



BOMA STAFF REPORT

October 13, 2026

TO: BOMA

FROM: Micah Wood, Town Administrator & Town Planner
Andrew Mills, Town Attorney

SUBJECT: Item 1a- Ordinance 2026-020, to create a Central Business Improvement District (CBID) Updated

PURPOSE

The purpose of this item is to provide information related to Ordinance 2026-020, which initiates the creation of the Town of Thompson's Station Central Business Improvement District – Town Center Depot District, pursuant to Title 7, Chapter 84, Tennessee Code Annotated.

The proposed District is intended to facilitate economic development through the construction and installation of public infrastructure improvements within the District and throughout the Town, including roadway and streetscape improvements and wastewater lines.

Update since 1st Reading:

This Ordinance has been updated to remove all private properties, leaving only four (4) Town-owned parcels within the Central Business Improvement District. Planning for infrastructure improvements in the area will continue.

Parcel ID Number	Property Address	Owner
146 04001	1557 THOMPSONS STA RD W	Town of Thompson's Station
146N A 00100	1555 THOMPSONS STA RD W	Town of Thompson's Station
146N A 01500	1551 THOMPSONS STA RD W	Town of Thompson's Station
146N A 01601	1550 THOMPSONS STA RD W	Town of Thompson's Station



BACKGROUND AND STAFF REPORT

Ordinance 2026-020 would initiate the creation and establishment of the District under the Central Business Improvement District Act of 1971. The proposed District includes four (4) parcels identified in Exhibit A and illustrated on the District Map in Exhibit B.

For background, a Central Business Improvement District provides a number of benefits to the Town, independent and separate from special assessments. Specifically:

1. A CBID provides greater eligibility and competitiveness for federal grants (Community Development Block Grants, Economic Development Administration grants, Transportation Alternatives Program grants, etc.) as well as state grants (Tennessee Main Street, Tennessee Department of Economic and Community Development, and Tennessee Department of Transportation).
2. A defined CBID, designed for redevelopment and formally identified improvements, will bolster the Town's position with these grant and funding opportunities.
3. A CBID also allows for a range of improvements within the district that have a separate statutory basis for undertaking downtown improvements and revitalization projects.
4. A CBID affords the ability to borrow funds and finance projects, cutting down on phasing and addressing timing gaps with grant awards.
5. A CBID can be used to attract historic preservation efforts and organizations, commercial development, and general investment with the planned improvements that flow from a CBID. Essentially, a CBID signals that the Town is making the district a priority for improvement.
6. A CBID can encourage public-private partnerships for properties within the district that look to both historic preservation and development.
7. A CBID affords the Town, through state law, to take advantage of the acquisition of improvements and even necessary property for those purposes that serve the district.
8. A CBID also allows for efficiencies in multi-property redevelopment, the ability to establish district organizations for beautification and maintenance and provides a basis for matching funds for grants.
9. Finally, the existence of a CBID affords the Town other tools available throughout the Town, creating a path towards focused economic viability.

In sum, the greatest benefit of a CBID is not the assessment authority. Rather, it is that a CBID creates a statutorily recognized redevelopment and economic development district that can serve as a vehicle for grants, public-private partnerships, downtown revitalization projects, infrastructure improvements, property acquisition, borrowing, historic preservation, and coordinated economic development activities. These are some of the



many tools and advantages that will be available in the district under state law.

The proposed District under Ordinance 2026-2020 would be known as the “Town of Thompson’s Station Central Business Improvement District – Town Center Depot District” and the proposed District is initially intended to support economic development through public improvements. This District identifies roadway and streetscape improvements within the District that are currently part of the Town’s Transportation and Wastewater Capital Improvement Plans. The estimated cost of the Improvements is approximately \$6,000,000.

However, and to be clear, while the Town is moving forward with the creation of a CBID, the Town is **not** moving forward with assessing any properties in this new District as explicitly stated under the provisions of Section 3 of Ordinance 2026-020. The funding for the improvements are currently programmed in the Transportation and Wastewater CIPs to be fully funded from the Town’s General Fund and Wastewater Fund. The contract for the design for the wastewater extension down Thompson’s Station Road West from Columbia Pike to the Depot and along School Street will be on the November BOMA Agenda for consideration, which is funded in the Fiscal Year 2026-2027 Town Budget from the Wastewater Fund. Additionally, the Town has submitted to the Federal Department of Transportation for a Safe Streets for All Grant for the roadway improvements in the Depot District. Timing of announcement of grantees is expected before the end of the year.

This is a first step towards recognizing the historic elements and economic value of one of the oldest and most impactful areas of the Town.

FINANCIAL IMPACT

There are no current financial impacts related to this Ordinance. A CBID will provide the Town with another tool for economic development and infrastructure acceleration.

There will be no assessment of properties within the CBID.

STAFF RECOMMENDATION:

Approve Ordinance 2026-020 to create the Town Center Depot District Central Business Improvement District.