



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

COUNCIL MEETING MINUTES

June 4, 2024

3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson called the business meeting to order at 3:30 p.m. A quorum was present that also included Vice Chair Jenny Hill and Councilpersons Ken Smith, Darrin Ledford, Isiah Hester, Carol Berz, Raquetta Dotley, and Marvene Noel. Councilwoman Demetrus Coonrod joined the quorum at 3:55 p.m.

[Editor's Note: This meeting was live streamed in two separate videos on YouTube. Part 1 video is available [here](#). Part 2 video is available [here](#).]

OTHER PARTICIPANTS

Mayor's Office: Jermaine Freeman, Chief of Staff, and Ryan Ewalt, Chief Operating Officer

Regional Planning: Karen Rennich, Deputy Director

Downtown Chattanooga Alliance: Steve Brookes, Executive Director

Bass Berry + Sims PLC: Mark Mamantov, Attorney

Perimeter Properties, LLC: Andrew Stone, Spokesman

New City, LLC: Jim Irwin, President

Office of City Attorney: Phil Noblett, City Attorney

Council Office: Melissa Bardoner, Council Support Specialist, and Nicole Gwyn, Clerk to Council

PLEDGE OF ALLEGIANCE

Chairman Henderson led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith seconded by Councilman Ledford the minutes of the last meeting (May 21, 2024) were approved as published.

DISCUSSION AGENDA

NEXT WEEK'S PROPOSED AGENDA (June 11, 2024)

Agenda Item 9(a) – Economic Development (Resolution relative to Economic Impact Plan (EIP) amendment for the South Broad District [Stadium])

Mr. Freeman and Attorney Mamantov were the main speakers during a presentation given regarding this item. The presentation may be viewed [here](#) and touched on the following:

- Recap of the financing structure agreement / MOU reached in February [of 2024]
- Updates since February 2024
- Summary of the amendment being requested for the City's Economic Impact Plan
- Overview & analysis of the Development Agreement being negotiated for this project
- Upcoming actions needed to move forward

Afterwards, the floor was opened to questions and comments from the Council. Discussion ensued, which may be viewed [here](#) and touched on the following:

- Update on the Community Benefits Agreement
- The inclusion of benchmarks (five year & eight year) within the Development Agreement, as well as penalties
- Amount of development needed to offset costs
- Length of time that the city can expect to service this debt obligation
- Anticipated timeline for construction
- MOU with Core Development and where they are in the construction process
- Clarification on the 'clawback' provision(s) in the Development Agreement

[Councilwoman Noel exited the meeting briefly during this discussion.]

Upon no further questions or comments, the issue was closed.

DCA / CBID FY24-25 BUDGET PRESENTATION

Mr. Brookes gave a brief overview of the budget. At the conclusion, Chairman Henderson opened the floor for questions or comments from Council. The presentation and ensuing discussion may be viewed [here](#). Upon no further questions or comments, the issue was closed.

PLANNING & ZONING COMMITTEE

PROCEDURAL NOTE: Council Chairman Henderson yielded control of the meeting to Councilman Leford for the Planning & Zoning Committee.

Councilman Ledford, Committee Chair, called the Planning & Zoning Committee to order at 4:18 p.m. with a quorum of all nine Councilmembers present. [View committee [here](#).]

On motion of Councilwoman Dotley and seconded by Councilwoman Noel, the minutes of the last Planning & Zoning meeting (May 7, 2024) were approved as published.

ORDINANCES – FIRST READING

Agenda Item VIII(b) – Case No. 2024-0052

Councilwoman Berz advised that the applicant had agreed to conditions for this item and requested clarification regarding their inclusion in the minutes; Attorney Noblett and Ms. Rennich responded. Upon no further questions or comments, the issue was closed.

Agenda Item VIII(c) – Amendment relative to Short Term Vacation Rental (STVR) Overlay District Map in District 1

Attorney Noblett briefed the Council on this item, which may be viewed [here](#). Afterwards, Council Chairman Henderson requested clarification on whether an alternate version of this item was needed; Attorney Noblett affirmed. Vice Chair Hill requested a copy of the map for this item; Attorney Noblett affirmed. Upon no further questions or comments, the issue was closed.

[Councilman Hester exited the meeting during this discussion.]

Next week, June 11, 2024

Ordinances – First Reading:

Agenda Item 8(d) – Case No. 2024-0068 (Rezoning of property at 2708 Bliss Avenue)

Ms. Rennich briefed the Council on this item. Councilwoman Noel informed the Council that she had not spoken to the applicant about this item and stated her intent to defer it until she had; Ms. Rennich offered to follow up with them. Upon no further questions or comments, the issue was closed.

Agenda Item 8(e) – Case No. 2024-0074 (Rezoning of property at 1709 North Orchard Knob Avenue)

Ms. Rennich briefed the Council on this item. Councilwoman Noel advised that this item was good to move forward. Upon no further questions or comments, the issue was closed.

Resolutions:

Agenda Item 9(f) – Case No. 2024-0055 (Relative to a Special Exceptions Permit for a PUD at 7529 & 7611 Ziegler Road)

Councilman Ledford requested additional information / clarification on this item. Ms. Rennich responded. Upon no further questions or comments, the issue was closed.

OTHER BUSINESS:

Brainerd Overlay Zone Variances

Ms. Rennich provided the Council with additional information about this item and requested that a resolution be passed regarding it; Attorney Noblett affirmed. Upon no further questions or comments, the issue was closed.

RECESS

Councilman Ledford adjourned the Planning & Zoning Committee at 4:35 p.m. and recessed the business meeting until 6:00 p.m.

MEETING RECONVENED

Chair Henderson reconvened the meeting at 6:00 p.m. A quorum was present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

PUBLIC HEARING – FY25 BUDGETS

Chairman Henderson yielded the chair of the meeting to Councilwoman Berz, chair of the Budget and Finance Committee, who opened a public hearing on the proposed Fiscal Year 2024-2025 Operating & Capital Budgets [view full hearing [here](#)]. She opened the floor to anyone wanting to address the Council on the proposed budget and allotted up to three minutes per person. The councilwoman recognized the following speakers:

Speaker Name	District	Primary Topics:
• Janice Gooden	8	Representing community and CALEB – The speaker discussed \$3 Million proposed for affordable housing and would like to see commitment for continued funding in future administrations.
• Helen Burns Sharp	7	Representing Accountability for Taxpayer Money – The speaker expressed appreciation for funding allocated to Walnut Street bridge improvements.
• Ramey Centaro		The speaker recommended funding to pay attorney fees for the falsely imprisoned. The speaker commended the diversity on the Council and how that will help citizens who need attorneys to fight oppression.
• Edward Green, Jr.	9	The speaker cited safety concerns about lighting in the Wilcox Tunnel lighting and asked the Council to fund new lights in the tunnel.
• Kevin Hyde		Representing the Partnership for Families, Children, and Adults – The speaker thanked the City for support of their organization and detailed their budget request for \$360,000 for victim support services.
• Patrick Hill	8	Representing the skateboarding community – The speaker expressed thanks for the new skatepark and the \$1 Million proposed in funding for it. They emphasized the importance of safe facilities for wheeled activities.

Councilwoman Berz confirmed that there were no other persons wishing to address the Council on the proposed budgets. Therefore, she closed the public hearing at 6:12 p.m. and yielded control of the meeting back to Chairman Henderson.

ORDER OF BUSINESS

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

024-0050
Edifice Builds, LLC c/o Marilyn Jones and May Caldwell
Planning Commission Version
District No. 5

On motion of Councilman Hester and seconded by Councilman Ledford,

ORDINANCE #14115

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4416 JERSEY PIKE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried, with Councilwoman Coonrod abstaining.

ACTION: PASSED ON FIRST READING

2024-0052
Joseph Parks
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

ORDINANCE #14116

[View [here](#)]

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF AN UNADDRESSED PROPERTY IN THE 6100 BLOCK OF VANCE ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.

The Applicant, **Joseph Parks**, was present, but no Opposition was present. Councilwoman Berz asked to speak with the Applicant about the rezoning since the neighborhood was in favor of it. She noted that this rezoning was being requested for the ingress and egress, and asked the Applicant to discuss the information that he was willing to add to the record regarding market fluctuations and the exact market impacting the price. The Applicant confirmed bringing a copy of the information and having just spoken to Ms. Rennich (Regional Planning) about it. Councilwoman Berz asked the Applicant to confirm:

- That this was a 2-year, workforce housing project;
- that the exact market will dictate the level of architecture finish on the buildings; that the project was bracketed to show how the higher and lower ends would look; and that images of the proposed project would be included in the record.

The Applicant confirmed and gave copies of his email with images [see *attached*] to the Clerk for adding to the record of this meeting. The motion carried.

ACTION: PASSED ON FIRST READING

Alternate Version

On motion of Councilman Ledford and seconded by Vice Chair Hill,

ORDINANCE #14117

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, DIVISION 27, SECTION 38-432, DEFINITIONS, SHORT TERM VACATION RENTAL DISTRICT TO AMEND THE MAP AND BOUNDARIES TO INCLUDE AN ADDITIONAL AREA WITHIN COUNCIL DISTRICT 1.

The motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

RESOLUTIONS:

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following two resolutions for one Council vote.

RESOLUTION #32097

A RESOLUTION CONFIRMING THE APPOINTMENT OF EVELYN SIMS TO REPRESENT DISTRICT 3 ON THE HEAD START GOVERNING BOARD, WITH A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32098

A RESOLUTION CONFIRMING THE APPOINTMENT OF ZELMA LANSFORD TO REPRESENT DISTRICT 7 ON THE PARKS & OUTDOORS ADVISORY BOARD, WITH A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON FEBRUARY 13, 2025.

Councilwoman Berz moved to approve both resolutions. Vice Chair Hill seconded. The motion carried.

ACTION: RESOLUTIONS 32097 & 32098 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following three resolutions for one Council vote.

RESOLUTION #32099

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE QUITCLAIM DEEDS CONVEYING SIXTEEN (16) CERTAIN OR CERTAIN COMBINATIONS OF PARCELS, IN SUBSTANTIALLY THE FORM ATTACHED, TO THE APPROVED HIGHEST BIDDERS ON PROPERTIES OF THE CITY OF CHATTANOOGA AND HAMILTON COUNTY AS ACQUIRED THROUGH PREVIOUS DELINQUENT TAX SALES.

RESOLUTION #32100

A RESOLUTION AUTHORIZING REVISIONS TO THE EMPLOYEE INFORMATION GUIDE (EIG) POLICY 5.7 – PROBATIONARY PERIOD, WITH RELATED TABLE OF CONTENTS UPDATES, TO BE EFFECTIVE UPON APPROVAL.

RESOLUTION #32101

A RESOLUTION AUTHORIZING A SPEND LIMIT INCREASE FOR YEAR ONE OF EXISTING NOVOAGLOBAL BLANKET AGREEMENT PA 100410 FROM \$990,000.00 TO \$1,565,000.00 REPRESENTING AN INCREASE OF \$575,000.00, FOR AUTOMATED PHOTO ENFORCEMENT PARTNERSHIP INVOICES APRIL 2024 THROUGH NOVEMBER 2024.

Vice Chair Hill moved to approve the three resolutions. Councilwoman Coonrod seconded. The motion carried.

ACTION: RESOLUTIONS 32099 – 32101 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following eight resolutions for one Council vote.

RESOLUTION #32102

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF JOSEPH MEADOWS TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2028.

RESOLUTION #32103

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF SCOTT OWENS TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2028.

RESOLUTION #32104

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF JACQUELINE DOWELL TO THE HAMILTON COUNTY BOARD OF EQUALIZATION, FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32105

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF ERIC MCROY TO THE COMMUNITY ADVISORY COMMITTEE: LOOKOUT VALLEY (REGION 1), FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32106

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF JEREMY BRADFORD TO THE COMMUNITY ADVISORY COMMITTEE: HIXSON (REGION 8), FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32107

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF SEAN BESLEY TO THE COMMUNITY ADVISORY COMMITTEE: HIXSON (REGION 8), FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32108

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF GREG GOODMAN TO THE COMMUNITY ADVISORY COMMITTEE: HIXSON (REGION 8), FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2026.

RESOLUTION #32109

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF CHRISTIE MORRIS TO THE COMMUNITY ADVISORY COMMITTEE: WASHINGTON HILLS (REGION 10), FOR A TERM BEGINNING ON JUNE 5, 2024, AND ENDING ON JUNE 4, 2027.

Councilwoman Dotley moved to approve the eight resolutions. Councilwoman Noel seconded. The motion carried.

ACTION: RESOLUTIONS 32102 – 32109 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following four resolutions for one Council vote.

RESOLUTION #32110

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO APPLY FOR, AND IF AWARDED, TO ACCEPT THE COMMUNITIES SPARKING INVESTMENT IN TRANSFORMATIVE ENERGY (“C-SITE”) FUNDING FROM THE U.S. DEPARTMENT OF ENERGY (“US DOE”) FOR AN AMOUNT NOT TO EXCEED \$3.6 MILLION, WITH NO CITY OF CHATTANOOGA MATCH; AND WILL PASS THROUGH THE FUNDS TO THE CHATTANOOGA HOUSING AUTHORITY (“CHA”) TO BE ALLOCATED FOR IMPROVEMENTS TO THE JAMES A. HENRY COMMUNITY CENTER FACILITY.

RESOLUTION #32111

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO MAKE PAYMENT TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CITY'S SHARE OF THE CONSTRUCTION ENGINEERING AND INSPECTION (CEI) CONTRACT COST FOR ALFRED BENESCH & COMPANY FOR THE WALNUT STREET PEDESTRIAN BRIDGE (E-13-002, PIN 128099.00), WITH THE CITY'S PORTION IN THE AMOUNT OF \$163,434.80, FOR A TOTAL COST ESTIMATE OF \$817,174.00.

RESOLUTION #32112

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. Y-23-006-201, GLENWOOD COMMUNITY CENTER HELICAL PIERS, TO KANE INDUSTRIES, LLC, OF CHATTANOOGA, TN, IN THE AMOUNT OF \$88,358.55, WITH A CONTINGENCY IN THE AMOUNT OF \$8,500.00, FOR A TOTAL AMOUNT OF \$96,858.55.

RESOLUTION #32113

A RESOLUTION AUTHORIZING THE APPOINTMENT OF HORTON DANE WILLIAMS AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO ENFORCEMENT OF CITY CODE, CHAPTER 31, ARTICLE VIII, STORMWATER MANAGEMENT.

Councilwoman Dotley moved to approve the four resolutions. Vice Chair Hill seconded. The motion carried.

ACTION: RESOLUTIONS 32110 – 32113 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Mr. Ewalt (Mayor's Office) recommended the following new purchases for Council consideration:

200674 Fleet Management Division, Public Works \$56,380.00

CPD Lighting & Sirens for Ten (10) Non-Patrol Explorers

Lowest/Best Bidder: Truckers Lighthouse Inc
12941 Dayton Pike
Soddy Daisy, TN 37379

REQ148731 Technology Services \$39,468.00

Stormwater Management Software

Lowest/Best Bidder: 2ndNature Software Inc
500 Seabright Avenue Suite 205
Santa Cruz, CA 95062

200602 Land Development Office, Public Works \$120,000.00
Historic Guidelines Document
Lowest/Best Bidder: Preservation Design Partnership
10 Shurs Lane Suite 104
Philadelphia, PA 19127

200669-2 Wastewater \$85,000.00
Window Tinting & Replacement Services
Lowest/Best Bidder: Osteen Construction
4637 Guild Trail
Chattanooga, TN 37409

PA100189 Wastewater Increase of \$15,000.00 for
Air Compressor Maintenance & Repair Services a total estimated spend of
Lowest/Best Bidder: Blake & Pendleton, Inc. \$80,000.00
269 North Street
Macon, GA 31206

Councilwoman Berz moved to approve. Councilwoman Dotley seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

COMMITTEE REPORTS:

Affordable Housing Committee
Vice Chair Hill (No report)

Budget and Finance Committee
Councilwoman Berz reported:

- The committee has finished its budget process with the public hearing held today. She announced that the budget ordinances will proceed to first reading at the meeting next week, June 11.

Economic Development Committee
Councilwoman Coonrod (No report)

Education and Innovation Committee
Councilwoman Noel (No report)

Equity and Community Development Committee
Councilwoman Coonrod (No report)

Legislative Committee
Councilman Smith (No report)

Planning and Zoning Committee
Councilman Ledford reported:

- The committee met today to review all planning and zoning items on the agenda.
- The committee also met today for the fourth and final work session on the zoning ordinance updates. The committee is ready to place a resolution on the June 11th agenda that would authorize sending the ordinance for Planning Commission review. With no

objection from the Council, Chairman Henderson agreed and instructed the Attorney to add an authorizing resolution to the June 11th agenda.

Parks and Public Works
Councilman Hester (Not present)

Public Safety Committee
Raquetta Dotley (No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

Attorney Noblett read the rules of procedure for persons wishing to address the Council. After which, Chair Henderson recognized the following persons:

Speaker Name	District	Primary Topics:
• Ramey Centaro	(N/A)	The speaker discussed a false arrest and waiting for justice from sessions court in their case. The speaker questions police dashcam video being lost from their arrest.
• Monty Bell	(N/A)	The speaker distributed a copy of FOIA provisions to the Council. They spoke on the challenges experienced the last time when addressing the Council.
• Jon Jon	9	The speaker believes there are too many unknowns regarding the stadium project. The speaker explains that there is still time to change support for this project.
• Helen Burns Sharp	7	The speaker left a document for the Council with comments on the stadium agreement. Speaker asks for an independent, third party review of the stadium agreement

ADJOURNMENT

On motion of Vice Chair Hill, Chair Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, June 11, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL

Attachments (2):
Supporting Docs - Case no. 2024-0052
Helen Burns Sharp/ATM comments

Joseph Parks

From: Joseph Parks
Sent: Wednesday, May 15, 2024 4:52 PM
To: Carol Berz; CouncilAndStaff; Ellis Smith
Cc: Ryan McLaury; Karen Clay
Subject: RE: FW: Vance Road -Shepherd Community Council

Councilwomen Berz,

Thank you for the quick response. We want an attractive development the neighborhood can be proud of. The goal of this case is to clean up the zoning on this property at this time. The development process will take a couple of years to get civil construction documents, permits, and infrastructure completed before house construction can begin. Given the potential for housing market fluctuation in a few years from now, the team is keeping options open on the price point of the houses. We don't want to show you something and say for sure this is what is going to be built.

We want to bracket the options for the architectural style of the home. If the market calls for it, the entry-level price point would be housing like the image below. If the market demand is for a more. The prior image would be the upper end of the product. Whichever way the housing market leans, both products are attractive and will help the neighborhood maintain a positive look.

If you have any questions please let me know.





**CHARACTER
IMAGES**

Vance Rd



Helen Burns Sharp <[REDACTED]>

Stadium Development Agreement--ATM/HBS Comments to City Council, June 4, 2024

1 message

Helen Burns Sharp <[REDACTED]>
To: Helen Burns Sharp <[REDACTED]>

Tue, Jun 4, 2024 at 1:06 PM

Hello, Council--

It's good to see progress on the stadium project.

The Economic Impact Plan and the Development Agreement are the final steps in the public approval process. The amendment to the Economic Impact Plan reflects the new funding package hammered out over the past few months.

Please pay particular attention to the **Development Agreement**. Do you believe it would adequately protect city taxpayers if the redevelopment site around the stadium is not developed as quickly as we all hope it will be? What if the City and County are later asked to make larger contributions toward the debt service on the stadium as a result?

Here's a suggestion to help you evaluate this complex legal and financial document. Last June, when the Council amended its TIF Policies and Procedures, you added this "Knoxville" language:
*4.11. ...**Third-Party Review**. The (Industrial Development) Board, as a condition to the approval of any Economic Impact Plan, shall retain an independent consulting firm with experience in public finance and real estate development...*

The City and County retained an independent third party to review the recent BEND/Westside TIF. That review focused on the amount of the public subsidy. In the case of the stadium project, it could focus on whether the Development Agreement offers adequate protection.

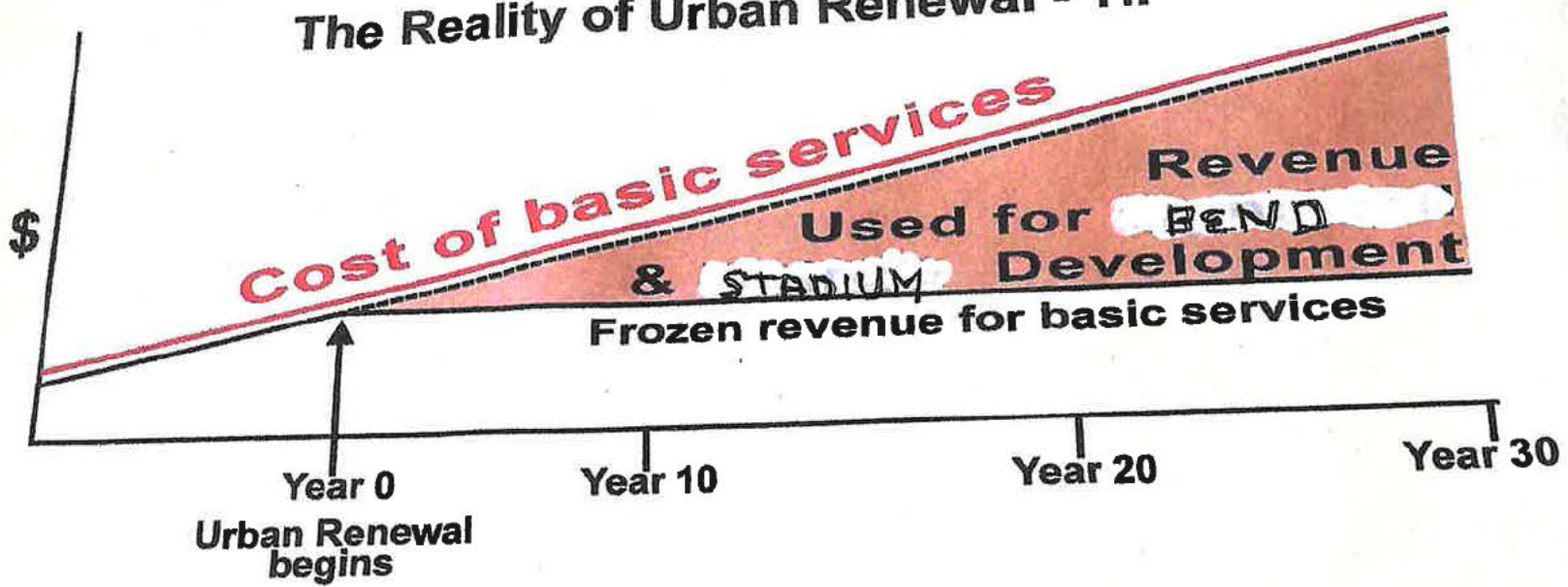
The Lookouts will not move into the new stadium until the spring of 2026. This review would not affect that timeline. The private parties have spent the last six months trying to negotiate an agreement that is favorable to their interests. Please spend a little time making sure it protects the public interest.



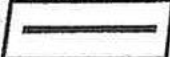


I became a believer in the power of a Development Agreement because of the last TIF project I worked on when I was the Community Development Director for an Oregon city. It involved plans by PepsiCo to build their first Gatorade facility on the West Coast. Things went very differently than anyone expected. (Double-digit sales growth for Gatorade in the U.S. flattened, and the company made a business decision to pull the plug on the project.) Because of the wording the city attorney had included in the Development Agreement, PepsiCo wrote the city a check for \$25 million when they abandoned the project.

I was surprised, given the City's commitment to **Affordable Housing**, that there currently is no language in this agreement like what is in the Bend Development Agreement, which reads: "If Developer or any purchaser of property from Developer in the Plan Area constructs residential rental housing, at least ten percent (10%) of the units shall be reserved for persons of low to moderate income, which is defined as persons making 80 percent (80%) or less of the area median income adjusted for family size."

TIFs can be a good tool, and this is a classic TIF site. But even if things go as expected, TIFs have a long-term impact on the general fund for a generation.

The Reality of Urban Renewal - TIF



-  Costs of basic services rises every year due to inflation, payroll costs, population growth, etc.
-  Revenue for basic services rises every year with increased property tax assessments.
-  When urban renewal begins, property tax revenue for basic services no longer increases as costs continue to rise.
-  Increasing property tax revenue gets taken, for decades, to retire the Urban Renewal debt.
-  For decades other tax revenue must replace what Urban Renewal has taken. Without new or higher fees and/or taxes, services must be cut.