



City Council Building
Chattanooga, Tennessee
COUNCIL MEETING MINUTES
February 21, 2017
6:00 PM

CALL TO ORDER

Council Chairman Moses Freeman called the meeting to order with Vice Chair Jerry Mitchell and Council members Carol Berz, Russell Gilbert, Larry Grohn, Yusuf Hakeem, Chip Henderson and Ken Smith all present. Deputy City Attorney Phil Noblett and Council Clerk Nicole Gwyn, CMC, were also present. Councilman Anderson arrived after the call of order.

PLEDGE OF ALLEGIANCE

Councilman Gilbert led the Assembly in the Pledge of Allegiance and read Proverbs 3:3-6 for the invocation.

APPROVAL OF LAST MINUTES

On motion of Councilwoman Berz and seconded by Councilman Gilbert, the minutes of the last meeting (February 14, 2017) were approved as published.

ORDINANCES – FINAL READING:

2017-003
Adamson Development/
Woodard Development Company
Planning Version
District No. 4

On motion of Councilman Grohn and seconded by Councilman Henderson,

ORDINANCE #13152

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4949 AND 4978 PATSY PLACE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2017-016
Donna Klein and Karen Walters
Planning Version
District No. 4

On motion of Councilman Grohn and seconded by Councilman Smith,

ORDINANCE #13153

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1106 GREENS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2017-017
Monica Luck
Planning Version
District No. 7

On motion of Councilman Anderson and seconded by Councilwoman Berz,

ORDINANCE #13154

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1803 WEST 38TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2017-011
CNE c/o Bob McNutt
Planning Version
District No. 8

On motion of Councilman Hakeem and seconded by Councilman Gilbert,

ORDINANCE #13155

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1801 EAST 12TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2017-012
CNE/Highland Park, LLC
Planning Version
District 8

On motion of Councilwoman Berz and seconded by Councilman Gilbert,

ORDINANCE #13156

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2103, 2107, AND 2109 VANCE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2017-018
Tower Construction
c/o Calvin Ball
Planning Version
District 8

On motion of Councilman Hakeem and seconded by Councilman Grohn,

ORDINANCE #13157

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1608 EAST 13TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

2016-004
Randy Troupe, Sr./
Brian Davis
Planning Version
District 9

On motion of Councilman Hakeem and seconded by Councilman Henderson,

ORDINANCE #13158

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3221 BRAINERD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE.

ACTION: APPROVED

MR-2017-008
State of Tennessee,
University of Tennessee Real Property Office
% Adam Foster
Planning Version
District No. 8

On motion of Councilman Grohn and seconded by Councilman Smith,

ORDINANCE #13159

AN ORDINANCE CLOSING AND ABANDONING THE 1200-1300 BLOCK OF VINE STREET, THE 1200-1300 BLOCK OF EAST 5TH STREET, THE 500 BLOCK OF HOSKINS STREET, THE 500 BLOCK OF MCGEE STREET, AND TWO (2) UNOPENED ALLEYS OFF THE 1200 AND 1300 BLOCKS OF EAST 5TH STREET TO ALLOW FOR CONSTRUCTION OF AN INTRAMURAL SPORTS COMPLEX, AS DETAILED ON THE ATTACHED MAP, AND SUBJECT TO CERTAIN CONDITIONS.

ACTION: APPROVED

ORDINANCES – FIRST READING:

2017-014
Joseph Ingram and Sergey Lyashevskiy
Alternate Version
District No. 4

ORDINANCE #13161

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7712 AND 7716 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Grohn asked Attorney Noblett to read the alternative version that included a change to in Condition 1 of section 2 per previous Council discussion.

- 1) *No more than one (1) structure with two (2) townhouses shall be allowed on each lot for this development. There can be no duplexes allowed within this development;*
- 2) *Landscape berm in the front of property along Shallowford Road;*
- 3) *Separate sewer hook-up for each townhouse established for “fee simple” purchase; and*
- 4) *One curb cut for each lot on Shallowford Road.*

All other conditions, Attorney Noblett noted that the remaining Conditions 2 -4 remained the same as published. **Councilman Grohn moved** to substitute, seconded by Councilman Hakeem. The Applicant was present, but there was no Opposition present. A discussion ensued, with Mr. Bridger

discussing Land Development's role in reviewing the conditions, landscape standards and final plans. Upon no further questions, **Councilman Grohn moved** to approve the alternate version, seconded by Councilman Hakeem.

ACTION: PASSED ON FIRST READING

2017-015
Joseph Ingram and Marco Investments
Planning Version
District No. 7

On motion of Councilman Anderson and seconded by Councilman Mitchell,

ORDINANCE #13162

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2605 EAST 40TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: PASSED ON FIRST READING

[The below Ordinance #13160 [agenda item V(h)] was erroneously listed as a final reading item on the February 21, 2017 agenda. It should have been listed as a first reading agenda item. Therefore, it will appear for final reading on the February 28, 2017 agenda.]

MR-2017-019
Byron Defoor/
Lifestyle Way Property Investment
Planning Version
District 4

On motion of Councilman Grohn and seconded by Councilman Smith,

ORDINANCE #13160

AN ORDINANCE CLOSING AND ABANDONING A SEWER EASEMENT LOCATED AT 2334 AND 2336 ELAM LANE, AS DETAILED ON THE ATTACHED MAP.

Councilman Grohn noted that this item moves the city closer to a \$40 Million economic development in his district.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Henderson and seconded by Councilman Gilbert,

RESOLUTION #28934

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO AWARD HOME PROGRAM FUNDS FOR THE PURPOSE OF CREATING AFFORDABLE HOUSING UNITS, FOR A TOTAL AMOUNT NOT TO EXCEED \$635,000.00, TO THE REFERENCED COMPANIES AND INDIVIDUAL.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Councilman Anderson,

RESOLUTION #28935

A RESOLUTION TO MAKE CERTAIN FINDINGS RELATING TO THE FLATS AT FIFTY-EIGHT PROJECT, TO DELEGATE CERTAIN AUTHORITY TO THE HEALTH, EDUCATIONAL, AND HOUSING FACILITY BOARD, AND TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES.

The motion carried upon roll call vote as follows:

Anderson	YES	Henderson	NO
Berz	YES	Mitchell	NO
Gilbert	YES	Smith	YES
Grohn	YES	Freeman	YES
Hakeem	YES		

YES – Seven (7); NO – Two (2)

ACTION: ADOPTED

[Councilman Anderson exited the meeting momentarily.]

On motion of Councilwoman Berz and seconded by Councilman Smith,

RESOLUTION #28936

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A USAGE AGREEMENT WITH THE UNIVERSITY OF TENNESSEE, ON BEHALF OF ITS CHATTANOOGA CAMPUS, FOR A TERM ENDING NOVEMBER 4, 2017, FOR THE USE OF THE ATHLETIC FIELDS, ON A PORTION OF 4501 N. ACCESS ROAD, FURTHER IDENTIFIED AS TAX PARCEL NO. 110P-B-001.

ACTION: ADOPTED

[Councilman Anderson returned to the meeting at this time.]

On motion of Councilman Smith and seconded by Councilman Grohn,

RESOLUTION #28937

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT TO EXERCISE OPTION TO RENEW WITH INVISTA S.A.R.L., FOR A TERM ENDING NOVEMBER 4, 2017, FOR THE USE OF THE ATHLETIC FIELDS, ON A PORTION OF 4501 N. ACCESS ROAD, FURTHER IDENTIFIED AS TAX MAP NO. 110P-B-001.

ACTION: ADOPTED

On motion of Councilman Anderson and seconded by Councilman Hakeem,

RESOLUTION #28938

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE PROPERTY LOCATED ON OHLS AVENUE IDENTIFIED AS TAX PARCEL NO. 155N-D-008, FOR CONVEYANCE OF THE PROPERTY TO CHATTANOOGA HOUSING AUTHORITY FOR THE PURPOSE OF THE WAIVER AND RELEASE OF REVERSION SET FORTH IN THE WARRANTY DEED RECORDED IN BOOK 7099, PAGE 957, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

ACTION: ADOPTED

On motion of Councilman Hakeem and seconded by Councilman Henderson,

RESOLUTION #28939

A RESOLUTION AUTHORIZING THE APPOINTMENT OF BRYAN MALONE, AS A SPECIAL POLICE OFFICER (UNARMED) FOR THE LAND DEVELOPMENT OFFICE, TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #28940

A RESOLUTION AUTHORIZING THE APPOINTMENT OF JESSE POTTS, AS A SPECIAL POLICE OFFICER (UNARMED) FOR THE CITY'S WATER QUALITY DEPARTMENT, TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

ACTION: ADOPTED

Signal Mountain, LLC/
Hixson Pike Corporation
d/b/a Harry's Wine & Spirits
District No. 1

On motion of Councilman Anderson and seconded by Councilman Gilbert,

RESOLUTION #28941

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A LIQUOR STORE LOCATED AT 705 SIGNAL MOUNTAIN ROAD, SUITE 705.

The motion carried, with Councilman Henderson voting "No."

ACTION: ADOPTED

On motion of Councilman Mitchell and seconded by Councilman Henderson,

RESOLUTION #28942

A RESOLUTION TO RENAME THE UNNAMED RIGHT-OF-WAY FROM 1100 TO 1115 BLOCK OF BLACKBIRD LANE, AS REFERENCED IN CASE NUMBER 2017-PW-02.

ACTION: ADOPTED

On motion of Councilman Hakeem and seconded by Councilman Smith,

RESOLUTION #28943

A RESOLUTION TO RENAME THE OPENED AND UNOPENED 3900 TO 4099 BLOCK OF MCDOWELL STREET TO VETERANS WAY, AS REFERENCED IN CASE NUMBER 2017-PW-01.

ACTION: ADOPTED

On motion of Councilman Anderson and seconded by Councilman Smith,

RESOLUTION #28944

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO AN AGREEMENT WITH BARGE, WAGGONER, SUMNER & CANNON, INC. RELATIVE TO CONTRACT NO. T-14-021-101 FOR PROFESSIONAL SERVICES ASSOCIATED WITH THE RIVERWALK IV EXTENSION, IN THE AMOUNT OF \$215,800.00, WITH A CONTINGENCY AMOUNT OF \$32,370.00, FOR A TOTAL AMOUNT OF \$248,170.00.

ACTION: ADOPTED

On motion of Councilman Anderson and seconded by Councilman Grohn,

RESOLUTION #28945

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO A PARTNERSHIP AGREEMENT WITH THE GOLD BUILDING – A DEFOOR BROTHERS DEVELOPMENT, PROJECT NO. T-17-002-801, FOR THE WESTIN CHATTANOOGA LOCATED AT 801 PINE STREET AND TO ACCEPT A CONTRIBUTION TOWARDS THE COST OF ELEVEN (11) PEDESTRIAN LIGHT POLES, CONDUITS, AND INSTALLATION, IN THE AMOUNT OF \$27,827.03.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

D.I.T. Report

Brent Messer, Chief Information Officer, gave a presentation to update the Council on the Department of Information Technology. His presentation included information on the following:

- The DIT KPI Success Story
- Applied Use of KPIs
- Cloud Strategy
- The DIT – Big Challenge

Mr. Messer also availed himself for questions or comments from the Council. Councilmen Anderson and Smith expressed thanks to Mr. Messer and the DIT, and commented on the noticeable change in service, equipment and the amount of progress made. Mr. Messer also noted that DIT will begin installing all new equipment in the Assembly Room on March 1.

Purchases

Bonnie Woodward, Purchasing Director, briefed the Council on the following proposed purchases:

R143553 - General Services

Total Estimated \$50,000 Annually

New Blanket Contracts for Lock & Key Service –
General Services

1. Ace Lock & Key Service - 4412 Dodds Avenue, Chattanooga, TN 37407, and
2. A-1 Lock & Security dba MD Robinson Company, 3523 Hixson Pike, Chattanooga, TN 37415

PO531016 General Services

Estimated \$200,000 Annually

Blanket Contract Renewal for Emergency Service/
Disaster Recovery - General Services

Lowest/Best Bidder: Belfor USA Group, Inc.
595 Stewarts Ferry Pike
Nashville, TN 37214

R148610 Public Works

Estimated \$29,748.90 Annually

New Blanket Contract for Erosion Control Materials-
City Wide Services Department

Lowest/Best Bidder: Jen-Hill Construction Materials
145 Old Shackle Island Road
Hendersonville, TN 37075

PO540111 Public Works

Estimated \$40,000 Annually

Blanket Contract Renewal for Grounds Maintenance
at MBWWTP Waste Resources Division

Lowest/Best Bidder: R&A Property Maintenance Inc.
865 Old Highway 28
Dunlap, TN 37327

PO537564 - Public Works

Estimated \$80,000 Annually

Blanket Contract Renewal for Parts, Repair
and Recondition Service for Centrifuges –
Waste Resources Division

Lowest/Best Bidder: Cenco LLC
1325 SW Ordinance Road
Ankeny, IA 50023

PO537835 - Public Works

Estimated \$200,000 Annually

Blanket Contract Renewal for Mechanical Services –
Waste Resources Division

Lowest/Best Bidder: Southeast Company Inc.
P.O. Box 2316
Chattanooga, TN 37409

Councilman Anderson moved to approve, seconded by Councilman Henderson. **The motion carried, with Councilman Grohn voting “No”** on PO531016 - General Services.

ACTION: ALL PURCHASES APPROVED

OTHER BUSINESS: (NONE)

COMMITTEE REPORTS:

Audit & I.T. Committee
Councilman Grohn
(No report)

Budget and Finance Committee
Councilwoman Berz
(No report)

Economic and Community Development Committee
Councilman Anderson
(No report)

HR Committee (Human Resources)
Vice Chair Mitchell
(No report)

Planning & Zoning
Councilman Hakeem

- The committee will meet next week (February 28) following the Agenda Session to review cases referred from the Planning Commission.

Public Safety Committee
Councilman Henderson

- Councilman Henderson reminded the Council of the high velocity shields previously approved for the Chattanooga Police Department and noted that CPD is now utilizing those shields. He asked Police Chief of Staff, David Roddy, to speak to the Council about it. Chief Roddy, who was wearing his shield, discussed the increased safety for officers.
 - Chief Roddy also affirmed for Councilwoman Berz that the shields are worn under the protection they originally wore.

Public Works and Transportation Committee
Councilman Smith

- The committee will meet next week following the Agenda Session.

Youth and Family Development Committee
Councilman Gilbert
(No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL (Non-Agenda Items)

Attorney Noblett read the rules of procedure for persons wishing to address the Council on non-agenda items. After which, Chairman Freeman recognized the following persons:

- **Amir Ashmabay (District 7)** – He asked that Councilman Anderson check on the people at the shelter. He believes that money donated to the shelter is not getting to the people.
 - Councilman Anderson noted that the shelter is in District 8, not District 7. However, he stated that he would visit the shelter.
- **Chester Heathington (Chattanooga)** – He inquired about a memorial plaque for Officer Ulysses Jackson, which he had requested earlier in the year. He grew up in the same house with Officer Jackson and offered to pay for the plaque if the space would be provided. He also suggested memorial plaques for Captain Morris Glenn and Patrolman Clarence Hamler, both who died on duty.
 - Chairman Freeman asked Chief Roddy to look into the matter. Chief Roddy agreed.
- **Franklin McCallie (Accountability for Taxpayer Money)** – He read a statement from the group, ATM, that was also distributed in writing to the Council and Clerk [*see attached*]. His statement also included a letter from ATM member Helen Burns Sharp.

ADJOURNMENT

On motion of Councilman Anderson, Chairman Freeman adjourned the meeting of the Chattanooga City Council until Tuesday, February 28, 2017, at 6:00 p.m. *[Note: The Council will not meet on March 7, 2017.]*

CHAIRMAN

CLERK OF COUNCIL

ATTACHMENT:
Letters from ATM

Tuesday, February 21, 2017

I am Franklin McCallie, 1615 Read Avenue. Today I am representing Accountability for Taxpayer Money. We hold openness in dealing with the public in our highest regard. The issues we bring before you are often those situations that are most complex. Almost all of these cases are said to be “legal” under the law, but we believe our citizens sometimes lose tax dollars because we have witnessed plans—as have you—which would create wealth for the developer, but which would not benefit the majority of our community.

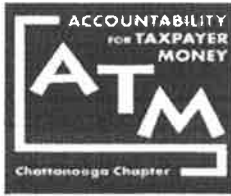
We bring to you today a situation which we do not understand, and we hope you can help us with it.

In 2007, the City Of Chattanooga bought a parcel of land on King Street across from St. John's restaurant for almost \$200,000. It is well used by city vehicles and by city employees who work across the street in the Development Resource Center.

Last July, 2016, this Council witnessed a power point presentation by Nick Wilkinson, and you were asked to declare that parking lot “surplus.” The ownership of that parking lot was then transferred to the CDRC. ATM has tried to find the transcript of that power point by Nick Wilkinson to study the details, but thus far no one at city hall can find it. From looking at past transactions, it appears the city administration could be ready to ask the CDRC to transfer that parking lot to a developer who wants to build a new hotel near it and and convert an existing brick warehouse into 100 apartments immediately adjacent to the parking lot. Might the developer then lease parking space on that lot back to the city? We do not know this to be the case. But sometimes we find that something has happened before we understood exactly what would happen, and we were sorry we had not asked earlier.

This situation may all be legal and even good for the city. We just don't know that. ATM asks for a very high standard of transparency from our city administration, and we demand the same of ourselves as we study these situations so that we can interpret to other citizens what has taken place and why.

Before action is taken tomorrow by the CDRC at 4 pm, we hope that some kind of staff report can be shared so that members and the public can know that our tax dollars are being protected.



ATM is requesting clarity from the Chattanooga Downtown Redevelopment Corporation, a city entity, regarding a **parking lot** it owns on **King Street** across from the Development Resource Center (DRC). We would like to understand what the CDRC is proposing and why and the possible cost implications down the road. If you envision a public/private partnership, please say so and explain the benefit to the public. **Transparency.**

The CDRC will consider a resolution on **February 22, 2017** authorizing the issuance of a Request for Proposals (RFP) for this property "for the development of a parking garage...." The Contract for Sale and Purchase attached to the RFP states that the CDRC is interested in selling the property, with no mention of a parking structure or a minimum price.

<https://drive.google.com/file/d/0B44rxt2vaWKwclhqS0NfemVSVXc/view>

Background

In 2007 the City of Chattanooga bought this 0.66-acre parking lot from developer/architect Thomas Johnson, who owned the St. John's hotel building across King Street. The City paid \$195,000 plus closing costs. The City bought this lot to accommodate fleet and employee parking associated with the city/county DRC building across the street.

In July of 2016, the City Council declared the property "surplus" and sold it to the CRRC in September at no charge. The dictionary defines "surplus" as "more than what is needed or used; excess." This parking lot can accommodate about 75 vehicles. During the workday, it is usually filled to capacity with city fleet and city employee vehicles. ATM is puzzled by the use of the term "surplus" when describing this property.

In 2016 and 2017 the *Times Free Press* reported on plans by developer Hiran Desai, who leads an investment group interested in developing properties they own near the city parking lot. His parcel closest to Market Street is earmarked for a new Moxie Hotel and would likely involve the demolition of a small brick building.

The parcel between the "Moxie" and the city parking lot to the north is currently home to a large warehouse Mr. Desai may convert into about 100 apartments, with a microbrewery on the ground floor. The newspaper article in July 2016 said Mr. Desai plans to buy the city lot. "The developers are looking to lease back 75 parking spaces for city employees, perhaps with a parking garage. and perhaps lease it back with a parking garage." The newspaper article in January 2017 states: "developers will only repurpose the storage building if the city agrees to let him use a roughly half-acre, city-

owned parking lot basically free of charge...." He said he told city officials; "If you don't give it to us, we'll just keep it as a storage building."

Conclusion

It is understandable why the developers are interested in the city parcel. It is understandable why the city would like for this area to be redeveloped. It is understandable why a parking structure might be envisioned. But several aspects of this possible "transaction" deserve more scrutiny.

Why is the RFP for a parking structure, while the attached "Contract for Sale or Purchase" does not mention a parking structure?

The City paid \$195,000 to purchase this property 10 years ago. If the City/CDRC sells it in a conventional transaction, wouldn't they want to sell it for at least that amount or its current appraised value? Or state in the contract that the buyer agrees to lease back 75 spaces at little or no charge to the city for a long period of time?

The city lot is in the same area where residents of the apartments and patrons of the brewpub would likely park. The overall parking demand seems to suggest a structure.

If a parking structure is built, is there an anticipated financial role for taxpayers, who are already involved in garages at the Choo Choo (CARTA), the Chattanooga Hotel, the Trade Center, and River Pier Landing? Is a King Street garage is being contemplated as a public-private partnership?

A \$250,000 study is underway, looking at parking problems and solutions in the downtown. How does King Street fit into that study?

Did the CDRC consider using the competitive bid process rather than an RFP? (Perhaps it is an RFP because of the lease-back concept.) Proposals, unlike bids, are not opened publicly. These proposals would be forwarded to the CDRC's Proposal Evaluation Committee (who?) for review, analysis, and award recommendation. Will the public know the proposal evaluation

Helen Burns Sharp for ATM February 21, 2017