



**INDUSTRIAL DEVELOPMENT BOARD FOR THE
CITY OF CHATTANOOGA JOINTLY HELD
WITH THE HAMILTON COUNTY INDUSTRIAL DEVELOPMENT BOARD
SPECIAL MONTHLY MEETING**

**John P. Franklin Sr. City Council Building
Chattanooga, Tennessee**

**for
March 25, 2024
12:30 PM**

MINUTES SUMMARY

Present were Board Members: Chairman Kerry Hayes, James Floyd (Assistant Secretary), Ray Adkins, Nadia Kain, and Melody Shekari.

Also present were: Phillip A. Noblett (Counsel for the Board); Weston Porter (Henderson, Hutcherson & McCullough); Janice Gooden (CALEB); Gail Hart (Real Property); Rick Mozingo (Lookouts); Brad Shumpert, Jimmy White, and Megan Bissonette (Urban Story Ventures); Vickie Haley, Javaid Majid, and Eleanor Liu (Finance); Nate Medford (Hazen); Paul Boylan (City); Shane Shepard (Jacobs); Lindsay Rerken (VW); Bill Payne and Clay Oliver (Public Works); Bill Campbell (New City Properties); Lee Brouner (Hamilton County); Betsy McCright (Chattanooga Housing Authority); Todd Womach; Jermaine Freeman (Chief of Staff); Mark Mamantov (Bass Berry & Sims); and Justin Steinmann (Wastewater).

The Hamilton County Industrial Development Board called its meeting to order at 11:00 a.m. by its Chairman Dan Mayfield and conducted business with nine (9) members attending. Each board had their own court reporter transcribing. The transcript prepared by Lori Wells for the City is attached to this Minutes Summary. The Hamilton County IDB's meeting adjourned at 12:25 p.m. with a five minute recess. During the joint meeting, the City IDB voted on the following agenda items:

SOUTH BROAD DISTRICT

- A resolution of the Board of Directors of the Industrial Development Board of the City of Chattanooga with respect to an amendment to an Economic Impact Plan for the South Broad District Plan Area and authorizing the submission of such amendment to the City of Chattanooga, Tennessee. **Adkins/Floyd-Unanimously Approved.**
- A resolution of the Board of Directors of the Industrial Development Board of the City of Chattanooga, authorizing the execution of an Amended and Restated Interlocal Cooperative Agreement with the Industrial Development Board of the County of Hamilton, Tennessee, relating to the payment of incremental property tax revenues. **Adkins/Floyd-Unanimously Approved.**

The City Industrial Development Board meeting was called to order at 12:30 p.m. by its Chairman Kerry Hayes. It was established that the meeting was duly advertised (notice attached), and a quorum was present with five (5) board members to conduct business.

MINUTES – December 11, 2023, meeting – **Adkins/Floyd-Unanimously Approved.**

AUDIT REPORT - FINANCE

- A resolution ratifying action taken by the Industrial Development Board Chair and City Finance Officer to execute a Management Representation Letter for the Auditor, Henderson, Hutcherson & McCullough, PLLC for Fiscal Year ending June 30, 2023. **Adkins/Kain-Unanimously Approved.**
- Presentation by Weston Porter of Henderson, Hutcherson & McCullough, PLLC for the Fiscal Year ending June 30, 2023, audited Finance Report.
- Presentation by Eleanor Liu of the Volkswagen Grants Financial Progress Report and the ECD Programs Summary report.

e2i2 PROJECT

- A resolution authorizing the Industrial Development Board Chair or Vice-Chair to execute a Memorandum of Understanding with the City of Chattanooga for the design and construction of the Class A Power (Class A Biosolids and Process Optimization for Wastewater Energy Recovery) Project, in substantially the form attached. **Shekari/Floyd-Unanimously Approved.**
- A resolution authorizing the release of a Request for Proposal (RFP) for the design-build of the Class A Power (Class A Biosolids and Process Optimization for Wastewater Energy Recovery) Project, Contract No. W-20-027, per the Class A Power Memorandum of Understanding with the City of Chattanooga, in substantially the form attached. **Shekari/Floyd-Unanimously Approved.**
- Quarterly Report for Informational Purposes Only – on schedule.


THE BEND DEVELOPMENT PROJECT

- A resolution of the Board of Directors of the Industrial Development Board of the City of Chattanooga authorizing the execution of a Development and Tax Incentive Agreement relating to The Bend Development Project. **Floyd/Adkins-Unanimously Approved.**

OTHER BUSINESS – DISCUSSION ITEMS

- Update on PILOT Policies and Procedures progress. Anticipate having a draft at the next meeting in May.

After further discussion, Mr. Adkins made a motion to adjourn the meeting at 1:05 PM.


[Gordon Parker \(Jun 3, 2024 19:18 CDT\)](#)
GORDON PARKER, *Secretary*

APPROVED:


KERRY HAYES, *Chair*

Chattanooga Times Free Press

Account #: AP100099

Company: INDUSTRIAL DEVELOPMENT BOARD

100 E 11TH ST

CHATTANOOGA, TN 37402-4288

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Matter of: NOTICE OF PUBLIC MEETING AND PUBLIC HEAR

AFFIDAVIT • STATE OF TENNESSEE • HAMILTON COUNTY

Before me personally appeared Samara Swafford, who being duly sworn that she is the Legal Sales Representative of the CHATTANOOGA TIMES FREE PRESS, and that the Legal Ad of which the attached is a true copy, has been published in the above named newspaper and on the corresponding newspaper website on the following dates, to-wit:

Times Free Press 03/10/24; TimesFreePress.com 03/10/24

And that there is due or has been paid the CHATTANOOGA TIMES FREE PRESS for publication the sum of \$184.06.

Samara Swafford

Sworn to and subscribed before me this date: 13th day of March, 2024



Shonique Hambrick

My Commission Expires 12/14/2026

Chattanooga Times Free Press

400 EAST 11TH ST
CHATTANOOGA, TN 37403

**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING BY THE BOARD OF
DIRECTORS OF THE INDUSTRIAL DE-
VELOPMENT BOARD OF THE CITY OF
CHATTANOOGA, TENNESSEE**

The Board of Directors of the Industrial Development Board of the City of Chattanooga (the "Board") will hold a public meeting and public hearing on March 25, 2024 at 11:00 a.m. (local time) in the John P. Franklin, Sr. Council Building Assembly Room located at 1000 Lindsay Street Chattanooga, TN 37402. There will be considered at such meeting such business as may properly come before the Board including, but not limited to, considering the approval of the submission of a proposed amendment to an economic impact plan for the South Broad District and immediately adjacent properties (the "Plan") to the City Council of the City of Chattanooga, Tennessee (the "Governing Body") for approval. In connection with the proposed amendment to the Plan, the Board will hold a public hearing relative to such amendment pursuant to Tenn. Code Ann. § 7-53-312. If such amendment is approved by the Governing Body, certain amendments would be made to the Plan to assist with the development of the South Broad District. Interested parties may review a copy of the original Plan and the proposed amendment, which includes a map of the area subject to the Plan and which identifies the parcels of property within the Plan area, at the City of Chattanooga's Department of Economic Development, 101 East 11th Street, 3rd Floor, Chattanooga, Tennessee 37402, on or after March 18, 2024. Without limiting the foregoing, also to be considered at such meeting will be a proposed revision to the intergovernmental agreement by and between this Board and The Industrial Development Board of the County of Hamilton, Tennessee, and any other necessary public authorities as well as a proposed revision to the intergovernmental agreement by and between the Board and The Sports Authority of the County of Hamilton and the City of Chattanooga, Tennessee. This Notice is published in compliance with Sections 8-44-101 to 8-44-106, inclusive, and Section 7-53-312, Tennessee Code Annotated, and other applicable provisions of law.

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF
CHATTANOOGA

Chattanooga Times Free Press

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Matter of: NOTICE OF RESCHEDULED MONTHLY BOARD MEET

AFFIDAVIT • STATE OF TENNESSEE • HAMILTON COUNTY

Before me personally appeared Samara Swafford, who being duly sworn that she is the Legal Sales Representative of the CHATTANOOGA TIMES FREE PRESS, and that the Legal Ad of which the attached is a true copy, has been published in the above named newspaper and on the corresponding newspaper website on the following dates, to-wit:

Times Free Press 03/03/24; TimesFreePress.com 03/03/24

And that there is due or has been paid the CHATTANOOGA TIMES FREE PRESS for publication the sum of \$83.42.

Samara Swafford

Sworn to and subscribed before me this date: 6th day of March, 2024



Sheriqua Hambrick

My Commission Expires 12/14/2026

Chattanooga Times Free Press

400 EAST 11TH ST
CHATTANOOGA, TN 37403

**NOTICE OF RESCHEDULED
MONTHLY BOARD MEETING FOR
INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF CHATTANOOGA**

NOTICE IS HEREBY GIVEN, pursuant to T.C.A. §§ 8-44-101, et seq., as amended, that the monthly board meeting of THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA scheduled for Monday, March 4th at 11:00 AM is CANCELLED and will be rescheduled for Monday, March 25th, 2024, at 11:00 AM in the John P. Franklin, Sr. Council Building Assembly Room located at 1000 Lindsay Street, Chattanooga, TN 37402.

All interested persons are invited to attend and express their views or send written comments to Phillip A. Noblett, Attorney for the Board, 100 East 11th Street, Suite 200, Chattanooga, Tennessee 37402 (telephone (423) 643-3250).

The meetings will be streamed at:
<https://www.youtube.com/channel/UCA9N5gRiH54Eob8HwKUPw-Q>.






03-25-2024 Minutes Summary

Final Audit Report

2024-06-04

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