

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

Monday, October 6, 2025 @ 11:00 AM

1. Call meeting to order.
2. Election of Chair.
3. Confirmation of Meeting Advertisement and Quorum Present.
4. Minutes approval for the August 4, 2025, monthly meeting.
5. Recognition of any person wishing to address the Board.
6. Quarterly Finance Reports presented by Eleanor Liu.
7. **Northgate Mall TIF**
 - (a) A resolution accepting the application and attachments from Hixson Mall, LLC and BI Developments, LLC for a Tax Increment Incentive and authorizing the submission of the Tax Increment Incentive Application for the Northgate Mall Redevelopment Project to the Chattanooga City Council and Hamilton County Commission to adopt a Resolution of Intent to consider an Economic Impact Plan.
 - (b) A resolution of the Board of Directors of the Industrial Development Board of the City of Chattanooga to set an Application Review Committee meeting on or about October 20, 2025, to review the Application for the public infrastructure improvements to support the revitalization of the Northgate Mall.
8. **PUBLIC HEARING – Economic Impact Plan for the development of the North River Commerce Center Industrial Park**

A resolution of the Board of Directors of the Industrial Development Board of the City of Chattanooga approving a Second Amendment to the Economic Impact Plan for the development of the North River Commerce Center Industrial Park and the redevelopment of North Access Road and submitting the amendment to the City Council and County Commission for approval.

9. **High Growth High Jobs Incentive Grant**

A resolution amending Industrial Development Board resolution dated July 14, 2025, for the Master Machine High Growth High Jobs Incentive to change the definition of wage amount of “New Employees”, in the amount of \$58,639.00, to match the higher wage, in the amount of \$72,330.00, as previously referenced in Exhibit A of the Agreement and the accompanying Staff Report.

10. **Bridge COVID-19 Revolving Loan Fund**

A resolution authorizing the Chair or Vice-Chair to execute a letter addressed to the Southeast Tennessee Development District (SETDD) requesting re-paid IDB Bridge COVID-19 Revolving Loan funds to be returned to the City of Chattanooga IDB Fund Account No. NR14, for an approximate amount of \$358,000.00.

11. **Southern Champion Tray PILOT**

A resolution authorizing the Industrial Development Board to convey and transfer certain real and personal property and to take further action in connection with the termination of certain Lease Agreements and Agreements for Payments in Lieu of Ad Valorem Taxes in connection with certain Southern Champion Tray projects.

12. **e2i2 Project**

A resolution ratifying action taken by the Vice-Chair to execute a Sanitary Sewer Easement and Temporary Construction Easement with VTR Shallowford, LLC for property located at 7127 Lee Highway relating to the e2i2 project.

13. Other Business – Discussion Items.

- (a) Update on June 2, 2025, agenda approving Chattanooga Chamber of Commerce request in the amount of \$70,000.00 as a funding match for a site selector LED competitive analysis. The IDB was invoiced under budget in the amount of \$60,000.00 as a final cost. The IDB retains the previously committed amount of \$10,000.00.
- (b) Confirmation – CNE Small Business funds were deposited into the IDB Account No. NR14 IDB-PILOTs Z00306 in late August 2025, in the amount of \$588,802.59.

14. Adjournment.