



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/23/2026

File ID: 2026-443

Department: Administration

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville Department of Urban Development to prepare a Project Plan for the development of a proposed tax increment financing district, tentatively named "TIF 9," which district encompasses approximately 3689.58 acres, more or less, in accordance with Ala. Code Sec. 11-99-1, et seq.

Resolution No.

Finance Information:

Account Number: NA

City Cost Amount: NA

Total Cost: NA

Special CircumstancesNA:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: NA

District: District 1 District 2 District 3 District 4 District 5

Additional Comments:

RESOLUTION NO. 26-_____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the City of Huntsville Department of Urban Development is directed to prepare a Project Plan for the development of a proposed tax increment district, tentatively named Tax Increment Financing District 9 ("TIF 9"), and is depicted in Attachment "A" and is described herein as follows:

TIF District 9

All that part of Sections 25, 26, 34, 35, 36, Township 03 South, Range 01 West of the Huntsville Meridian, Section 06, Township 04 South, Range 01 East of the Huntsville Meridian, and Sections 01, 02, 03, 11, 12, Township 04 South, Range 01 West of the Huntsville Meridian in the City of Huntsville, Alabama; more particularly described as beginning at a point located South 44 Degrees 31 Minutes 07 Seconds West a distance of 3605.03 feet from the Northeast Corner of said Section 26; said point is also described as being located at the intersection of the centerline of Memorial Parkway and the North right of way of Oakwood Avenue; thence from the Point of Beginning, East along the North right of way of Oakwood Avenue a distance of 1969.79 feet; thence North 16 Degrees 50 Minutes 48 Seconds West a distance of 34.94 feet; thence South 86 Degrees 53 Minutes 55 Seconds East a distance of 309.02 feet; thence North 16 Degrees 15 Minutes 10 Seconds East a distance of 1685.76 feet; thence South 88 Degrees 44 Minutes 39 Seconds East a distance of 1014.61 feet; thence North 82 Degrees 57 Minutes 52 Seconds East a distance of 130.89 feet to a point located on the North right of way of Mountain View Drive; thence Easterly along the North right of way of Mountain View Drive a distance of 1397.66 feet; thence South 77 Degrees 31 Minutes 03 Seconds East a distance of 134.51 feet to a point located on the Eastern right of way of Meridian Street; thence Northeasterly along the Eastern right of way of Meridian Street a distance of 578.90 feet; thence South 60 Degrees 45 Minutes 17 Seconds East a distance of 891.38 feet to a point located on the Eastern right of way of the Norfolk Southern Railroad; thence Southwesterly along the Eastern right of way of the Norfolk Southern Railroad a distance of 1627.10 feet to a point located on the North right of way of Oakwood Avenue; thence Easterly along the North right of way of Oakwood Avenue a distance of 1309.46 feet; thence South 04 Degrees 46 Minutes 56 Seconds East a distance of 64.22 feet to a point located on the East right of way of Russell Street; thence South along the East right of way of Russell Street a distance of 680.13 feet to a point located on the North right of way of Halsey Avenue; thence South 32 Degrees 27 Minutes 45 Seconds West a distance of 81.63 feet to a point located at the intersection of the South right of way of Halsey Avenue and the East right of way of Russell Street; thence South along the East right of way of Russell Street a distance of 4089.41 feet to a point located on the North right of way of Randolph Avenue; thence South 01 Degree 30 Minutes 00 Seconds West a distance of 42.15 feet to a point located at the intersection of the South right of way of Randolph Avenue and the East right of way of California Street; thence South along the East right of way of California Street a distance of 8467.18 feet to a point located at the intersection of the East right of way of California Street and the South right of way of Bob Wallace Avenue; thence Westerly along the South right of way of Bob Wallace Avenue a distance of 3996.94 feet to a point located at the intersection of the South right of way of Bob Wallace Avenue and the East right of way of the Huntsville Madison County Railroad Authority; thence South along the East right of way of the Huntsville Madison County

Railroad Authority a distance of 2368.97 feet to a point located at the intersection of the East right of way of the Huntsville Madison County Railroad Authority and the North right of way Drake Avenue; thence West along the North right of way of Drake Avenue a distance of 2977.34 feet; thence North 04 Degrees 35 Minutes 43 Seconds West a distance of 308.32 feet; thence North 04 Degrees 00 Minutes 00 Seconds East a distance of 518.65 feet; thence North 02 Degrees 00 Minutes 01 Seconds East a distance of 165.47 feet; thence North 26 Degrees 20 Minutes 35 Seconds West a distance of 189.68 feet; thence North 88 Degrees 15 Minutes 00 Seconds West a distance of 986.00 feet; thence North 47 Degrees 15 Minutes 11 Seconds West a distance of 60.18 feet; thence North 88 Degrees 05 Minutes 20 Seconds West a distance of 789.41 feet to a point located at the intersection of the West right of way of First Street and the South right of way of Fifteenth Avenue; thence West along the South right of way of Fifteenth Avenue a distance of 2516.90 feet; thence North 01 Degree 53 Minutes 16 Seconds East a distance of 92.05 feet to a point located at the intersection of the North right of way of Fifteenth Avenue and the East right of way of Triana Boulevard; thence North along the East right of way of Triana Boulevard a distance of 313.02 feet; thence North 34 Degrees 42 Minutes 30 Seconds West a distance of 89.90 feet; thence North 07 Degrees 45 Minutes 56 Seconds East 179.85 feet; thence North 15 Degrees 28 Minutes 21 Seconds East 119.36 feet; thence North 01 Degree 41 Minutes 16 Seconds West 137.22 feet; thence North 01 Degree 32 Minutes 37 Seconds East 288.94 feet; thence North 01 Degree 27 Minutes 55 Seconds West 143.15 feet; thence North 88 Degrees 16 Minutes 19 Seconds West a distance of 103.56 feet to a point located at the intersection of the West right of way of Triana Boulevard and the North right of way of Long Avenue; thence West along the North right of way of Long Avenue a distance of 1302.49 feet; thence continue West a distance of 54.22 feet to a point on the West right of way of Tenth Street; thence South along the West right of way of Tenth Street a distance of 48.86 feet to a point located at the intersection of the West right of way of Tenth Street and the North right of way of Bob Wallace Avenue; thence Westerly along the North right of way of Bob Wallace Avenue a distance of 296.82 feet; thence North 01 Degree 17 Minutes 51 Seconds East a distance of 1093.35 feet to a point located on the North right of way of Ninth Avenue; thence West along the North right of way of Ninth Avenue a distance of 1490.92 feet to a point located at the intersection of the North right of way of Ninth Avenue and the East right of way of Fourteenth Street; thence North along the East right of way of Fourteenth Street a distance of 1259.00 feet; thence North 89 Degrees 30 Minutes 41 Seconds West a distance of 79.74 feet to a point located on the North right of way of Pine Avenue; thence West along the North right of way of Pine Avenue a distance of 688.98 feet to a point located at the intersection of the North right of way of Pine Avenue and the East right of way of Pine Place; thence North along the East right of way of Pine Place a distance of 149.74 feet; thence North 07 Degrees 05 Minutes 32 Seconds West a distance of 831.21 feet; thence North 01 Degree 40 Minutes 00 Seconds East a distance of 143.99 feet; thence South 88 Degrees 21 Minutes 09 Seconds East a distance of 34.95 feet; thence North 01 Degree 38 Minutes 52 Seconds East a distance of 90.00 feet; thence North 88 Degrees 21 Minutes 09 Seconds West a distance of 34.75 feet; thence North 01 Degree 46 Minutes 46 Seconds East a distance of 1734.71 feet to a point located on the North right of way of Holmes Avenue; thence West along the North right of way of Holmes Avenue a distance of 172.88 feet; thence South 78 Degrees 53 Minutes 41 Seconds West a distance of 58.44 feet; thence North 02 Degrees 50 Minutes 00 Seconds East a distance of 868.01 feet; thence South 83 Degrees 53 Minutes 04 Seconds East a distance of 670.64 feet; thence North 35 Degrees 37 Minutes 29 Seconds East a distance of 652.62 feet; thence South 88 Degrees 23 Minutes 21

Seconds East a distance of 412.72 feet; thence North 00 Degrees 37 Minutes 28 Seconds East a distance of 75.80 feet; thence South 87 Degrees 36 Minutes 17 Seconds East a distance of 192.82 feet; thence South 00 Degrees 31 Minutes 06 Seconds West a distance of 67.41 feet; thence South 88 Degrees 58 Minutes 29 Seconds East a distance of 507.07 feet; thence South 10 Degrees 00 Minutes 36 Seconds East a distance of 156.90 feet; thence South 03 Degrees 00 Minutes 55 Seconds East a distance of 370.76 feet; thence South 08 Degrees 42 Minutes 14 Seconds West a distance of 308.03 feet; thence North 82 Degrees 59 Minutes 59 Seconds East a distance of 397.19 feet; thence North 89 Degrees 31 Minutes 02 Seconds East a distance of 261.69 feet; thence North 80 Degrees 14 Minutes 33 Seconds East a distance of 152.74 feet; thence North 84 Degrees 30 Minutes 33 Seconds East a distance of 145.55 feet; thence North 71 Degrees 19 Minutes 42 Seconds East a distance of 254.28 feet; thence North 71 Degrees 33 Minutes 13 Seconds East a distance of 127.42 feet; thence North 79 Degrees 09 Minutes 22 Seconds East a distance of 336.37 feet; thence North 54 Degrees 20 Minutes 59 Seconds East a distance of 283.59 feet; thence South 87 Degrees 15 Minutes 44 Seconds East a distance of 68.96 feet; thence North 87 Degrees 13 Minutes 14 Seconds East a distance of 539.44 feet; thence North 00 Degrees 35 Minutes 52 Seconds West a distance of 44.90 feet; thence North 86 Degrees 59 Minutes 59 Seconds East a distance of 198.51 feet; thence South 02 Degrees 37 Minutes 32 Seconds East a distance of 50.45 feet; thence North 86 Degrees 43 Minutes 12 Seconds East a distance of 735.84 feet; thence South 01 Degree 29 Minutes 54 Seconds West a distance of 25.08 feet; thence North 86 Degrees 59 Minutes 56 Seconds East a distance of 100.00 feet; thence South 01 Degree 29 Minutes 58 Seconds West a distance of 99.93 feet; thence North 86 Degrees 59 Minutes 59 Seconds East a distance of 199.99 feet; thence North 01 Degree 30 Minutes 11 Seconds East a distance of 17.69 feet; thence North 87 Degrees 30 Minutes 01 Seconds East a distance of 147.29 feet; thence North 81 Degrees 23 Minutes 57 Seconds East a distance of 50.69 feet; thence North 87 Degrees 30 Minutes 00 Seconds East a distance of 463.10 feet; thence North 41 Degrees 44 Minutes 04 Seconds East a distance of 92.63 feet; thence North 37 Degrees 45 Minutes 00 Seconds East a distance of 86.38 feet; thence North 30 Degrees 59 Minutes 25 Seconds East a distance of 163.48 feet to a point located on the West right of way of Pulaski Pike; thence along the West right of way of Pulaski Pike the following bearings and distances: North 16 Degrees 23 Minutes 09 Seconds West a distance of 78.33 feet; thence South 87 Degrees 30 Minutes 00 Seconds West a distance of 11.99 feet; thence North 06 Degrees 57 Minutes 54 Seconds West a distance of 54.81 feet; thence North 01 Degree 45 Minutes 00 Seconds West a distance of 60.36 feet; thence North 87 Degrees 30 Minutes 09 Seconds East a distance of 15.49 feet; thence North 00 Degrees 19 Minutes 38 Seconds West a distance of 71.45 feet; thence North 06 Degrees 19 Minutes 47 Seconds East a distance of 60.53 feet; thence North 12 Degrees 52 Minutes 58 Seconds East a distance of 77.79 feet; thence North 19 Degrees 31 Minutes 04 Seconds East a distance of 105.94 feet; thence North 01 Degree 51 Minutes 56 Seconds East a distance of 220.17 feet; thence North 56 Degrees 33 Minutes 49 Seconds East a distance of 159.64 feet; thence North 19 Degrees 16 Minutes 55 Seconds East a distance of 81.67 feet; thence North 13 Degrees 16 Minutes 52 Seconds East a distance of 48.90 feet; thence North 06 Degrees 29 Minutes 57 Seconds West a distance of 46.04 feet; thence North 23 Degrees 33 Minutes 54 Seconds East a distance of 57.77 feet; thence North 02 Degrees 29 Minutes 59 Seconds East a distance of 79.30 feet; thence North 04 Degrees 52 Minutes 19 Seconds West a distance of 107.61 feet; thence North 14 Degrees 02 Minutes 04 Seconds West a distance of 126.39 feet; thence North 23 Degrees 59 Minutes 40 Seconds West a distance of 185.38 feet; thence North 33 Degrees 53 Minutes 12 Seconds West a distance of 467.06 feet; thence North 32

Degrees 50 Minutes 41 Seconds West a distance of 431.53 feet; thence North 38 Degrees 20 Minutes 07 Seconds West a distance of 95.73 feet; thence North 31 Degrees 25 Minutes 53 Seconds West a distance of 291.40 feet; thence North 60 Degrees 48 Minutes 18 Seconds East a distance of 18.55 feet; thence North 31 Degrees 11 Minutes 49 Seconds West a distance of 142.67 feet; thence North 73 Degrees 39 Minutes 40 Seconds West a distance of 145.81 feet to a point located on the South right of way of University Drive; thence Easterly along the South right of way of University Drive a distance of 832.48 feet; thence North 64 Degrees 21 Minutes 22 Seconds East a distance of 215.01 feet to a point located in the centerline of Memorial Parkway; thence Northerly along the centerline of Memorial Parkway a distance of 3581.30 feet back to the Point of Beginning and containing 3707.53 Acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

All that part of Section 02, Township 04 South, Range 01 West of the Huntsville Meridian in Madison County, Alabama; more particularly described as beginning at a point located North 54 Degrees 26 Minutes 45 Seconds West a distance of 1015.29 feet from the Southeast Corner of said Section 02; thence from the Point of Beginning, North 88 Degrees 12 Minutes 00 Seconds West a distance of 1198.20 feet; thence North 03 Degrees 21 Minutes 17 Seconds East a distance of 802.98 feet; thence South 89 Degrees 57 Minutes 02 Seconds East a distance of 746.87 feet; thence South 25 Degrees 40 Minutes 53 Seconds East a distance of 191.54 feet; thence South 16 Degrees 22 Minutes 17 Seconds East a distance of 117.23 feet; thence South 08 Degrees 00 Minutes 00 Seconds East a distance of 211.00 feet; thence North 78 Degrees 34 Minutes 25 Seconds East a distance of 85.69 feet; thence South 25 Degrees 44 Minutes 43 Seconds East a distance of 401.37 feet back to the Point of Beginning and containing 17.94 Acres, more or less.

ALSO LESS AND EXCEPT THE FOLLOWING:

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian in Madison County, Alabama; more particularly described as beginning at a point located South 34 Degrees 57 Minutes 06 Seconds West a distance of 2446.96 feet from the Northeast Corner of said Section 03; thence from the Point of Beginning, South 00 Degrees 58 Minutes 18 Seconds West a distance of 16.00 feet; thence North 87 Degrees 48 Minutes 16 Seconds West a distance of 13.00 feet; thence North 00 Degrees 58 Minutes 18 Seconds East a distance of 16.00 feet; thence South 87 Degrees 48 Minutes 16 Seconds East a distance of 13.00 feet back to the Point of Beginning and containing 207.95 Square Feet, more or less.

THE TOTAL ACREAGE FOR ALL OF TIF DISTRICT 9 (AFTER THE REMOVAL OF THE LESS AND EXCEPT TRACTS) IS 3689.58 ACRES, MORE OR LESS.

SAID tract of land contains approximately 3689.58 acres, more or less; and pursuant to Ala. Code §§ 11-99-1 *et seq.*

ADOPTED this the 23rd day of April, 2026.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 23rd day of April, 2026.

Tommy Battle
Mayor of the City of Huntsville, Alabama

TIF 9

ATTACHMENT "A"

