

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE

October 8th, 2025

The Board of Directors of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the “Board”) met on October 8th, 2025 at 9:10 a.m. Metro Council Committee Room 2, (2nd floor), 1 Public Square, Nashville, TN 37201 – Metro Courthouse/City Hall.

Board members present were: Joshua Haston, Nigel Hodge, and Mark Wright.

Public Comment Period:

Chair Hodge opened the floor for comments from the public.

No members of the public wished to speak. Chair Hodge closed the public comment period.

Minutes Consideration:

Board member Haston made a motion to approve the September 10th meeting minutes and was seconded by Board member Wright.

The Board voted with Board members Haston, and Wright voting Yay, Chairman Hodge abstained from the vote. The Board approved.

Informational Meeting:

Board member Wright gave a presentation on Austin’s development.

Chair Hodge asked for confirmation that Austin had \$350 million in GO (General Obligation) bonds in 2022. Board member Wright confirmed.

Board member Haston asked for confirmation that the \$350 million was in a single issuance. Board member Wright confirmed.

Board member Haston asked if the mixed-use affordable housing at 80% AMI included home ownership with renters since the State of Tennessee limits what funds can be used for. Board member Wright confirmed that Nashville’s programs are only for renters but Austin’s support both.

Board member Haston asked if Austin had failed transit referendums before they passed their transit plan. Board member Wright confirmed that there were multiple votes before they passed expansions to I-35, added HOV lanes, pedestrian bike paths, Cap and Stitch green spaces, 9.8 miles of light rail, expanded rapid bus service, and asset improvements which were funded by Federal funds and other sources.

Chair Hodge compared the pushback in Denver to the pushback Nashville has seen to zoning overlay changes. Board member Wright spoke about the way density can change the character of a neighborhood such as by cutting down trees and how density can spread without a plan. Board member Wright stated that residents are not afraid of this expansion but want a plan that preserves the character of a neighborhood.

Board member Haston asked if people would be open to ideas if they were presented differently. Board member Wright stated that the process has changed and is very strictly enforced.

Board member Haston talked about the reception of duplexes in historic neighborhoods. Board member Wright stated that the density is welcomed downtown.

Board member Haston stated that neighborhood planning can be communicated to residents and developers for faster cheaper development. Board member Wright agreed that starting development on empty lots is often delayed.

Board member Wright discussed Nashville Next and the way communicating ahead of developments can ease anxiety from residents.

Adjourn:

The meeting was adjourned at 9:59 am.

APPROVED, this ■■■th day of ■■■ 2025.

Nigel Hodge, Chair

Laura Yankee, Secretary/Treasurer