

# **Mt. Juliet, Tennessee**

*2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122*



## **Meeting Minutes - Draft**

**Tuesday, August 26, 2025**

**2:00 PM**

**Commission Chambers**

**Real Estate Advisory Committee**

**1. Call to Order & Declare a Quorum Present**

Chairperson Art Giles called the meeting to order and declared that a quorum was present.

**Present** Commissioner Art Giles, Board Member Michael Robinson, Board Member Shawn Glover, Board Member Diane Weathers, and Board Member Russell Parrish

**2. Set Agenda**

Chairperson Giles then set the agenda as published with no objections.

**3. Citizens Comments**

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

No citizen comments were heard.

**4. Properties****4.A. 1099 York Road**[1341](#)

**Attachments:** [Market Report](#)  
[Property Details](#)  
[Base Map](#)  
[Regional Property Map](#)  
[Sewer Line](#)

Committee Member Glover asked about the flood zone and which section was included in it. Committee Member Parrish showed the flood zone and confirmed the location. Committee Member Glover questioned if this property has more value to the city than a developer.

Committee Member Robinson asked what the intended use was.

City Manager Martin explained how the City obtained this property, noting it could be intended as an extension of Yorkshire Estates.

Discussion was held.

Committee Members Parrish and Robinson suggested a value of \$3.5 million to \$3.75 million, based on replacement costs. Parrish clarified his comments were as a committee member, not as an appraiser.

Committee Members discussed that the more important factor is the replacement value, if the City were to repurchase property elsewhere in the future. Committee Member Robinson noted that the maximum lot amount is how the top value should be considered.

**4.B. Golden Bear Gateway Property****1342**

**Attachments:** [Market Report](#)  
[Property Details](#)  
[Base Map](#)  
[Regional Property Map](#)  
[Sewer Line](#)

Committee Member Parrish recused himself due to prior work on this property.

Discussion was held on the history of the property and possible future uses.

Committee Member Robinson stated \$600,000 an acre, estimating about \$3 million or below, noting it was a triangular piece of property and should be sold as a complete 5 acre tract, not broken up. He then stated that the number would actually be more like \$2.2 - \$2.3 million due to the utility on it.

Committee Members noted that the value of the property could go down if not purchased by the neighboring development, and may only have value to that development.

Chairperson Giles asked to consider comparables along Golden Bear, specifically a fast food restaurant.

Committee Member Glover stated that the side of the road the sewer is on makes a huge difference. This is currently across the road, so they would go under the road to upgrade. She then stated that restrooms being there is of no value to other developers.

Committee Members also discussed the possibility of a land swap with the neighboring development to build a fire station, noting that values for both properties would be needed.

Further discussion was held on the assessment of value.

Committee Member Glover mentioned that the traffic light was a value to the property, with Committee Member Robinson mentioning the price of \$500,000.

Committee Members decided that \$2.5 million was the final assessment of value.

Chairperson Giles asked about changing the zoning from OPS to CTC, to make the property more valuable to potential buyers.

Discussion was held.

Recommendations for commercial realtors for both properties were discussed:

Committee Member Robinson expressed interest in keeping it local.

Ken Beal was recommended by Committee Member Russell

Wendell Ethridge was recommended by Committee Member Glover

Rita Anderson was recommended, and the Committee agreed to have her as their third recommendation.

## **5. Discussion Items**

City Manager Martin discussed a proposed lease deal with the possibility of a digital sign.

He noted the option to lease land for a digital sign on Golden Bear and asked if the Committee would be interested in this lease. The City would be able to utilize the sign for announcements and information.

Chairperson Giles stated he would like to see a copy of the lease. City Manager Martin explained he was just gauging interest at this time.

## **6. Adjournment**

3:20 PM