

Development Agreement Approved for the Pinnacle Retail Project



The Bristol City Council met recently to approve a Development Agreement for the Pinnacle retail destination center at Interstate 81, Exit 74 and US 11W. The project calls for 1.2 million square feet of retail, restaurant, hotel, and office space at an expected cost in excess of \$300,000,000.

As part of the financing for the project, the City will issue up to \$10 million in bonds that will be loaned to the Bristol Industrial Development Board, which will manage the project for the city. The loan will be used to finance public improvements to support the Pinnacle project. A second borrowing of up to \$15 million is also expected within the next year to fund the remaining public improvements. This amount will also be loaned to the IDB. Both loans will be repaid with a special allocation and distribution of state sales taxes and new local project revenues generated from the project.

Grading has already begun on the site. Bass Pro Shops is the first major retailer to commit to the project with a 104,000 square foot store, its fifth such store in Tennessee, to open in April 2014.