

# **AGENDA**

## **MONTHLY MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE**

**Monday, January 6, 2025 @ 11:00 AM**

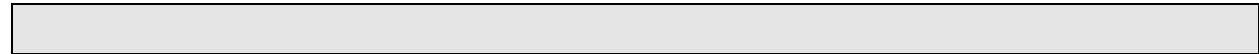
1. Call meeting to order.
2. Confirmation of Meeting Advertisement and Quorum Present.
3. Minutes approval for the December 2, 2024, monthly meeting.
4. Recognition of any person wishing to address the Board.
5. Quarterly Finance Reports from Eleanor Liu.
6. A resolution ratifying the execution of a First Amendment to Riverwalk Easement Agreement with NRCC, LLC, in substantially the form attached, for the modification of the commencement period of the substantial and material construction on the Riverwalk in the permanent easement area to a period of five (5) years.
7. Economic Development – Educational Session by Charita Allen and Adam Myers, Chattanooga Chamber of Commerce.
8. Other Business – Discussion Items:
  - a. FYI – Chair’s signature on a Notice of Designation of Allocation Period under the Economic Impact Plan for the Development of the North River Commerce Center Industrial Park and the Redevelopment of North Access Road.
  - b. FYI – Report on Debt Obligation – Tax Increment Revenue Note A, Series 2024 (Stadium Development Project - \$16 million.
  - c. FYI – Report on Debt Obligation – Tax Increment Revenue Note B, Series 2024 (Stadium Development Project - \$10 million.
9. Adjournment.



**INDUSTRIAL DEVELOPMENT BOARD  
MONTHLY MEETING MINUTES  
John P. Franklin Sr. City Council Building  
Assembly Room  
Chattanooga, Tennessee  
for  
Monday, December 2, 2024  
11:34 AM**

Present were Kerry Hayes (Chair), Althea Jones (Vice-Chair), Gordon Parker (Secretary), Jim Floyd (Assistant Secretary), Ray Adkins, Jimmy F. Rodgers, Jr., Nadia Kain, and Melody Shekari.

Also Present were: Attorney for the Board, Phillip A. Noblett; Steve Hiatt and Adam Myers (Chattanooga Chamber); Shawn Kilmartin (Avail); Andrew Hudson (Chattanooga 2.0); Audra Kelly and Kevin Treadway (SETD); Bill Payne (City Engineer); Gail Hart (Real Property); Javaid Majid and Josh McCutcheon (Finance); Janice Gooden (CALEB); Helen Burns Sharp (ATM); Charita Allen (Economic Development); Sarah Mattson; and Kathy Pepoy (OCA).



Chairman Hayes called the meeting to order, confirmed the meeting was duly advertised, and established that a quorum was present to conduct business.



**MONTHLY MEETING OF NOVEMBER 4, 2024 – MINUTES APPROVAL**

On motion of Mr. Adkins, seconded by Ms. Kain, the minutes of the November 4, 2024, monthly meeting were unanimously approved as written.



**PUBLIC COMMENTS**

There was no one from the public wishing to address the Board.



**RESOLUTIONS**

**e2i2**

On motion of Mr. Rodgers, seconded by Mr. Floyd,

**A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD CHAIR OR VICE-CHAIR TO ENTER INTO AN AGREEMENT FOR GRANT ADMINISTRATION SERVICES WITH THE SOUTHEAST TENNESSEE DEVELOPMENT DISTRICT, IN SUBSTANTIALLY THE FORM ATTACHED, FOR TECHNICAL ASSISTANCE ON DAVIS BACON LABOR COMPLIANCE, FOR THE E2I2 PROJECT, AT A COST NOT TO EXCEED SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00).**

Mr. Bill Payne said that the Southeast Tennessee Development District supports the City in the technical administration of these federal and state grants. It is specifically related to e2i2. Mr. Payne said that this is an administrative oversight that SETDD is specifically geared to for assistance to the City which is a very specialized thing. The \$75,000 is not going to the contractor. This is specifically to SETDD for the oversight purposes. It is easier for the City to have someone to do this all the time who are fully trained. It is utilizing the best resources.

The motion carried.

**ADOPTED**

**Workforce Development**

On motion of Mr. Rodgers, seconded by Ms. Shekari,

**A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD TO DONATE FIFTY THOUSAND DOLLARS (\$50,000.00) FROM FUNDS, APPROPRIATED FROM THE CITY OF CHATTANOOGA FOR THE PURPOSE OF ADVANCING WORKFORCE DEVELOPMENT IN THE TECHNOLOGY SECTOR, TO THE CHATTANOOGA CHAMBER FOUNDATION FOR A WORKFORCE DEVELOPMENT TECH ACCELERATOR PROGRAM. (TABLED FROM 11-04-2024)**

Chairman Hayes recused himself due to a contractual conflict issue with the Chattanooga Chamber Foundation.

Ms. Charita Allen said that we are implementing a new staff report form as a result of feedback from the last meeting. That form is included in the packets moving forward. Every resolution item that is for economic development are workforce development related but not necessarily small businesses will have this cover sheet and basically will have recommended action, it will reference the resolution, it will reference the State of Tennessee statute that authorizes the IDB to implement this resolution, it will talk about alignment with economic development plans, it will have a summary of need section, background history, and fiscal impact. On this particular one, the resolution is authorizing, through the State of Tennessee statute Section 7-53-302, which allows a Board to use funds that are within mixed accounts for Workforce Development. This particular item is funded through an appropriation that came through the City. This aligns with economic development plans, the One Chattanooga Plan with two priorities. (See attached report for detailed information).

Mr. Andrew Hudson spoke at the last meeting. This is a seven week Tech Accelerator that has been built based off data analyst jobs. The seven week program is 5:30 p.m. to 8:00 p.m. They will walk away with six certifications as well as an interview for a job for an entry level data analyst job to be eligible for apprenticeship hired as a registered apprentice in data analysis as well. All of the money goes directly to the students and instructors. All the curriculum and training have been developed and ready to be used. The strategy, job outlook, skills-driven training, operations, success story, outcomes, budget, and in-kind contributions were discussed. (See attached handout for detailed information).

Mr. Adkins asked about military preference and a positive response was given. After further discussion, stipends, contributions, recruiting, funding, and conditions were discussed. The training will begin January 13<sup>th</sup> through February 20<sup>th</sup>, and once the training is complete, the hired rate of employment would be the first week of March.

Mr. Rodgers made a motion to approve this resolution with the understanding that we as the IDB are giving funding through the City of Chattanooga for technology workforce program. Mr. Rodgers has some concerns and hesitancy about doing so because he is questioning whether this is appropriate for taxpayer dollars and would be going to an apprenticeship program that targets a specific company. That does not seem like the thing to do as opposed to the industry wide and without any limitation on the individual's mobility to go take the training and go elsewhere. However, we can see how it goes.

The motion carried.

<b>ADOPTED</b>
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## Workforce Development

On motion of Mr. Parker, seconded by Ms. Shekari,

**A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD CHAIR OR VICE-CHAIR TO EXECUTE A PROJECT GRANT AGREEMENT (HIGH GROWTH JOBS AND INVESTMENT PROGRAM) WITH ECONOMIC DEVELOPMENT PROJECT AIS ENCLOSURE SYSTEMS – CHATTANOOGA, LLC FOR A COMPETITIVE PERFORMANCE-BASED GRANT PER JOB TO SUPPORT ELECTRICAL INFRASTRUCTURE GROWTH AND TALENT POOL DEVELOPMENT. (TABLED FROM 11-04-2024)**

Ms. Allen said that staff is recommending the IDB approve an AIS Enclosure Systems resolution for competitive performance-based per job grant to support electrical infrastructure growth and talent pool development. (See attached staff report and handout for detailed information). This program was created much like the renewing Chattanooga programs and the Innovation Fund under the IDB. It was not created by the City of Chattanooga ordinance. The funds were not moved over to the IDB. There is not a City resolution that created this program and was borne out of the need for us to look at growing small business grants and PILOTs.

Mr. Adam Myers spoke about the expansion opportunity. The expansion overview and high growth jobs and investment program, payout schedule, compliance, and grant information were discussed. (See attached handout for detailed information).

Mr. Rodgers spoke about PILOT thresholds. Mr. Myers said that we do not have a policy but standards in place that they work with the City and County to re-evaluate the potential PILOT projects. Typically, you would not see a PILOT where you would not see at least 100 new jobs and at least a \$20 million investment to be able to qualify for potential PILOT opportunities.

The Chamber has talked to Mayor Kelly and his administration and worked hand-in-hand with them for the project but has not heard from the City Council. What standards are the Board to measure whether it is worthy or not? Typically, the projects would need to be in target industry sectors not only based on the Chattanooga Climbs Strategic Plan that we did in partnership with Hamilton County and the City of Chattanooga and also governmental elected officials or they would need to be within the state's targeted industry standards which is determined by the State of Tennessee. We would want to see at least 25 new jobs over a three year period and typically the average wage is what would qualify the project. The project should have at least 80% of the current Hamilton County average wage but would actually give them less of an award amount. In the future you are based on average wage, and what we are trying to go for is helping companies that will help us increase our average wage and create economic mobility.

The PILOT standards will be shared with the Board soon. The IDB has given similar grants in the past like the growing small business awards, future innovation, and technology awards. The only other grant would be the renewing Chattanooga grant. They do promote Veterans.

Mr. Parker made a motion to approve this resolution, seconded by Ms. Shekari, with the addition that a matching grant be with the County as well so the IDB does not take on the full financials. The Chair will be signing an agreement.

Mr. Rodgers voted no because we have gone two years without PILOT policies and waiting on PILOT policies and has hesitation voting to start a new program essentially for something less than 100 jobs when we do not have policies for a more than 100 jobs. Mr. Rodgers voted no with no reflection on AIS. Chairman Hayes said duly noted.

Roll call vote:

Hayes – Yes  
Jones – Yes  
Parker – Yes  
Floyd - No  
Rodgers - No  
Shekari – Yes  
Adkins – Yes  
Kain - No

The motion carried.

**ADOPTED 5 YES/3 NO**

**Small Business Incentive Grant**

On motion of Ms. Jones, seconded by Mr. Adkins,

**A RESOLUTION AUTHORIZING AN AWARD OF A SMALL BUSINESS INCENTIVE GRANT TO THE ATHENS CHATTANOOGA GROUP, LLC D/B/A BEN & JERRY’S, IN THE AMOUNT OF SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00). (SBI-32)**

Ms. Sarah Mattson said that we have two applicants for the Growing Small Business Incentive. It is an incentive to award businesses who have created five or more jobs in Chattanooga. It comes with a matching equipment incentive if they need that job requirement.

The Athens Chattanooga Group applied to the Chattanooga location in 2020. Prior to the owner’s highest year there was \$700,000. We are now making a little over \$2 million. We are up 20% in sales this year with over 66,000 guests coming through the door. We are committed to supporting the local economy and workforce in Chattanooga.

They have spent the last few years investing in their location. They have enhanced the curb appeal and added some new awnings outside to make the location more welcoming. They have updated all of the exterior furniture and signage. The interior enhancement they have added new display cases throughout the store, upgrades to the front line to make it more official, and appealing. They have done more interior design and updates. These upgrades do reflect their commitment to building a better experience for the community.

They currently have 20 people on staff and more than doubled the employees since they purchased the location from the last owner. They also promote from within. A U.S. Army Veteran has now worked his way up to part owner. We are really big at bringing our people up from within, promoting them, and giving them an opportunity to buy within the company.

They partner with the zoo, aquarium, and Volkswagen for Habitat for Humanity and do local dates throughout the year where 20% of the profits go to Habitat for Humanity. Their plans are to continue their efforts to maintaining the location, supporting the staff and their growth, and they offer several incentive programs for staff.

The motion carried.

**ADOPTED**

**Small Business Incentive Grant**

On motion of Mr. Rodgers, seconded by Ms. Shekari,

**A RESOLUTION AUTHORIZING AN AWARD OF A  
SMALL BUSINESS INCENTIVE GRANT TO OFFICE  
FURNITURE WORKS, LLC, IN THE AMOUNT OF NINE  
THOUSAND EIGHT HUNDRED EIGHTEEN DOLLARS  
(\$9,818.00). (SBI-33)**

Office Furniture Works is a unique dealership in terms of selling office furniture because they started in 2008 during a recession in a gas station. We now occupy an 82,000 sq. ft. warehouse that we own currently in Chattanooga. We moved to the Business Development Center which was a great asset to them in hopes of growing business and space that was affordable. The Tennessee Small Business Development Center was also a great help in the learning curve about having to get the business up and running.

Eventually, they moved into their new building and during COVID went through a rebranding because they started out just selling used furniture, and then gradually started selling new furniture. The association with the warehouse name through it was just used furniture still. We changed our branding and hired a warehouse PR firm and developed a new logo and became Office Furniture Works.

They do not have a showroom. They have 5,000 sq. ft. of innovation map. They are not brand-oriented but are looking for furniture that best supports your work flow or process.

They are very engaged in the community. He is an Eagle Scout and on the Executive Board for the Cherokee BSA in Chattanooga. They were awarded by the Chattanooga Chamber in 2014 for one of 20 small businesses of the year and in 2019 they won for small business 20 to 50. He is the past President of the Beaumont Building Operations Managers Association in Chattanooga and also on the CMGMA Executive Board as a liaison to the associates.

Their company, because they sold used furniture, were very focused on sustainability. They divert 18-20 tractor trailer loads of furniture away from the landfill, repurpose it, and get it back in the workspace. That plus, not using more raw materials and energy to change it into something else and using it in the existence of what we have and reverting it, and is going to make a major impact.

They also help with air quality and have new technology to offer clients. They are also launching a program of furniture rental and lease to own. They specialize in refurbishing. They can fix chairs and re-upholster and have proven to be a very good business. They also do move to relocation. After further discussion, they are looking to apply these funds to invest in workforce. There is no trade schools geared toward furniture installers, and it is difficult to find the resources and people to do that. They want to invest in training materials like videos.

They have started their own installation group. He has four individuals who graduated from Howard High School. There is a warehouse manager that oversees them with a lot of experience. We did partner with the Career Center on Glass Street. We assemble cubicles. We donated six cubicles for training. They are trying to keep the cost of furniture down and looking for all of the resources to do that. They are looking at technological investments because it is difficult to find people. We have found ways to automate certain tasks and processes for efficiency. They have eight administrative employees currently and five in the warehouse.

Mr. Rodgers made a motion to amend the caption of the resolution with one change which is a technicality from the Tennessee Secretary of State follow-up that the name should be Office Furniture Warehouse, LLC which is the active company with Office Furniture Works, LLC as an assumed name which went out of business in 2020 and 2021, they have an assumed name. We need to give it to the right company.

The motion carried.

<b>ADOPTED</b>
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**OTHER BUSINESS**

Ms. Allen said that the Economic Development Office would like to use the January meeting for an educational session. If the Board members have any questions, programs, or issues they would like them to cover in the January meeting, please e-mail Ms. Allen at [callen@chattanooga.gov](mailto:callen@chattanooga.gov) and make that part of the planning session. The goal is to go over existing ID accounts, how those were funded, how they were founded, the parameters around each of those individual accounts, and the different programs that we have. We will also look at PILOT policies recognizing the City Council would like to see those policies before they come to the IDB for review and are working to get on the development schedule with the City Council to present those to the Council first. We will have a draft to cover in the educational session. The January meeting is on the 6<sup>th</sup> at 11:00 a.m. and will be part of that meeting.

Ms. Allen thanked the Board and Ms. Sharp for questions and suggestions. Mr. Rodgers thanked Mr. Hayes for chairing the group today and with his experience on the Board, he does not know if we ever had any more than one vote in opposition to anything, we have had a healthy discussion, and it is not all bad to have a five to three split.



There being no further business, a motion was made by Mr. Parker, seconded by Mr. Rodgers, and the meeting adjourned at 12:15 PM

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**GORDON PARKER, *Secretary***

**APPROVED:**

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**KERRY HAYES, *Chair***

**CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD**  
**ECD - VOLKSWAGEN INCENTIVE PROJECT**  
**VW FUNDING PROGRESS SUMMARY**  
**As of Dec 31, 2024**

FIRST MOU	Final Grant Budget Amount	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent, Encumbered & Contingencies	Grant Status
6.1 Site Preparation - State	92,919,998	92,919,998	-	-	100.00%	Ended 6/30/2015
6.2 Infrastructure - State	72,795,525	72,795,525	-	-	100.00%	Ended 6/30/2015
7.4 Training Facility - State	39,995,942	39,995,942	-	-	100.00%	Ended 6/30/2015
9.10 Marketing & Public Relations - State	1,965,905	1,965,905	-	-	100.00%	Ended 4/30/2017
<b>TOTAL STATE FUNDING</b>	<b>207,677,370</b>	<b>207,677,370</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>	

6.2 Infrastructure - Local (Hamilton County & City of Chattanooga)	40,000,000	39,946,743	-	53,256	99.87%	Ongoing
9.5 Welcome Center - Local (VW decided not to build it)	-	-	-	-	N/A	
<b>TOTAL LOCAL FUNDING</b>	<b>40,000,000</b>	<b>39,946,743</b>	<b>-</b>	<b>53,257</b>	<b>99.87%</b>	

<b>TOTAL FUNDING</b>	<b>247,677,370</b>	<b>247,624,113</b>	<b>-</b>	<b>53,257</b>	<b>99.98%</b>	
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SECOND MOU	Final Grant Budget Amount	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent, Encumbered & Contingencies	Grant Status
3.1 Facility Development - State	168,877,867	168,877,867	-	-	100.00%	Ended 3/6/2020
<b>TOTAL STATE FUNDING</b>	<b>168,877,867</b>	<b>168,877,867</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>	

VW SUV - Local (Hamilton County & City of Chattanooga)	52,500,000	52,048,430	-	451,570	99.14%	Ongoing
<b>TOTAL LOCAL FUNDING</b>	<b>52,500,000</b>	<b>52,048,430</b>	<b>-</b>	<b>451,570</b>	<b>99.14%</b>	

<b>TOTAL FUNDING</b>	<b>221,377,867</b>	<b>220,926,297</b>	<b>-</b>	<b>451,570</b>	<b>99.80%</b>	
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THIRD MOU & LETTER OF INTENT (LOI)	Final Grant Budget Amount	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent, Encumbered & Contingencies	Grant Status
Electric Vehicle Expansion - State	50,000,000	50,000,000	-	-	100.0%	Ended 1/10/2024
<b>TOTAL STATE FUNDING</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>-</b>	<b>-</b>	<b>100.0%</b>	

Electric Vehicle Expansion (Hamilton County & City of Chattanooga)	5,000,000	85,801	203,695	4,710,504	5.79%	Ongoing
<b>TOTAL LOCAL FUNDING</b>	<b>5,000,000</b>	<b>85,801</b>	<b>203,695</b>	<b>4,710,504</b>	<b>5.79%</b>	

<b>TOTAL FUNDING</b>	<b>55,000,000</b>	<b>50,085,801</b>	<b>203,695</b>	<b>4,710,504</b>	<b>91.44%</b>	
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FIRST MOU, SECOND MOU, THIRD MOU & LOI	Final Grant Budget Amount	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent, Encumbered & Contingencies
<b>TOTAL FUNDING</b>	<b>524,055,237</b>	<b>518,636,211</b>	<b>203,695</b>	<b>5,215,331</b>	<b>99.00%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

**CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD**  
**ECD - VOLKSWAGEN INCENTIVE PROJECT**  
**VW FUNDING PROGRESS SUMMARY**  
**As of Dec 31, 2024**

FIRST MOU	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Contract Amount	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
6.1 Site Preparation - State <sup>1</sup>	79,614,864	16,405,000	96,019,864	(3,099,867)	92,919,998	92,919,998	-	92,919,998	-	-	100.00%	100.00%
6.2 Infrastructure - State <sup>1</sup>	70,000,000	2,795,525	72,795,525	-	72,795,525	72,795,525	-	72,795,525	-	-	100.00%	100.00%
7.4 Training Facility - State <sup>1</sup>	40,000,000	-	40,000,000	(4,058)	39,995,942	39,995,942	-	39,995,942	-	-	100.00%	100.00%
9.10 Marketing & Public Relations - State <sup>1</sup>	1,966,200	(275)	1,965,925	(20)	1,965,905	1,965,905	-	1,965,905	-	-	100.00%	100.00%
<b>TOTAL STATE FUNDING</b>	<b>191,581,064</b>	<b>19,200,250</b>	<b>210,781,314</b>	<b>(3,103,945)</b>	<b>207,677,370</b>	<b>207,677,370</b>	<b>-</b>	<b>207,677,370</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>	<b>100.00%</b>
6.2 Infrastructure - Local <sup>2</sup>	40,000,000	-	40,000,000	N/A	40,000,000	39,946,743	-	39,946,743	-	53,256	99.87%	99.87%
9.5 Welcome Center - Local	6,000,000	(6,000,000)	-	-	-	-	-	-	-	-	N/A	N/A
<b>TOTAL LOCAL FUNDING</b>	<b>46,000,000</b>	<b>(6,000,000)</b>	<b>40,000,000</b>	<b>-</b>	<b>40,000,000</b>	<b>39,946,743</b>	<b>-</b>	<b>39,946,743</b>	<b>-</b>	<b>53,257</b>	<b>99.87%</b>	<b>99.87%</b>
<b>TOTAL IDB FUNDING FOR FIRST MOU</b>	<b>237,581,064</b>	<b>13,200,250</b>	<b>250,781,314</b>	<b>(3,103,945)</b>	<b>247,677,370</b>	<b>247,624,113</b>	<b>-</b>	<b>247,624,113</b>	<b>-</b>	<b>53,257</b>	<b>99.98%</b>	<b>99.98%</b>

<sup>1</sup> State grant 6.1, 6.2, and 7.4 ended on 6/30/2015; State grant 9.10 ended on 4/30/2017. Total of these four State grants per grant contract is \$210,781,314. \$3,103,945 was not used.

<sup>2</sup> Total local infrastructure does not include 6.3 Public roads and 6.4 Railway Lines as they are not managed by the IDB.

SECOND MOU	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Total Amended Budget	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
3.1 Facility Development - State <sup>3</sup>	165,778,000	3,099,867	168,877,867	N/A	168,877,867	168,877,867	-	168,877,867	-	-	100.00%	100.00%
<b>TOTAL STATE FUNDING</b>	<b>165,778,000</b>	<b>3,099,867</b>	<b>168,877,867</b>	<b>N/A</b>	<b>168,877,867</b>	<b>168,877,867</b>	<b>-</b>	<b>168,877,867</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>	<b>100.00%</b>
VW SUV - Local	52,500,000	-	52,500,000	N/A	52,500,000	52,048,430	-	52,048,430	-	451,570	99.14%	99.14%
<b>TOTAL LOCAL FUNDING</b>	<b>52,500,000</b>	<b>-</b>	<b>52,500,000</b>	<b>N/A</b>	<b>52,500,000</b>	<b>52,048,430</b>	<b>-</b>	<b>52,048,430</b>	<b>-</b>	<b>451,570</b>	<b>99.14%</b>	<b>99.14%</b>
<b>TOTAL IDB FUNDING FOR SECOND MOU</b>	<b>218,278,000</b>	<b>3,099,867</b>	<b>221,377,867</b>	<b>N/A</b>	<b>221,377,867</b>	<b>220,926,297</b>	<b>-</b>	<b>220,926,297</b>	<b>-</b>	<b>451,570</b>	<b>99.80%</b>	<b>99.80%</b>

<sup>3</sup> State grant 3.1 ended on 3/6/2020

THIRD MOU	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Total Amended Budget	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
Electric Vehicle Expansion <sup>4</sup>	50,000,000	-	50,000,000	N/A	50,000,000	50,000,000	-	50,000,000	-	-	100.0%	100.0%
<b>TOTAL STATE FUNDING</b>	<b>50,000,000</b>	<b>-</b>	<b>50,000,000</b>	<b>N/A</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>-</b>	<b>50,000,000</b>	<b>-</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>
Electric Vehicle Expansion	5,000,000	-	5,000,000	N/A	5,000,000	-	85,801	85,801	203,695	4,710,504	5.79%	5.79%
<b>TOTAL LOCAL FUNDING</b>	<b>5,000,000</b>	<b>-</b>	<b>5,000,000</b>	<b>N/A</b>	<b>5,000,000</b>	<b>-</b>	<b>85,801</b>	<b>85,801</b>	<b>203,695</b>	<b>4,710,504</b>	<b>5.79%</b>	<b>5.79%</b>
<b>TOTAL IDB FUNDING FOR THIRD MOU</b>	<b>55,000,000</b>	<b>-</b>	<b>55,000,000</b>	<b>N/A</b>	<b>55,000,000</b>	<b>50,000,000</b>	<b>85,801</b>	<b>50,085,801</b>	<b>203,695</b>	<b>4,710,504</b>	<b>91.44%</b>	<b>91.44%</b>

<sup>4</sup> State grant ended on 1/10/2024

FIRST & SECOND & THIRD MOU & LOI	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Total Amended Budget	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
<b>TOTAL IDB FUNDING FOR FIRST &amp; SECOND &amp; THIRD MOU</b>	<b>510,859,064</b>	<b>16,300,117</b>	<b>527,159,181</b>	<b>(3,103,945)</b>	<b>524,055,237</b>	<b>518,550,410</b>	<b>85,801</b>	<b>518,636,211</b>	<b>203,695</b>	<b>5,215,331</b>	<b>99.00%</b>	<b>99.00%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 STATE FUNDING PROGRESS REPORT - FIRST MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Contract Amount	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
<b>----- GRANT ENDED 6/30/2015 -----</b>														
<b>6.1 SITE PREPARATION</b>														
Clearing, Grubbing & Mass Grading	1,664,957	-	1,664,957	-	1,664,957	1,664,957	-	1,664,957	-	-	-	-	100%	100%
Grubbing & Erosion Control	2,704,391	-	2,704,391	(110,911)	2,593,480	2,593,480	-	2,593,480	-	-	-	-	100%	100%
Fine Grading (Site Pad)	50,428,531	8,949,529	59,378,060	(312,448)	59,065,612	59,065,612	-	59,065,612	-	-	-	-	100%	100%
Stone Pad	7,483,865	-	7,483,865	-	7,483,865	7,483,865	-	7,483,865	-	-	-	-	100%	100%
Stream Relocation	5,436,511	-	5,436,511	83,275	5,519,786	5,519,786	-	5,519,786	-	-	-	-	100%	100%
Detention Pond	997,907	3,604,471	4,602,378	(1,424,905)	3,177,473	3,177,473	-	3,177,473	-	-	-	-	100%	100%
North Area	-	2,358,855	2,358,855	(1,613,304)	745,551	745,551	-	745,551	-	-	-	-	100%	100%
Construction Access Roads	718,565	-	718,565	-	718,565	718,565	-	718,565	-	-	-	-	100%	100%
Rammed Aggregate Piers	1,874,615	-	1,874,615	-	1,874,615	1,874,615	-	1,874,615	-	-	-	-	100%	100%
Design, RPR, Survey, Testing, Project Support	8,305,522	1,492,145	9,797,667	278,426	10,076,093	10,076,093	-	10,076,093	-	-	-	-	100%	100%
<b>TOTAL 6.1 SITE PREPARATION *</b>	<b>79,614,864</b>	<b>16,405,000</b>	<b>96,019,864</b>	<b>(3,099,867)</b>	<b>92,919,998</b>	<b>92,919,998</b>	<b>-</b>	<b>92,919,998</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>
<b>----- GRANT ENDED 6/30/2015 -----</b>														
<b>6.2 INFRASTRUCTURE</b>														
VW Test Track	1,915,000	-	1,915,000	(9,482)	1,905,518	1,905,518	-	1,905,518	-	-	-	-	100%	100%
VW Electric Transformer Station	10,945,000	-	10,945,000	(9,690)	10,935,310	10,935,310	-	10,935,310	-	-	-	-	100%	100%
VW Mixing Yard	10,025,000	-	10,025,000	1,819,244	11,844,244	11,844,244	-	11,844,244	-	-	-	-	100%	100%
VW Parking Lots for Employees	12,700,000	2,091,000	14,791,000	(1,613,586)	13,177,414	13,177,414	-	13,177,414	-	-	-	-	100%	100%
VW Tank Farm (Fluids Storage) & Utilities	30,445,000	-	30,445,000	(17,473)	30,427,527	30,427,527	-	30,427,527	-	-	-	-	100%	100%
VW Planning, Engineering, Etc	3,970,000	245,855	4,215,855	(38,079)	4,177,776	4,177,776	-	4,177,776	-	-	-	-	100%	100%
North Area Grading	-	368,145	368,145	(130,935)	237,210	237,210	-	237,210	-	-	-	-	100%	100%
North Area Non-reimbursable	-	90,525	90,525	-	90,525	90,525	-	90,525	-	-	-	-	100%	100%
<b>TOTAL 6.2 INFRASTRUCTURE</b>	<b>70,000,000</b>	<b>2,795,525</b>	<b>72,795,525</b>	<b>-</b>	<b>72,795,525</b>	<b>72,795,525</b>	<b>-</b>	<b>72,795,525</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>
<b>Subtotal State (6.1 &amp; 6.2)</b>	<b>149,614,864</b>	<b>19,200,525</b>	<b>168,815,389</b>	<b>(3,099,867)</b>	<b>165,715,523</b>	<b>165,715,522</b>	<b>-</b>	<b>165,715,522</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>

CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 STATE FUNDING PROGRESS REPORT - FIRST MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Contract Amount	Adj. For Grant Amount Not Expended at Grant Expiration Date	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
<b>7.4 TRAINING FACILITY</b> ----- GRANT ENDED 6/30/2015 -----														
Training Center	22,900,000	148,110	23,048,110	-	23,048,110	23,048,110	-	23,048,110	-	-	-	-	100%	100%
Equipment for Training Center	13,500,000	(327,889)	13,172,111	(4,058)	13,168,053	13,168,053	-	13,168,053	-	-	-	-	100%	100%
Related Planning Cost	3,600,000	179,779	3,779,779	-	3,779,779	3,779,779	-	3,779,779	-	-	-	-	100%	100%
<b>Total 7.4 ST. TRAINING FACILITY</b>	<b>40,000,000</b>	<b>-</b>	<b>40,000,000</b>	<b>(4,058)</b>	<b>39,995,942</b>	<b>39,995,942</b>	<b>-</b>	<b>39,995,942</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>
<b>9.10 MARKETING &amp; PUBLIC RELATIONS</b> ----- GRANT ENDED 4/30/2017 -----														
9.10 Visitor's Center **	200,000	(275)	199,725	-	199,725	199,725	-	199,725	-	-	-	-	100%	100%
9.10 Capital Purchase (Roof Sign)	239,580	(30,460)	209,120	-	209,120	209,120	-	209,120	-	-	-	-	100%	100%
9.10 Capital Purchase & Professional Fees (Admin & Planning)	26,620	(15,204)	11,416	(20)	11,397	11,397	-	11,397	-	-	-	-	100%	100%
9.10 Professional Fees, Grant & Award (Education partnership)	1,500,000	(500,000)	1,000,000	-	1,000,000	1,000,000	-	1,000,000	-	-	-	-	100%	100%
9.10 Salaries, Benefits & Taxes (Plant Tours)	-	27,117	27,117	-	27,117	27,117	-	27,117	-	-	-	-	100%	100%
9.10 Professional Fees, Grants & Award (Marketing Expenses)	-	518,547	518,547	-	518,547	518,547	-	518,547	-	-	-	-	100%	100%
<b>Total 9.10 MARKETING &amp; PUBLIC RELATIONS</b>	<b>1,966,200</b>	<b>(275)</b>	<b>1,965,925</b>	<b>(20)</b>	<b>1,965,905</b>	<b>1,965,905</b>	<b>-</b>	<b>1,965,905</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>
<b>TOTAL ALL STATE FUNDS</b>	<b>191,581,064</b>	<b>19,200,250</b>	<b>210,781,314</b>	<b>(3,103,945)</b>	<b>207,677,370</b>	<b>207,677,370</b>	<b>-</b>	<b>207,677,370</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>100%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

**CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD**  
**ECD - VOLKSWAGEN INCENTIVE PROJECT**  
**LOCAL FUNDING PROGRESS REPORT - FIRST MOU**  
**As of Dec 31, 2024**

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
VW Streets, Lanes, etc., including Helipad	8,345,835	-	8,345,835	8,345,835	-	8,345,835	-	-	-	-	100.00%	100.00%
VW Railroads, Loading Dept	10,080,801	-	10,080,801	10,080,801	-	10,080,801	-	-	-	-	100.00%	100.00%
VW Fire Dept Building, garage and equipment	3,070,609	-	3,070,609	3,070,609	-	3,070,609	-	-	-	-	100.00%	100.00%
VW Construction Lanes	1,640,533	-	1,640,533	1,640,533	-	1,640,533	-	-	-	-	100.00%	100.00%
VW Guard House and Fence	1,310,219	-	1,310,219	1,310,219	-	1,310,219	-	-	-	-	100.00%	100.00%
Drive Around Property	553,714	-	553,714	553,714	-	553,714	-	-	-	-	100.00%	100.00%
Scrap Yard	118,933	-	118,933	118,933	-	118,933	-	-	-	-	100.00%	100.00%
VW Water, Waste & Stormwater	6,093,236	-	6,093,236	6,093,236	-	6,093,236	-	-	-	-	100.00%	100.00%
VW Gas, Telecom, Power (Additional Utility Infra)	1,120,472	-	1,120,472	1,120,472	-	1,120,472	-	-	-	-	100.00%	100.00%
VW Planning, Engineering, Etc	7,665,648	-	7,665,648	7,612,392	-	7,612,392	-	-	-	53,256	99.31%	99.31%
<b>TOTAL 6.2 INFRASTRUCTURE - LOCAL FUNDING</b>	<b>40,000,000</b>	<b>-</b>	<b>40,000,000</b>	<b>39,946,743</b>	<b>-</b>	<b>39,946,743</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,256</b>	<b>99.87%</b>	<b>99.87%</b>
Welcome Center	6,000,000	(6,000,000)	-	-	-	-	-	-	-	-	N/A	N/A
<b>TOTAL 9.5 OTHER LOCAL FUNDING</b>	<b>6,000,000</b>	<b>(6,000,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>	<b>N/A</b>
<b>TOTAL LOCAL FUNDINGS (Managed by IDB) *</b>	<b>46,000,000</b>	<b>(6,000,000)</b>	<b>40,000,000</b>	<b>39,946,743</b>	<b>-</b>	<b>39,946,743</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,257</b>	<b>99.87%</b>	<b>99.87%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

\* Total local infrastructure does not include 6.3 Public roads and 6.4 Railway Lines as they are not managed by the IDB.

Changes Since Prior Report - FIRST MOU								
As of Dec 31, 2024								
		Expenditures		Encumbrances		Change		
		This Report	Last Report	This Report	Last Report	Expenditures	Encumbrances	Comments
Z10101	Clearing, Grubbing & Mass Grading	1,664,957	1,664,957	-	-	-	-	
Z10102	Grubbing & Erosion Control	2,593,480	2,593,480	-	-	-	-	
Z10103	Fine Grading (Site Pad)	59,065,612	59,065,612	-	-	-	-	
Z10104	Stone Pad	7,483,865	7,483,865	-	-	-	-	
Z10105	Stream Relocation	5,519,786	5,519,786	-	-	-	-	
Z10106	Detention Pond	3,177,473	3,177,473	-	-	-	-	
Z10107	North Area	745,551	745,551	-	-	-	-	
Z10109	Construction Access Roads	718,565	718,565	-	-	-	-	
Z10110	Rammed Aggregate Piers	1,874,615	1,874,615	-	-	-	-	
Z10111	Design, RPR, Survey, Testing & Project Support	10,076,093	10,076,093	-	-	-	-	
<b>TOTAL 6.1 SITE PREPARATION</b>		<b>92,919,998</b>	<b>92,919,998</b>	-	-	-	-	Grant ended 6/30/2015
Z10301	VW Test Track	1,905,518	1,905,518	-	-	-	-	
Z10306	VW Electric Transformer Station	10,935,310	10,935,310	-	-	-	-	
Z10307	VW Mixing Yard	11,844,244	11,844,244	-	-	-	-	
Z10308	VW Parking Lots for Employees	13,177,414	13,177,414	-	-	-	-	
Z10312	VW Tank Farm (Fluids Storage) & Utilities	30,427,527	30,427,527	-	-	-	-	
Z10315	VW Planning, Engineering, Etc	4,177,776	4,177,776	-	-	-	-	
Z10316	North Area Grading	237,210	237,210	-	-	-	-	
Z10317	North Area Non-reimbursable	90,525	90,525	-	-	-	-	
<b>TOTAL 6.2 INFRASTRUCTURE</b>		<b>72,795,525</b>	<b>72,795,525</b>	-	-	-	-	Grant ended 6/30/2015
Z10601	Training Center	23,048,110	23,048,110	-	-	-	-	
Z10602	Equipment for Training Ctr	13,168,053	13,168,053	-	-	-	-	
Z10603	Related Planning Cost	3,779,779	3,779,779	-	-	-	-	
<b>TOTAL 7.4 ST. TRAINING FACILITY</b>		<b>39,995,942</b>	<b>39,995,942</b>	-	-	-	-	Grant ended 6/30/2015
Z00701	Visitor's Center	199,725	199,725	-	-	-	-	
Z00702								
Z00703	Capital Purchase (Roof Sign)	209,120	209,120	-	-	-	-	
Z00704	Capital Purchase & Professional Fees (Admin & Planning)	11,397	11,397	-	-	-	-	
Z00705	Professional Fees, Grant & Award (Education partnership)	1,000,000	1,000,000	-	-	-	-	
Z00706	Salaries, Benefits & Taxes (Plant Tours)	27,117	27,117	-	-	-	-	
Z00707	Professional Fees, Grants & Award (Marketing Expenses)	518,547	518,547	-	-	-	-	
<b>TOTAL 9.10 MARKETING &amp; PUBLIC RELATIONS</b>		<b>1,965,905</b>	<b>1,965,905</b>	-	-	-	-	Grant ended 4/30/2017

Changes Since Prior Report - FIRST MOU								
As of Dec 31, 2024								
		Expenditures		Encumbrances		Change		Comments
		This Report	Last Report	This Report	Last Report	Expenditures	Encumbrances	
Z10401	VW Streets, Lanes, etc., including Helipad	8,345,835	8,345,835	-	-	-	-	
Z10402	VW Railroads, Loading Dept	10,080,801	10,080,801	-	-	-	-	
Z10403	VW Fire Dept Building, garage and equipment	3,070,609	3,070,609	-	-	-	-	
Z10404	VW Construction Lanes	1,640,533	1,640,533	-	-	-	-	
Z10405	VW Guard House and Fence	1,310,219	1,310,219	-	-	-	-	
Z10409	VW Drive Around Property	553,714	553,714	-	-	-	-	
Z10411	VW Scrap Yard	118,933	118,933	-	-	-	-	
Z10412	VW Water, Waste & Stormwater	6,093,236	6,093,236	-	-	-	-	
Z10413	VW Gas, Telecom, Power (Additional Utility Infra)	1,120,472	1,120,472	-	-	-	-	
Z10415	VW Planning, Engineering, Etc	7,612,392	7,612,392	-	-	-	-	
<b>TOTAL 6.2 INFRASTRUCT LOCAL FUNDING</b>		<b>39,946,743</b>	<b>39,946,743</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Z00801	Welcome Center	-	-	-	-	-	-	
<b>TOTAL 9.5 WELCOME CTR LOCAL FUNDING</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TOTAL</b>		<b>247,624,113</b>	<b>247,624,113</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	



CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 STATE FUNDING PROGRESS REPORT - SECOND MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
Infrastructure I	22,271,000	6,649,804	28,920,804	24,714,941	-	24,714,941	-	-	-	4,205,863	85.46%	85.46%
Manufacturing Equipment	140,635,000	(677,937)	139,957,063	144,162,926	-	144,162,926	-	-	-	(4,205,863)	103.01%	103.01%
<b>TOTAL 3.1 FACILITY DEVELOPMENT</b>	<b>165,778,000</b>	<b>3,099,867</b>	<b>168,877,867</b>	<b>168,877,867</b>	-	<b>168,877,867</b>	-	-	-	-	100.00%	<b>100.00%</b>
<b>TOTAL STATE FUNDS</b>	<b>165,778,000</b>	<b>3,099,867</b>	<b>168,877,867</b>	<b>168,877,867</b>	-	<b>168,877,867</b>	-	-	-	-	<b>100.00%</b>	<b>100.00%</b>

----- GRANT ENDED 3/6/2020 -----

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 LOCAL FUNDING PROGRESS REPORT - SECOND MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
Major Underground Additions	723,725	(267,894)	455,831	455,831	-	455,831	-	-	-	-	100.00%	100.00%
Paint Shop Capacity Increase	1,344,385	241,357	1,585,742	1,585,742	-	1,585,742	-	-	-	-	100.00%	100.00%
Production and Logistics Building Addition	22,802,333	207,197	23,009,530	23,009,530	-	23,009,530	-	-	-	-	100.00%	100.00%
Assembly Finish Building Extension & Infra.	8,590,958	295,658	8,886,616	8,886,616	-	8,886,616	-	-	-	-	100.00%	100.00%
Technical Center Pilot Program Extension	4,968,082	(253,229)	4,714,853	4,714,853	-	4,714,853	-	-	-	-	100.00%	100.00%
Body Shop Robots Fixtures Integration	2,460,223	2,979,843	5,440,066	5,420,707	-	5,420,707	-	-	-	19,359	99.64%	99.64%
VW SUV B Planning Costs	7,425,329	578,553	8,003,882	7,863,634	-	7,863,634	-	-	-	140,248.00	98.25%	98.25%
VW SUV B Contingency	1,085,098	(1,085,098)	-	-	-	-	-	-	-	-	0.00%	0.00%
VW SUV B Site Preparation	3,099,867	(2,696,387)	403,480	111,517	-	111,517	-	-	-	291,963	27.64%	27.64%
<b>TOTAL 6.1 VW SUV - LOCAL FUNDING</b>	<b>52,500,000</b>	<b>-</b>	<b>52,500,000</b>	<b>52,048,430</b>	<b>-</b>	<b>52,048,430</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>451,570</b>	<b>99.14%</b>	<b>99.14%</b>
<b>TOTAL LOCAL FUNDINGS (Managed by IDB)</b>	<b>52,500,000</b>	<b>-</b>	<b>52,500,000</b>	<b>52,048,430</b>	<b>-</b>	<b>52,048,430</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>451,570</b>	<b>99.14%</b>	<b>99.14%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

Changes Since Prior Report - SECOND MOU								
As of Dec 31, 2024								
		Expenditures		Encumbrances		Change		
		This Report	Last Report	This Report	Last Report	Expenditures	Encumbrances	Comments
Z01001	Infrastructure I	24,714,941.48	24,714,941.48	-	-	-	-	
Z01003	Manufacturing Equipment	144,162,925.72	144,162,925.72	-	-	-	-	
<b>TOTAL 3.1 FACILITY DEVELOPMENT - STATE</b>		<b>168,877,867</b>	<b>168,877,867</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	Grant ended 3/6/2020
Z00902	Major Underground Additions	455,831.00	455,831.00	-	-	-	-	
Z00904	Paint Shop Capacity Increase	1,585,741.95	1,585,741.95	-	-	-	-	
Z00905	Production and Logistics Building Addition	23,009,530.27	23,009,530.27	-	-	-	-	
Z00906	Assembly Finish Building Extension & Infra.	8,886,616.12	8,886,616.12	-	-	-	-	
Z00907	Technical Center Pilot Program Extension	4,714,852.72	4,714,852.72	-	-	-	-	
Z00913	Body Shop Robots Fixtures Integration	5,420,706.50	5,420,706.50	-	-	-	-	
Z00918	VW SUV B Planning Costs	7,863,634.37	7,863,634.37	-	-	-	-	
Z00919	VW SUV B Contingency	-	-	-	-	-	-	
Z00920	VW SUV B Site Preparation	111,517.33	111,517.33	-	-	-	-	
<b>TOTAL 1.1 VW SUV - LOCAL FUNDING</b>		<b>52,048,430</b>	<b>52,048,430</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Contingency</b>								
		<b>This Report</b>	<b>Last Report</b>	<b>Change</b>	<b>Comments</b>			
Z00919	VW SUV B Contingency	-	-	-				
<b>TOTAL</b>		<b>220,926,297</b>	<b>220,926,297</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 STATE FUNDING PROGRESS REPORT - THIRD MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
State 3rd MOU Electric Vehicle Expansion	50,000,000	-	50,000,000	50,000,000	-	50,000,000	-	-	-	-	100.00%	100.00%
<b>TOTAL STATE FUNDING</b>	<b>50,000,000</b>	<b>-</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>-</b>	<b>50,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>	<b>100.00%</b>

----- GRANT ENDED 1/10/2024 -----

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

CITY OF CHATTANOOGA INDUSTRIAL DEVELOPMENT BOARD  
 ECD - VOLKSWAGEN INCENTIVE PROJECT  
 LOCAL FUNDING PROGRESS REPORT - THIRD MOU  
 As of Dec 31, 2024

Description	Original Grant / Contract Budget	Grant / Contract Budget Adjustment	Final Grant Budget Amount	PJTD Expenditures As of Oct 7, 2024	Current Expenditures	PJTD Expenditures As of Dec 31, 2024	Encumbrances As of Oct 7, 2024	Change in Encumbrances	Encumbrances As of Dec 31, 2024	Available Budget (Over Expenditures & Encumbrances)	% Spent and Encumbered	% Spent, Encumbered & Contingencies
Local 3rd MOU Electric Vehicle Expansion	5,000,000	-	5,000,000	-	85,801	85,801	-	203,695	203,695	4,710,504	5.8%	5.8%
<b>TOTAL LOCAL FUNDING</b>	<b>5,000,000</b>	<b>-</b>	<b>5,000,000</b>	<b>-</b>	<b>85,801</b>	<b>85,801</b>	<b>-</b>	<b>203,695</b>	<b>203,695</b>	<b>4,710,504</b>	<b>5.79%</b>	<b>5.79%</b>
<b>TOTAL LOCAL FUNDINGS (Managed by IDB)</b>	<b>5,000,000</b>	<b>-</b>	<b>5,000,000</b>	<b>-</b>	<b>85,801</b>	<b>85,801</b>	<b>-</b>	<b>203,695</b>	<b>203,695</b>	<b>4,710,504</b>	<b>5.79%</b>	<b>5.79%</b>

These reports are intended to represent the budgets available to the IDB and do not reflect the entire incentive package.

Changes Since Prior Report - THIRD MOU								
As of Dec 31, 2024								
		Expenditures		Encumbrances		Change		
		This Report	Last Report	This Report	Last Report	Expenditures	Encumbrances	Comments
Z11302	State 3rd MOU Electric Vehicle	50,000,000.00	50,000,000.00	-	-	-	-	
<b>TOTAL STATE FUNDING</b>		<b>50,000,000</b>	<b>50,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	Grant ended 1/10/2024
Z11301'	Local 3rd MOU Electric Vehicle Expansion	85,801.00	-	203,694.52	-	85,801.00	203,694.52	
<b>TOTAL LOCAL FUNDING</b>		<b>85,801</b>	<b>-</b>	<b>203,695</b>	<b>-</b>	<b>85,801</b>	<b>203,695</b>	

**IDB - ECONOMIC DEVELOPMENT PROGRAMS SUMMARY**

PJTD EBS & CLOUD (Since inception)

As of 12/31/2024

Acct	Activity	Description	NR11	NR13	NR14	NR14	NR14	NR15	NR16	NR17	NR18	TOTAL
			GROWING SMALL BUS. Z00303	TECH WORKFORCE Z00304	IDB-PILOTS Z00306	IDB-ADMIN * Z300310	IDB LOANS Z00315	MITIGATION Z00307	BUSINESS DEV. Z00308	RENEWING CHATT Z00312	INNOVATION Z00313	
101101	Interfund Cash		119,574.02	335,000.00	-----	2,124,420.11	-----	11,000.00	25,000.00	20,000.00	170,000.00	2,804,994.13
124212'	NR COVID-19 Loans		-	-	-	-	195,849.00	-	-	-	-	195,849.00
124901	Allowance for Notes Receivable		-	-	-	-	(30,231.00)	-	-	-	-	(30,231.00)
172102	Restricted Cash with Agent		-	-	-	-	304,288.18	-	-	-	-	304,288.18
513140	102601	IDB EDLP - VW	-	-	1,250,000.00	-	-	-	-	-	-	1,250,000.00
513140	102602	IDB EDLP - Southern Champion Tray	-	-	180,914.58	-	-	-	-	-	-	180,914.58
513140	102603	IDB EDLP - Gastamp	-	-	1,223,700.84	-	-	-	-	-	-	1,223,700.84
513140	102604	IDB EDLP - YanFeng	-	-	73,031.78	-	-	-	-	-	-	73,031.78
513140	102605	IDB EDLP - Plastic Omnium Auto	-	-	329,694.97	-	-	-	-	-	-	329,694.97
513140	102606	IDB EDLP - Homeserve	-	-	44,619.62	-	-	-	-	-	-	44,619.62
513140	102607	IDB EDLP - M & M Industries	-	-	113,163.29	-	-	-	-	-	-	113,163.29
513140	102608	IDB EDLP - Van De Wiele	-	-	27,065.25	-	-	-	-	-	-	27,065.25
513140	102609	IDB EDLP - Coca-Cola	-	-	139,904.09	-	-	-	-	-	-	139,904.09
513140	102610	IDB EDLP - Puregraphite	-	-	16,889.09	-	-	-	-	-	-	16,889.09
513140	102611	IDB EDLP - Steam Logistics	-	-	245.14	-	-	-	-	-	-	245.14
524107	City of Chattanooga Appropriation		200,000.00	450,000.00	-	-	-	44,000.00	-	-	-	694,000.00
576101	Miscellaneous Revenue		-	-	5.00	6,686.47	137.18	-	-	-	-	6,828.65
801604	Transfer from Non Reported (NR) Funds		200,000.00	-	-	-	-	-	50,000.00	50,000.00	200,000.00	500,000.00
		Bridge Loan related expenses - managed by SETDD										
538101	Bad Debt Expense						(30,231.00)	-	-	-	-	(30,231.00)
704213	Debris Removal & Cleanup		-	-	-	-	-	-	-	-	-	-
704602	Training Costs		-	25,000.00	-	-	-	-	-	-	-	25,000.00
784101	Appropriations		-	50,000.00	-	-	-	-	25,000.00	-	-	75,000.00
782201	Awards		-	-	56,000.00	-	-	-	-	-	-	56,000.00
782202	Donations		-	40,000.00	-	-	-	-	-	-	-	40,000.00
782207	Grant Award		280,425.98	-	51,000.00	-	-	33,000.00	-	30,000.00	30,000.00	424,425.98
811604	Transfer to Non Reported (NR) Funds		-	-	674,500.01	-	-	-	-	-	-	674,500.01
		Operating income (loss)	119,574.02	335,000.00	2,617,733.64	6,686.47	(30,093.82)	11,000.00	25,000.00	20,000.00	170,000.00	3,274,900.31
			-	-		-		-	-	-	-	-

**IDB - TAX INCREMENT FINANCING (TIF) SUMMARY**

PJTD EBS & CLOUD (Since inception)

As of 12/31/2024

Acct	Description	NR09	NR09	NR23	NR24		NR25		NR27		TOTAL
		Black Creek Tax Payments 200302	MLK Tax Payments 200311	East Chatt Rising Tax Payments 200316	N. River Com. Ctr. Tax Payments 200319	Developer 200320	Sports Authority Tax Payments 200321	Developer	The Bend Area Tax Payments 200322	Developer	
101101	Interfund Cash		101,410.44	1,449.18	1,500.00		-		8,000.00		112,359.62
513143	TIF Application Fee	-	1,500.00	-	1,500.00	-	-	-	8,000.00	-	11,000.00
523109	<sup>1</sup> Ham Co TIF Payment	1,449,547.59	819,752.55	22,364.79	-	-	-	-	-	-	2,291,664.93
524106	<sup>1</sup> City TIF Payment	3,200,851.92	1,363,575.78	52,790.80	-	-	-	-	-	-	4,617,218.50
536122	<sup>2</sup> TIF Admin Fee (City)	-	104,703.66	1,449.18	-	-	-	-	-	-	106,152.84
536123	IDB TIF Developer Project Revenue	-	-	-	-	8,754,000.00	-	-	-	-	8,754,000.00
782211	<sup>3</sup> Interest expense	-	-	54,446.77	-	-	-	-	-	-	54,446.77
782215	IDB TIF Developer Project Expense	-	-	-	-	8,754,000.00	-	-	-	-	8,754,000.00
782601	TIF Agency	4,041,763.96	1,944,126.76	14,768.04	-	-	-	-	-	-	6,000,658.76
782602	TIF Administrative Fee to Chattanooga	104,611.81	54,569.64	1,377.64	-	-	-	-	-	-	160,559.09
782604	TIF Debt Service Allocation to Chattanooga	301,856.08	157,265.97	(1,406.54)	-	-	-	-	-	-	457,715.51
782605	TIF Refuse Pickup to Chattanooga	137,667.18	-	5,144.19	-	-	-	-	-	-	142,811.37
782603	TIF Administrative Fee to Hamilton Co	46,071.73	22,970.88	589.64	-	-	-	-	-	-	69,632.25
782606	TIF Trustee Fee to Hamilton Co	18,428.70	9,188.35	235.85	-	-	-	-	-	-	27,852.90
	Operating income (loss)	0.05	101,410.39	1,449.18	1,500.00	-	-	-	8,000.00	-	112,359.62
			-	-	-				-		
	Hamilton County Payments	1,385,047.16	787,593.32	21,539.30	-	-	-	-	-	-	2,194,179.78
	City Payment	2,656,716.85	1,156,533.42	47,675.51	-	-	-	-	-	-	3,860,925.78
	Total Payments to developer	4,041,764.01	1,944,126.74	69,214.81	-	-	-	-	-	-	6,055,105.56

<sup>1</sup> Effective FY23 only recrd the net payments receive from County and City (no more grossing up)

<sup>2</sup> Effecting FY23 IDB receives City's 5% admin fees (excluding Black Creek TIF)

<sup>3</sup> Initiated by the letter from the State Comptroller's Office, East Chattanooga TIF unpaid interest expenses \$313,557.05 is removed from the Finance Report



# IDB - e2i2 Program Summary

As of 12/31/2024

NR26'            Z00317'

Project Number: N10029

Project Name: IDB-E2I2 SSO Abatement Program

Award Number: FY24-N10029-524201

Award Name: FY24-N10029-Transfer from City of Chattanooga

Acct	Description	7/1/2023 - 6/30/2024 ADJ-2024'	7/1/2024 - 6/30/2025 DEC-2024'	Project Budget	Encumbrance	Since inception Actual
101101	Interfund Cash	409,946.00	(160,253.00)			(160,253.00)
125101	AR Accruals	333,489.00	-			-
125105'	AR Miscellaneous	-	-			-
201101	Accounts Payable	(409,946.00)	-			-
201103	AP Miscellaneous	-	-			-
212197	PPM Miscellaneous Clearing Account (Debit)	4,550,423.00	-			-
212198	PPM Miscellaneous Clearing Account (Credit)	(4,550,423.00)	-			-
524201	Reimbursement from City of Chattanooga	4,883,912.00	457,676.00			5,341,588.00
761117	CIP Sanitary Sewer Construction	4,883,912.00	612,604.00	153,087,868.00	15,022.00	5,496,516.00
761103	CIP Engineer's Easement Negotiations	-	4,325.00			4,325.00
761101	CIP Expense	-	1,000.00			1,000.00
781301	Fees, Licenses, & Permits	-	-			-
	Total Expenses					5,501,841.00
	Operating income (loss)	-	(160,253.00)			(160,253.00)

RESOLUTION

A RESOLUTION RATIFYING THE EXECUTION OF A FIRST AMENDMENT TO RIVERWALK EASEMENT AGREEMENT WITH NRCC, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE MODIFICATION OF THE COMMENCEMENT PERIOD OF THE SUBSTANTIAL AND MATERIAL CONSTRUCTION ON THE RIVERWALK IN THE PERMANENT EASEMENT AREA TO A PERIOD OF FIVE (5) YEARS.

---

BE IT RESOLVED, that the Industrial Development Board of the City of Chattanooga is hereby ratifying the execution of a First Amendment to Riverwalk Easement Agreement with NRCC, LLC, in substantially the form attached, for the modification of the commencement period of the substantial and material construction on the Riverwalk in the permanent easement area to a period of five (5) years.

ADOPTED: January 6, 2025

THE INDUSTRIAL DEVELOPMENT  
BOARD OF THE CITY OF CHATTANOOGA

Attest:

---

KERRY HAYES, Chair

---

GORDON PARKER, Secretary

cc

Book/Page: **GI 13792 / 239**  
 Instrument: 2024121800203  
 7 Page EASEMENT Value of \$10.00  
 Recorded by VRH on 12/18/2024 at 2:21 PM  
 MISC RECORDING FEE 35.00  
 DATA PROCESSING FEE 2.00  
  
**TOTAL FEES \$37.00**  
 State of Tennessee Hamilton County Register of Deeds **MARC GRAVITT**

**THIS INSTRUMENT PREPARED BY,  
 AND AFTER RECORDING, RETURN TO:**  
 Chambliss, Bahner & Stophel, P.C.

File:

Liberty Tower  
 605 Chestnut Street, Suite 1700  
 Chattanooga, TN 37450  
 Attn: Martha Culp Millener

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
NRCC, LLC (Name)	EASEMENT ONLY. (Name)	119H A 003
832 Georgia Ave, Suite 300 (Street Address)	(Street Address)	
Chattanooga, TN 37402 (City) (State) (Zip)	(City) (State) (Zip)	

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
CITY OF CHATTANOOGA (Name)	EASEMENT ONLY. (Name)	119H A 003
(Street Address)	(Street Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

Reference: Book 13344, Page 684 (Riverwalk Easement)

**FIRST AMENDMENT TO RIVERWALK EASEMENT AGREEMENT**

This FIRST AMENDMENT TO RIVERWALK EASEMENT AGREEMENT (this "Amendment") is made this 18 day of December, 2024 (the "Effective Date"), by and between NRCC, LLC, a Tennessee limited liability company ("Grantor") and the CITY OF CHATTANOOGA, a municipal corporation incorporated under the laws of the State of Tennessee ("Grantee").

RECITALS

A. Grantor owns real property located in the City of Chattanooga, Hamilton County, Tennessee, as more particularly described on Exhibit A.

B. Grantor and Grantee are parties to the Riverwalk Easement dated July 13, 2023 (the "**Easement**"), recorded in Book 13344, Page 684, in the Register of Deed for Hamilton County, Tennessee.

C. Grantor and Grantee desire to amend the Easement to revise the term of the Easement as set forth in this Amendment.

In consideration of the premises, easements and mutual covenants set forth in this Amendment, the sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Modification. Section 6 of the Easement is hereby deleted in its entirety and replaced with the following:

6. Termination of Easement. If Grantee does not commence substantial and material construction on the Riverwalk in the Permanent Easement Area within five years of the Effective Date, this Agreement shall automatically terminate and shall be of no further force and effect.

2. Entire Agreement. Amendments. This Amendment is the entire agreement between the parties and shall not be modified by any party's oral representations made before or after execution of this Amendment. All modifications must be in writing and signed by Grantor and Grantee.

3. Defined Terms and Effect. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings given to them in the Easement. Except as expressly amended by this Amendment, all easements, terms, covenants, conditions, and provisions of the Easement are hereby ratified and confirmed and shall remain unchanged and in full force and effect. This Amendment shall be binding upon and shall inure to the benefit of the parties, and their respective successors, assigns, heirs, administrators, executors and legal representatives.

4. Invalidity. If any term or provision of this Amendment or application of this Amendment is held invalid or unenforceable as to any party, the balance of this Amendment shall not be affected, and each remaining term and provision of this Amendment shall be valid and shall be enforced to the fullest extent provided by law.

5. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.

[Signature Pages Attached]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Amendment effective as of the Effective Date.

**GRANTOR:**

NRCC, LLC,  
a Tennessee limited liability company

By: *MB*

Name: *Matthew Phillips*

Title: *President*

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, *Matthew Phillips*, of the state and county aforesaid, personally appeared *Matthew Phillips*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the *President* authorized to execute the instrument on behalf of NRCC, LLC, the within named bargainer, a Tennessee limited liability company, and that he as such *President* executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as *Matthew Phillip*

WITNESS my hand and seal, at office in Chattanooga, Tennessee, this *11* day of *December*, 2024.



*Sarah Ryan*  
Notary Public

My Commission Expires: *1-28-26*

GRANTEE:

CITY OF CHATTANOOGA

By: [Signature]

Name: RICHARD J. BEELAND

Title: ADMINISTRATOR OF ECONOMIC DEVELOPMENT

STATE OF TENNESSEE

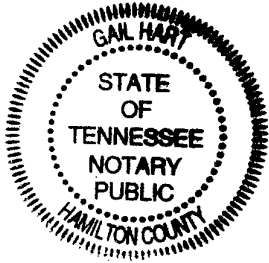
COUNTY OF HAMILTON

Before me, GAIL HART, of the state and county aforesaid, personally appeared RICHARD J. BEELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the ADMINISTRATOR OF ECONOMIC DEVELOPMENT authorized to execute the instrument on behalf of CITY OF CHATTANOOGA, the within named bargainor, a municipal corporation incorporated under the laws of the State of Tennessee, and that he/she as such ADMINISTRATOR executed the foregoing instrument for the purpose therein contained, by signing the name of the municipal corporation by himself/herself as ADMINISTRATOR

WITNESS my hand and seal, at office in Chattanooga, Tennessee, this 18 day of December, 2024.

[Signature]  
Notary Public

My Commission Expires: MARCH 09, 2026



STATE OF TENNESSEE

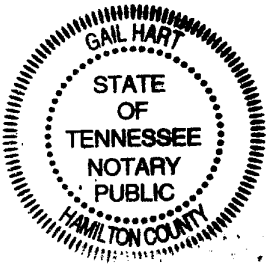
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of property transferred, whichever is greater, is \$10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MJM  
Affiant

Sworn and subscribed to before  
me this 18 day of December, 2024.

Gail Hart  
Notary Public



My Commission Expires: MARCH 09, 2026

**EXHIBIT A**

**Legal Description of Grantee Property**

Parcel 119H A 003 (4838 N Access Rd)

Land Located in the City of Chattanooga, Hamilton County, Tennessee. Being a part of Tract Four of the Property of INVISTA S.a.r.l., of record in Deed Book 9925, Page 253, Register's Office, Hamilton County, Tennessee, (ROHC), and being more particularly described as follows:

BEGINNING at a point on the Southern Right-of-Way Line (R/W) of North Access Road, with the intersection of the Eastern R/W line of the Norfolk Southern Railway, said point also being located 0.4 feet Southwest of a CONCRETE MONUMENT OLD;

Thence Southeasterly along the Southern R/W of North Access Road the following Courses and Distances:

THENCE South 65 degrees 38 minutes 10 seconds East, for a distance of 569.8 feet, to a POINT;

THENCE South 57 degrees 42 minutes 40 seconds East, for a distance of 100.2 feet, to a CONCRETE MONUMENT OLD;

THENCE in a curve to the left, having a Radius of 1,945.3 feet, and an Arc Length of

426.1 feet; being subtended by a Chord having a bearing of South 72 degrees 04 minutes 50 seconds East, for a distance of 425.2 feet, to a CONCRETE MONUMENT OLD;

THENCE South 79 degrees 57 minutes 00 seconds West, for a distance of 152.4 feet, to a CONCRETE MONUMENT OLD;

THENCE South 10 degrees 08 minutes 20 seconds East, for a distance of 170.0 feet, to a POINT, {said Point being located South 10 Degrees 08 minutes 20 seconds East 79.2 feet from a CONCRETE MONUMENT OLD} ;

THENCE Southwesterly along the Southern Lines of aforesaid property of INVISTA S.a.r.l., the following courses and distances:

THENCE South 74 degrees 44 minutes 50 seconds West, for a distance of 433.4 feet, to a POINT;

THENCE South 82 degrees 16 minutes 00 seconds West, for a distance of 378.9 feet, to a POINT;

THENCE South 76 degrees 21 minutes 50 seconds West, for a distance of 135.0 feet, to a POINT;

THENCE South 76 degrees 21 minutes 50 seconds West, for a distance of 280.0 feet, to a POINT;



THENCE South 77 degrees 49 minutes 50 seconds West, for a distance of 673.2 feet, to a POINT;

THENCE South 63 degrees 12 minutes 50 seconds West, for a distance of 100.0 feet, to a POINT;

THENCE South 71 degrees 01 minutes 50 seconds West, for a distance of 465.1 feet, to a point which lies 5. 0 feet, Northeast of an IRON ROD NEW;

THENCE North 08 degrees 52 minutes 10 seconds East, for a distance of 378.2 feet, to an IRON ROD NEW;

THENCE Northeasterly along the Southeast R/W of Norfolk Southern Railway the following courses and Distances:

THENCE in a curve to the left, having a Radius of 2,914.9 feet, and an Arc Length of 1,332.7 feet; being subtended by a Chord having a bearing of North 62 degrees 25 minutes 20 seconds East for a distance of 1,321.1 feet to a POINT;

THENCE North 49 degrees 19 minutes 30 seconds East, for a distance of 351.4 feet to the POINT OF BEGINNING.

CONTAINING 26.38 Acres, more or less.

RESOLUTION NO. 32345

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AMENDMENT TO RIVERWALK EASEMENT AGREEMENT WITH NRCC, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE MODIFICATION OF THE COMMENCEMENT PERIOD OF THE SUBSTANTIAL AND MATERIAL CONSTRUCTION ON THE RIVERWALK IN THE PERMANENT EASEMENT AREA TO A PERIOD OF FIVE (5) YEARS.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the Mayor or his designee to enter into a First Amendment to Riverwalk Easement Agreement with NRCC, LLC, in substantially the form attached, for the modification of the commencement period of the substantial and material construction on the Riverwalk in the permanent easement area to a period of five (5) years.

ADOPTED: December 17, 2024

/mem



# One Chattanooga Plan: Roadmap for Economic Development Tools

*Supported by two recent studies*

## 1. March 2024, Chattanooga Regional Planning Agency Study **Capital Funding for Mid-Sized Cities and Counties**

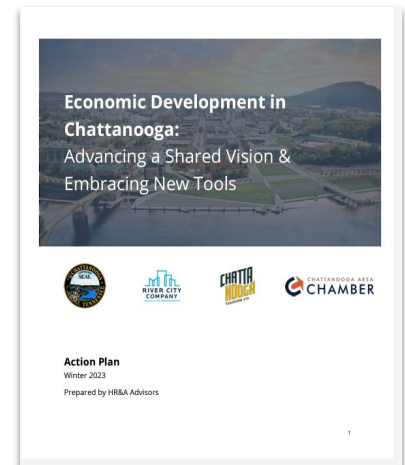
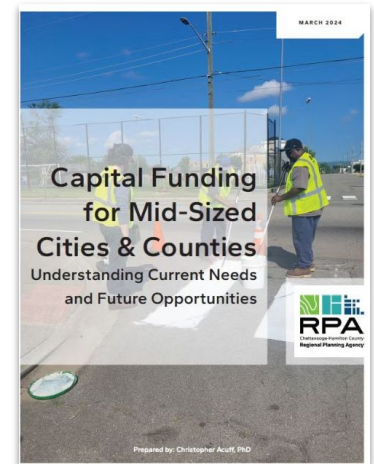
<https://chcrpa.org/project/capital-funding-for-mid-sized-cities-counties/>

1. *Chattanooga spends less per capita on capital projects than comparison municipalities.*
2. *Pay-as-you-go approach with a low debt ratio.*
3. *Lacking in dedicated funding streams*
4. *Provided short-term, mid-term, and long-term options for revenue streams*

## 2. Winter 2023, HR&A Report **Economic Development in Chattanooga: Advancing a Shared Vision & Embracing New Tools**

City and civic economic development leaders aligned on the need to create four new high-priority economic development strategies – and to advance them through ongoing partnership.

1. *Unlocking currently **vacant or underutilized downtown sites.***
2. *Creating **transparency and clarity for developers seeking public benefits** and positioning the City to negotiate when considering public benefits for developers.*
3. ***Activating commercial corridors** to support local entrepreneurs and build local wealth.*
4. *Incentivizing more companies to **provide work-based learning and improve job access.***



# Proposed 2025: Economic Development Business Toolkit

**Higher Risk**  
Sole Proprietor

**Medium Risk**  
Owner & Small Staff

**Lower Risk**  
Executive Staff & Support Staff

<p>1. StartUp 2. Home-based Incubator, Shared Space</p>	<p>3. Neighborhood Businesses Brick and Mortar. Select Home-based, Retail, Restaurant, Commercial, Office, Industrial</p>	<p>4. Growing Businesses Brick &amp; Mortar Commercial, Office, Industrial</p>	<p>5. Workforce Development Training &amp; Upskilling</p>	<p>6. Large Capital Projects Brick &amp; Mortar Commercial, Office, Industrial</p>
<p><b>Kiva Loan Program</b> Crowdfunding Loan Maximum: \$15,000</p>	<p><b>Construction Mitigation</b> Walnut Street Bridge Statutory award for minimum 90-day business interruption Maximum: \$1,000</p> <p><b>HUD Section 108 Loan Program</b> Projects with impact on low to moderate income (LMI) location, customers, and/or employees. \$25,000-\$250,000</p> <p><b>Neighborhood Reinvestment Small Business Loans</b> Discretionary program for existing businesses. Technical assistance required. Maximum \$15,000</p>	<p><b>Growing Small Business Grants</b> Statutory reward for 5+ job creation Maximum: \$10,000</p> <p><b>Innovation Grants</b> Discretionary reward for 10+ job creation</p> <p><b>Facade &amp; Signage Grants</b> Competitive matching grants for small business facade improvements. Maximum: \$30,000</p> <p><b>High Growth Jobs and Investment Program</b> Discretionary award for medium-sized projects with at least 25 new jobs in high-growth sector industries.</p>	<p><b>Pathway Upskilling and Reskilling Grants</b> Discretionary program to support training for select real-time high-demand sectors</p>	<p><b>Payment in Lieu of Taxes (PILOT)</b> Discretionary incentive for job creation and capital investment Future policy changes, templates, monitoring practices, and updated guidelines</p> <p><b>Industrial Development Bonds</b></p> <p><b>Tax Increment Financing (TIF)</b> Discretionary incentive for jobs &amp; infrastructure Future policy changes, standards, and updated guidelines</p> <p><b>Redevelopment Tax Increment Financing (TIF)</b> Discretionary incentive for housing &amp; infrastructure</p>

## The Industrial Development Board of the City of Chattanooga

100 E. 11<sup>th</sup> Street, Suite 200  
Chattanooga, TN 37402

July 24, 2024

Mr. Marty Haynes  
Hamilton County Property Assessor  
6135 Heritage Park Drive  
Bonny Oaks  
Chattanooga, Tennessee 37416

Mr. Cory Gearrin  
Deputy Mayor of Hamilton County  
625 Georgia Avenue  
Chattanooga, Tennessee 37402

Mr. Bill Hullander  
Hamilton County Trustee  
625 Georgia Avenue, Room 210  
Chattanooga, Tennessee 37402-1494

Mr. Jermaine Freeman  
Chief of Staff, City of Chattanooga  
101 E. 11<sup>th</sup> Street  
Chattanooga, Tennessee 37402

Ms. Charita Allen  
Senior Advisor, Economic and  
Workforce Development  
City of Chattanooga  
101 E. 11<sup>th</sup> Street  
Chattanooga, Tennessee 37402

Mr. Javaid Majid  
Chief Financial Officer, City of Chattanooga  
101 E. 11<sup>th</sup> Street  
Chattanooga, Tennessee 37402

Mr. Lee Brouner  
Chief Financial Officer, Hamilton County Government  
455 North Highland Park Avenue  
Chattanooga, Tennessee 37404

Mr. Rheubin Taylor  
County Attorney of Hamilton County  
204 Courthouse  
625 Georgia Avenue  
Chattanooga, Tennessee 37402

Mr. Phillip A. Noblett  
City Attorney of City of Chattanooga  
2<sup>nd</sup> Floor City Hall Annex  
100 E. 11<sup>th</sup> Street, Suite 200  
Chattanooga, Tennessee 37402

**Re: Notice of Designation of Allocation Period under the Economic Impact Plan for the Development of the North River Commerce Center Industrial Park and the Redevelopment of North Access Road**


Ladies and Gentlemen:

Pursuant to the Economic Impact Plan for the Development of the North River Commerce Center Industrial Park and the Redevelopment of North Access Road (the "Plan"; capitalized terms used and not otherwise defined herein shall have the meanings assigned to such terms in the Plan) and as permitted by Tenn. Code Ann. § 9-23-103(d), The Industrial Development Board of the City of Chattanooga ("Board") is authorized, upon notice to the City of Chattanooga, Tennessee (the "City") and Hamilton County, Tennessee (the "County"), to designate the year in which the allocation of TIF Revenues shall begin as to specific parcels in the Plan Area, subject to the time limitation on allocations provided in the Plan. The allocation period for parcels in the Plan Area can begin in different years.


Accordingly, the Board, at the written request of the Developer, hereby gives notice to the City and County that it designates that the allocation of TIF Revenues for the parcels highlighted in green on Exhibit A attached hereto and the personal property associated with each parcel shall begin with the taxes assessed for calendar year 2024 as such taxes are collected. In accordance with the Plan and the Development and Financing Agreement referenced below, the calculation of TIF Revenues for these parcels is to be made on a parcel by parcel basis, and not on an aggregated basis. Upon such commencement, the allocation period for each such parcel shall be for a period not to exceed twenty (20) years as provided in the Plan.

Sincerely,

THE INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF CHATTANOOGA

By:   
Kerry Hayes (Dec 6, 2024 11:04 EST)  
Kerry Hayes, Chairman

Pursuant to Section 2(d) of the Development and Financing Agreement Relating to the North River Commerce Center Industrial Park and the North Access Road Economic Development Area between the Board and Access Road, LLC (the "Developer"), the Developer hereby requests the commencement in 2024 of the allocation of TIF Revenues with respect to the parcels highlighted in green on the attached Exhibit A.

ACCESS ROAD, LLC  
By:   
Matt Phillips, President

**Exhibit A**  
**Base Tax Values for TIF District**  
(The allocation period for parcels highlighted in green shall commence in 2024)

Industrial Park Parcels as of 2021  
(Informational Purposes Only)

<b>Tax/Map Parcels</b>	<b>2021 Base Taxes - City</b>	<b>2021 Base Taxes – County</b>
110P B 001.02	\$16,672.50	\$16,578.39
119H A 001.05	\$9,099.00	\$9,047.64
119H A 003	\$10,291.50	\$10,233.41

Updated Industrial Park Parcel Listing<sup>1</sup>

<b>Tax/Map Parcels</b>	<b>2021 Base Taxes - City</b>	<b>2021 Base Taxes – County</b>
110P B 001.02	\$5,466.62	\$5,435.76
110P B 001.07	\$4,801.20	\$4,774.10
110P B 001.08	\$6,404.68	\$6,368.53
119H A 001.05	\$9,099.00	\$9,047.64
119H A 003	\$10,291.50	\$10,233.41

Future Development Parcels

<b>Tax/Map Parcels</b>	<b>2021 Base Taxes - City</b>	<b>2021 Base Taxes – County</b>
110P B 001	\$39,780.00	\$39,555.46
119H A 001	\$3,696.30	\$3,675.44
119H A 003.02	\$1,138.50	\$1,132.07
119H A 001.03	Exempt	Exempt
119H A 001.04	Exempt	Exempt

<sup>1</sup> For the base tax year of 2021, Tax Map / Parcel 110P B 001.02 included two separate tracts of land totaling approximately 36 acres. The maps and the legal descriptions included in the Economic Impact Plan include both tracts of land. Subsequently, the original parcel has been divided into three new parcels: Parcel 110P B 001.02 (approximately 11.83 acres), Parcel 110P B 001.07 (approximately 10.39 acres) and Parcel 110P B 001.08 (approximately 13.86 acres). This table shows the allocation of the 2021 base tax amounts in proportion to the acreage now contained in each parcel.






# Chattanooga IDB 2024 Notice of Designation of Allocation Period and Subdivision re Access Road(45824660) - Access Road Revisions

Final Audit Report

2024-12-06

Created:	2024-12-06
By:	Maria Manalla (mmanalla@chattanooga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqGnQURUQg2BfKrkiHE-WWUWuW4f6PlcL

## "Chattanooga IDB 2024 Notice of Designation of Allocation Period and Subdivision re Access Road(45824660) - Access Road Revisions" History

-  Document created by Maria Manalla (mmanalla@chattanooga.gov)  
2024-12-06 - 3:57:57 PM GMT
-  Document emailed to Kerry Hayes (kerry.hayes@gmail.com) for signature  
2024-12-06 - 3:58:03 PM GMT
-  Email viewed by Kerry Hayes (kerry.hayes@gmail.com)  
2024-12-06 - 4:03:25 PM GMT
-  Document e-signed by Kerry Hayes (kerry.hayes@gmail.com)  
Signature Date: 2024-12-06 - 4:04:41 PM GMT - Time Source: server
-  Agreement completed.  
2024-12-06 - 4:04:41 PM GMT





Jason E. Mumpower  
Comptroller

## Report On Debt Obligation

Receipt Date: 12/03/2024

### Entity and Debt Information

**Entity Name**

Industrial Development Board of the City of Chattanooga, Tennessee

**Entity Address**

100 East 11th Street, Suite 200 c/o Chattanooga City Attorney's Office Chattanooga, Tennessee 37402

**Debt Issue Name**

Tax Increment Revenue Note A (Stadium Development Project)

**Series Year**

2024

**Debt Issue Face Amount**

\$16,000,000.00

**Face Amount Premium or Discount?**

N/A

**Tax Status**

Taxable

**Interest Type**

Variable with Index and Basis Points

**Index Type | Basis Points**

SOFR | 250

**Debt Obligation**

Bond

**Moody's Rating**

Unrated

**Standard & Poor's Rating**

Unrated

**Fitch Rating**

Unrated

**Other Rating Agency Name**

N/A

**Other Rating Agency Rating**

N/A

**Security**

Tax Increment Financing (TIF)

**Type of Sale Per Authorizing Document**

Negotiated Sale

**Dated Date**

10/29/2024

**Issue/Closing Date**

10/29/2024

**Final Maturity Date**

12/1/2057

### Debt Purpose

Purpose	Percentage	Description
Other	100%	Construction of multi-use sports and entertainment stadium
Education	0%	N/A
General Government	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

### Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

No

**Maturity Dates, Amounts, and Interest Rates**

**Comments**

Year	Amount	Interest Rate
2057	\$16,000,000.00	VAR
TOTAL AMOUNT	\$16,000,000.00	

\*See final page for Submission Details and Signatures\*

## Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

Not Applicable

### Signature - Chief Executive or Finance Officer of the Public Entity

**Name**

Kerry Hayes

**Title/Position**

Chair

**Email**

kerry.hayes@gmail.com

**Alternate Email**

N/A

### Signature - Preparer (Submitter) of This Form

**Name**

Betsy Knotts

**Title/Position**

Counsel

**Email**

betsy.knotts@bassberry.com

**Alternate Email**

jesi.harrell@bassberry.com

**Relationship to Public Entity**

Bond Counsel

**Organization**

Bass, Berry and Sims PLC

### Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

Verify Form Accuracy

**Date to be Presented at Public Meeting**

01/07/2025

**Date to be emailed/mailed to members of the governing body**

12/05/2024

### Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.



Jason E. Mumpower  
Comptroller

## Report On Debt Obligation

Receipt Date: 12/03/2024

### Entity and Debt Information

**Entity Name**

Industrial Development Board of the City of Chattanooga, Tennessee

**Entity Address**

100 East 11th Street, Suite 200 c/o Chattanooga City Attorney's Office Chattanooga, Tennessee 37402

**Debt Issue Name**

Tax Increment Revenue Note B (Stadium Development Project)

**Series Year**

2024

**Debt Issue Face Amount**

\$10,000,000.00

**Face Amount Premium or Discount?**

N/A

**Tax Status**

Taxable

**Interest Type**

Variable with Index and Basis Points

**Index Type | Basis Points**

SOFR | 250

**Debt Obligation**

Bond

**Moody's Rating**

Unrated

**Standard & Poor's Rating**

Unrated

**Fitch Rating**

Unrated

**Other Rating Agency Name**

N/A

**Other Rating Agency Rating**

N/A

**Security**

Tax Increment Financing (TIF)

**Type of Sale Per Authorizing Document**

Negotiated Sale

**Dated Date**

10/29/2024

**Issue/Closing Date**

10/29/2024

**Final Maturity Date**

12/1/2057

### Debt Purpose

Purpose	Percentage	Description
Other	100%	Construction of multi-use sports and entertainment stadium
Education	0%	N/A
General Government	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

### Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

No

**Maturity Dates, Amounts, and Interest Rates**

**Comments**

Year	Amount	Interest Rate
2057	\$10,000,000.00	VAR
TOTAL AMOUNT	\$10,000,000.00	

\*See final page for Submission Details and Signatures\*

## Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

Not Applicable

### Signature - Chief Executive or Finance Officer of the Public Entity

**Name**

Kerry Hayes

**Title/Position**

Chair

**Email**

kerry.hayes@gmail.com

**Alternate Email**

N/A

### Signature - Preparer (Submitter) of This Form

**Name**

Betsy Knotts

**Title/Position**

Counsel

**Email**

betsy.knotts@bassberry.com

**Alternate Email**

jesi.harrell@bassberry.com

**Relationship to Public Entity**

Bond Counsel

**Organization**

Bass, Berry and Sims PLC

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**Date to be Presented at Public Meeting**

01/07/2025

**Date to be emailed/mailed to members of the governing body**

12/05/2024

### Final Confirmation:

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