

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE MINUTES September 12, 2017

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## **In Attendance**

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Councilman Erskine Oglesby, Committee Chair, called the meeting to order at 4:18 p.m. in the Assembly Room. A quorum was present, including Council Chairman Jerry Mitchell, Vice-Chairman Ken Smith and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Chip Henderson and Darrin Ledford. Deputy City Attorney Phil Noblett and Council Support Specialist Keren Campbell were also present.

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## **Others in Attendance**

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Economic and Community Development: Donna Williams (Administrator); ALCO Management: Berkeley Burbank (Acquisitions & Development); Police: David Roddy (Chief)

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## **Approval of Minutes**

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**On motion of Councilman Henderson** and seconded by Councilman Gilbert, the minutes of the last meeting (August 29, 2017) were approved as published.

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## **Presentation by ALCO Management**

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Ms. Williams presented the proposal for a PILOT for the Woodlawn Apartments and Windsor Terrace. She distributed a resolution that was adopted in 2016 and explained that ALCO Management had to withdraw their previous request. A discussion ensued with Ms. Williams that included the following topics:

- Specifics of request (Councilman Henderson)
- Rehabilitation Status (Councilwoman Coonrod)
- Process proceeding a withdrawal (Councilwoman Coonrod)
- Difference from previous projects (Councilwoman Coonrod)
- Ensuring property conditions (Councilwoman Coonrod)
- Determining Rehabilitation (Councilman Byrd)
- Upkeep of project (Councilman Byrd)
- Legal concerns on a PILOT already in progress (Councilwoman Berz)

Ms. Williams introduced Mr. Burbank, who gave a PowerPoint presentation on ALCO Management and what they are planning to do with this project. He presented on the following:

- History of ALCO Management
- Application process from both before and now
- Property Tax
- Tax Credit relief
- Benefits of coming before the Council
- Reason they withdrew

- Current properties
- Good quality affordable housing
- Things they will be adding to facility
- Current installations
- Creation of Community Space
- Playground
- Where funds will go

Further discussion took place on the following:

- Benefit of the project (Councilman Byrd)
- Implementation of funds (Councilman Byrd)
- Current security system (Councilman Byrd)
- Property management (Councilwoman Coonrod)
- Other properties in Chattanooga (Councilwoman Coonrod)
- Whether or not Housing Choice Vouchers accepted (Councilwoman Coonrod)
- Community services provided (Councilwoman Coonrod)
- Residential Manager (Councilwoman Coonrod)
- Impact of rent without the PILOT (Councilman Ledford)
- Annual report of the PILOT's progress (Councilman Ledford)
- Non-smoking unit/facility (Councilman Byrd)

Chief Roddy joined the discussion to address concerns about the current security system. Councilman Byrd gave words of appreciation regarding this project and what it means to District 8. Ms. Williams indicated that this item would hopefully come before Council in the near future. Upon no questions or comments, the issue was closed.

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### **Resolutions – Agenda Item 7A**

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This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

### **Next Week's Agenda: September 19, 2017**

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### **Resolutions – Agenda Item 7A & 7B**

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These items had been discussed at previous open meetings. Upon no questions or comments, the issues were closed.

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### **Adjournment**

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There being no further business, Councilman Oglesby adjourned the meeting at 5:21 p.m.