick Douglass, the building served as Kingsport's "blacks only" school — Douglass High School — until 2000 when students were assimilated into all-white schools throughout Kingsport. The city then turned the facility into a community center, renaming it after longtime Douglass Principal Van Dobbins Sr.

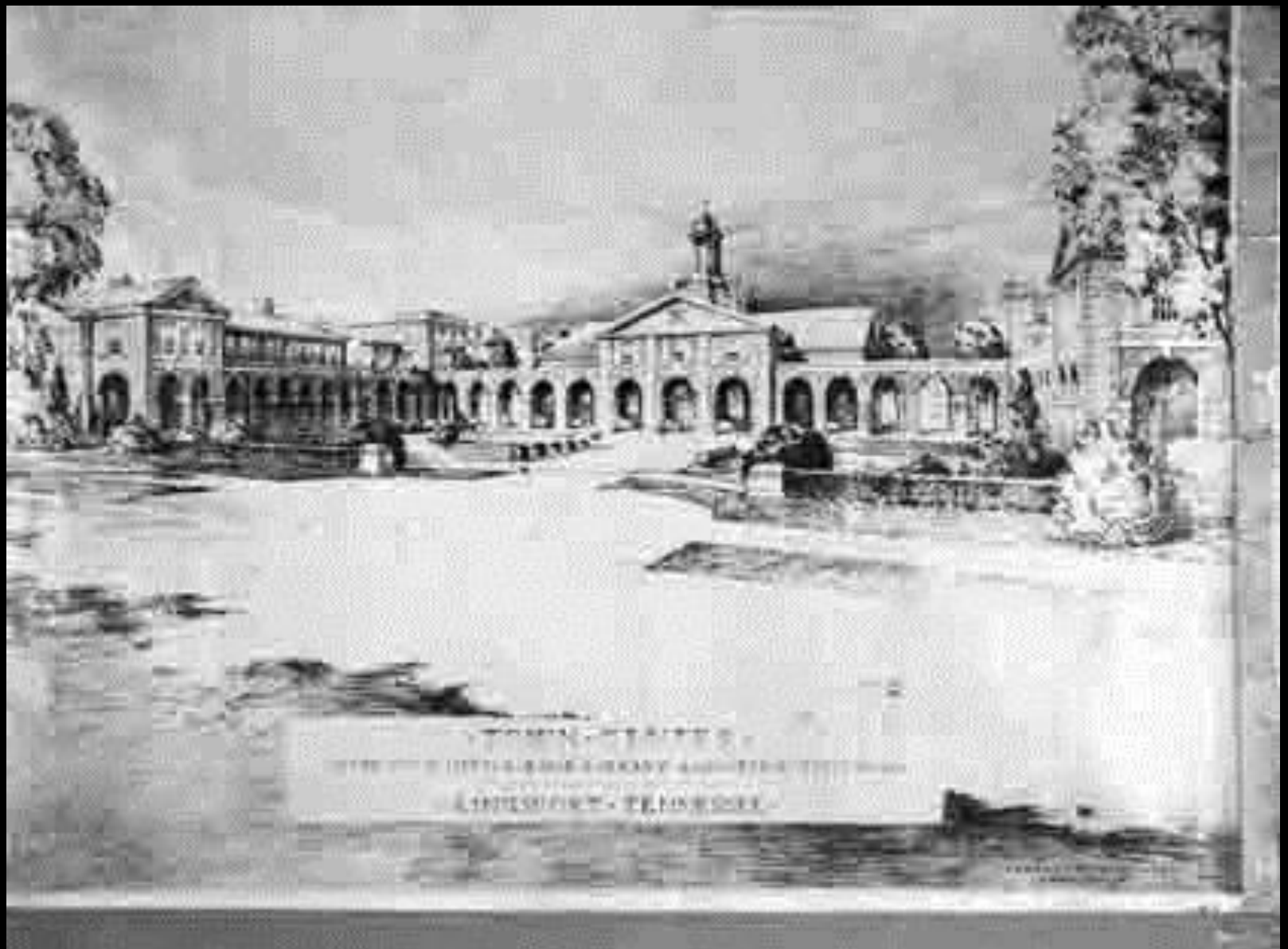
Today, the complex is home to the Un...

Above, Dr. Carroll Van West, director of historic preservation at MTSU, unveils the new historical marker for the V.O. Dobbins Sr. Complex during opening ceremonies on Friday. Below, Van Dobbins Jr. speaks at the ceremony. At left, Andra Watterson, class of 1963, sings the school song for Douglass High School with fellow alumni, accompanied by the Dobyns-Bennett High School Band.

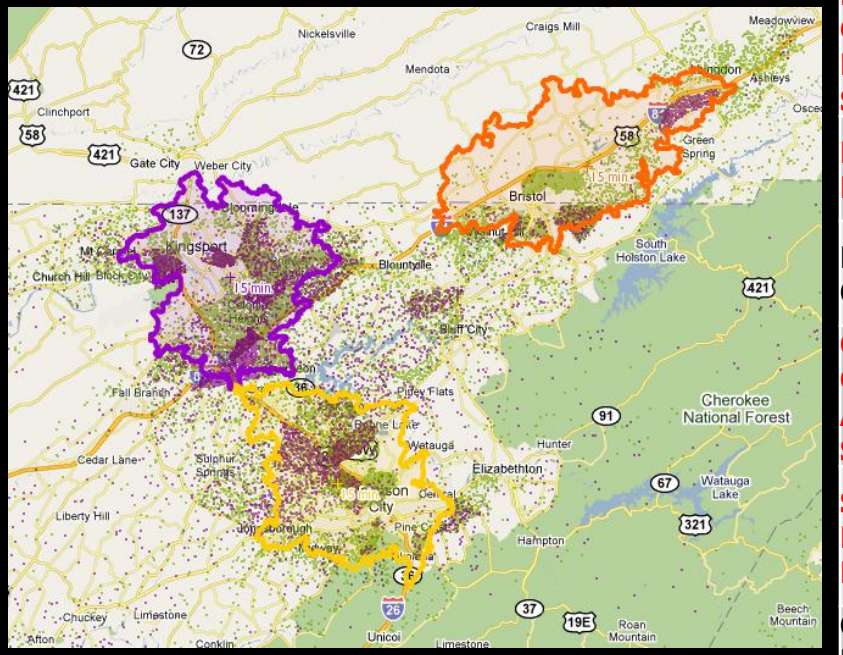
See Video Report

www.timesnews.net

The Future: Kingsport Public Library Expansion



Kingsport has the highest unmet retail market demand in the Tri-Cities



Johnson City is oversaturated in every category, Bristol is oversaturated in all but 3 categories

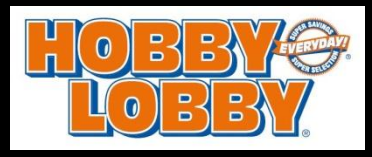
15-Minutes	Potential	Actual	Saturation
Motor Vehicle Parts & Dealers	$277,540,878	$331,279,619	$53,738,741
Furniture & Home Furnishing Stores	**$31,415,265**	**$18,263,925**	**($13,151,340)**
Electronics & Appliance Stores	$28,009,660	$29,380,697	$1,371,037
Building Material & Garden Equipment & Supply Dealers	**$146,911,940**	**$133,741,856**	**($13,170,084)**
Food & Beverage Stores	**$160,960,266**	**$130,567,155**	**($30,393,111)**
Health & Personal Care Stores	$80,214,559	$165,211,507	$84,996,948
Clothing & Clothing Accessories Stores	**$50,982,929**	**$45,565,107**	**($5,417,822)**
Sporting Goods, Hobby, Book & Music Stores	**$22,606,195**	**$17,074,975**	**($5,531,220)**
General Merchandise Stores	$154,998,941	$251,816,647	$96,817,706
Miscellaneous Store Retailers	$33,629,214	$36,970,388	$3,341,174
Foodservice & Drinking Places	$104,851,058	$164,465,744	$59,614,686
TOTAL	$1,092,120,905	$1,324,337,620	$232,216,715

2010 Market Potential

Red = underserved categories

	Kingsport	Johnson City	Bristol
Motor Vehicle Parts & Dealers	$277,540,878	$343,979,658	$184,741,741
Furniture & Home Furnishing Stores	$31,415,265	$38,262,933	$20,748,716
Electronics & Appliance Stores	$28,009,660	$35,966,932	$18,977,653
Building Material & Garden Equipment & Supply Dealers	$146,911,940	$172,085,453	$96,962,202
Food & Beverage Stores	$160,960,266	$193,112,698	$108,775,860
Health & Personal Care Stores	$80,214,559	$92,408,786	$55,339,720
Clothing & Clothing Accessories Stores	$50,982,929	$68,571,670	$33,848,621
Sporting Goods, Hobby, Book & Music Stores	$22,606,195	$30,722,220	$15,411,730
General Merchandise Stores	$154,998,941	$192,434,278	$104,191,661
Miscellaneous Store Retailers	$33,629,214	$41,608,765	$22,758,414
Foodservice & Drinking Places	$104,851,058	$134,737,927	$71,661,740
	$ 1,092,120,905	$ 1,343,891,320	$ 733,418,058

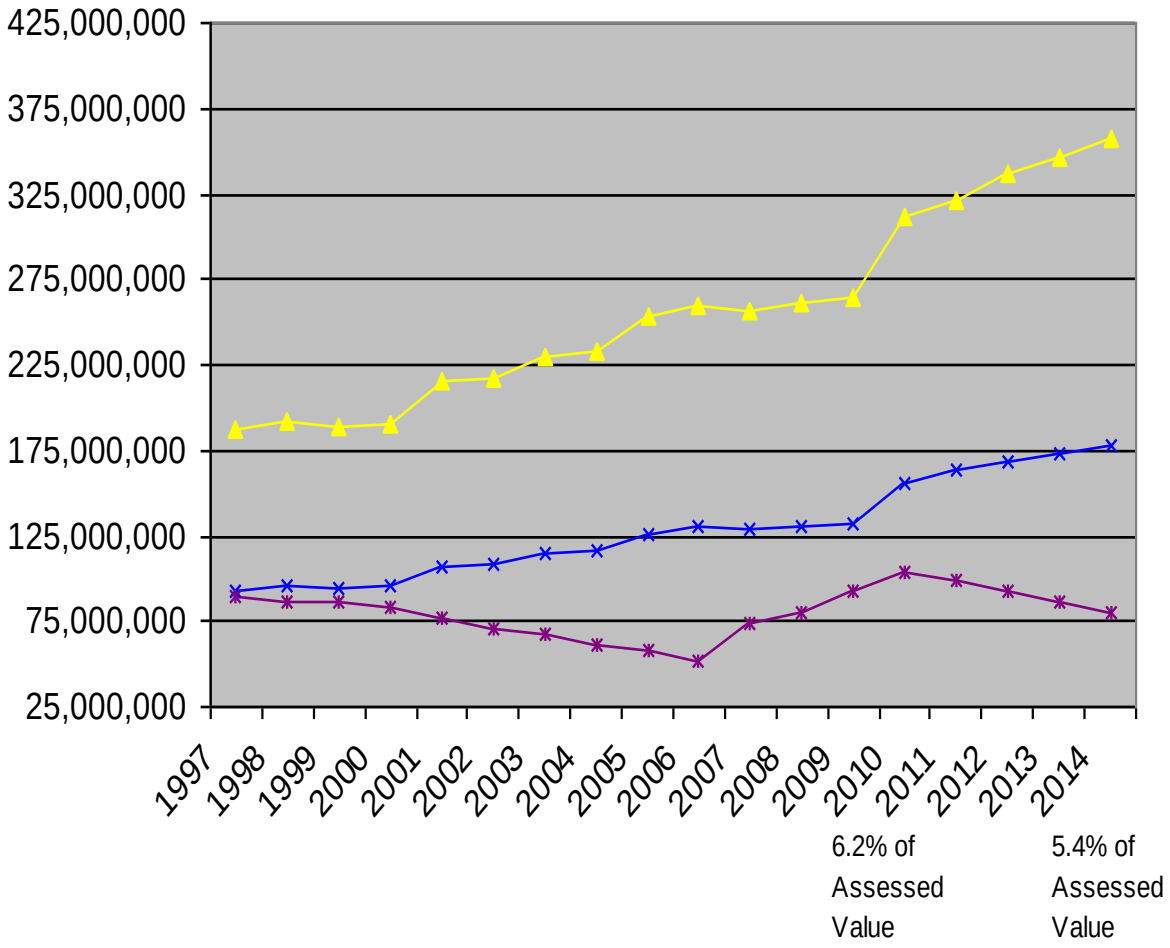
These stores have joined the Kingsport market since 2005



Percentage of Taxble Assessed Value & Allowable General Fund Debt 1997-2014

(Projected 2010 Through 2014)

Lowest tax rate in 25 years, 4th time below $2.00 in City history



FY11 Gap for 20% Tax Assessed Value & Gen. Fund Debt is 222M

FY14 Gap for 20% Tax Assessed Value & General Fund Debt is $297M

Bond ratings best in City's history

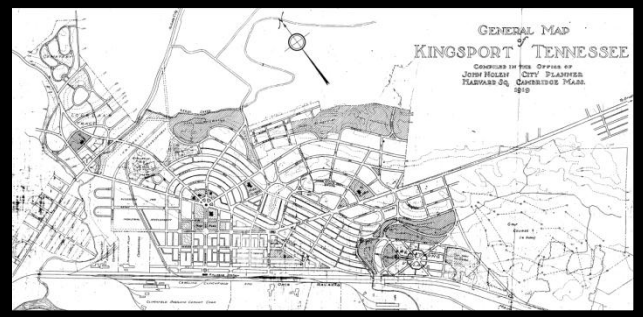
Moody's (Aa2), S&P (AA-)

The Value Proposition of City Property Tax, Water, Sewer (on a county residential appraisal of $229,500)

	2010	2005	Difference
Gasoline	$ 2,890	$ 2,124	36.0%
Mobile Phone (3)	$ 2,496	$ 1,345	85.5%
1 pack of cigarettes/day @ $5 ea	$ 1,825		
Car Insurance (2)	$ 1,727	$ 1,876	-8.0%
2-liters of bottled water/day @ $1.99 ea	$ 1,453		
Electricity	$ 1,298	$ 726	78.8%
County Property Taxes	$ 1,222	$ 1,182	3.5%
Cable TV	$ 1,214	$ 740	64.2%
City Property Taxes	**$ 1,113**	**$ 1,055**	**5.5%**
Natural Gas	$ 864	$ 881	-2.0%
Water + Sewer	**$ 598**	**$ 766**	**-21.9%**

Annexation Financial Impact	A	B	C
Annual water/sewer savings due to annexation	$292	$866	$386
Appraisal	$177,800	$122,800	$164,500
Assessment	$44,450	$30,700	$41,125
City tax ($1.94)	-$862	-$596	-$798
County tax ($2.14)	$950	$656	$879
Private garbage	$156	$156	$156
Homeowner's insurance savings (if applicable)			
Annual savings or (cost) due to annexation	**($415)**	**$326**	**($256)**
Monthly savings or (costs) due to annexation	**($35)**	**$27**	**($21)**

Original City Limits



DID YOU KNOW?

Most of us were annexed at some point. Only 29% of BMA, 20% of BOE, and 22% of City's Leadership Team live in original city limit

Jeff Fleming, AICP

Assistant City Manager for Development

jeffffleming@kingsporttn.gov