



HEALTH, EDUCATIONAL, AND HOUSING FACILITY BOARD

**City of Chattanooga, Tennessee
MONTHLY MEETING MINUTES**

**John P. Franklin City Council Building
Council Assembly Room
1000 Lindsay Street
Chattanooga, TN 37402**

**for
January 24, 2022
12:30 p.m.**

Present were Board Members: Hicks Armor (Chair), Richard Johnson (Secretary), Charles D. Paty, Alexa LeBoeuf, and Johnika Everhart. Absent were Gregg Gentry (Vice-Chair) and Dr. John W. Schaerer.

Also present were Phillip Noblett (Counsel to the Board); and Tony Sammons and Sandra Gober (Community Development).

Mr. Armor called the meeting to order, confirmed the meeting advertisement, and established that a quorum was present to conduct business.

MINUTES APPROVAL FOR THE NOVEMBER 29, 2021, MEETING

On motion of Mr. Paty, seconded by Mr. Johnson, the minutes of the November 29, 2021, meeting, were unanimously approved as submitted.

There was no person present wishing to address the Board.

Mr. Armor presented the next order of business: **“A RESOLUTION RATIFYING THAT THE CHAIR WAS HEREBY AUTHORIZED TO EXECUTE A JOINDER OF A DEED OF TRUST, ASSIGNMENT, SECURITY AGREEMENT AND FIXTURE FILING ON DECEMBER 23, 2021, RELATIVE TO TSO CHATTANOOGA DEVELOPMENT, LP C/O THE SIMPSON ORGANIZATION, INC. AND ATLANTA CAPITAL BANK, N.A.” (HEB-2022-01)** Mr. Noblett stated the initial resolution authorized the Chair to be able to sign any necessary documents that were needed for TSO to be able to continue with its PILOT operation. TSO had a PILOT and during the course of a PILOT, the Board actually owns the property. It has a title to the property and a deed to the property. In this case, the TSO was getting a new bank refinancing and because of that they needed to have the Atlanta Capital Bank added to the Deed of Trust in connection with that and it was requested that it had to be done before the end of the year. The Chairman signed the document, and we have a resolution ratifying that action taken. It was already available under the initial resolution, but we also do this as a belt and suspenders. The initial resolution gave the authority to sign. This is ratifying after the fact permission by the Board to sign the documents. We do that every time. The property is with The

Simpson Organization. We actually had a lawsuit about them creating too many short-term vacation rentals on the property. Market City Center is now limited to only a specific number of units. They cannot use that as short-term vacation rentals. The issue was the number. They are still having trouble filling it up. They were hurt financially and did that to keep themselves afloat for a while.

OTHER BUSINESS

We do not have any items for next month's meeting at this time. Mr. Armor appreciates everyone coming in for this one item. We try to make sure if we do not have any business that the meeting be cancelled.

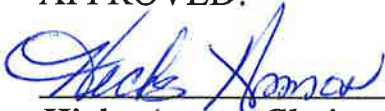
There being no further business, a motion was made by Mr. Johnson, seconded by Mr. Paty to adjourn the meeting at 12:35 p.m.

Respectfully submitted,



Richard A. Johnson, Secretary

APPROVED:



Hicks Armor, Chair