

RESOLUTION NO. 32755

A RESOLUTION URGING THE INDUSTRIAL DEVELOPMENT BOARD (“IDB”) TO ENSURE THAT THE FOLLOWING PROVISIONS ARE INCLUDED IN THE DEVELOPMENT AGREEMENT WHICH THAT BODY WILL ENTER INTO WITH CBL PROPERTIES REGARDING THE NORTHGATE MALL INFRASTRUCTURE PROJECT, WITH THE EXPECTATION THAT THE REDEVELOPMENT OF THE SITE OF NORTHGATE MALL WILL BALANCE THE NEEDS OF THE PUBLIC WITH THE NEEDS OF A VIABLE COMMERCIAL REAL ESTATE PROJECT, WITH THE ULTIMATE GOAL OF TRANSFORMING THE SITE INTO A COMPACT, WALKABLE TOWN CENTER AS ENVISIONED IN PLAN CHATTANOOGA’S HIXSON/RED BANK AREA PLAN.

WHEREAS, the Chattanooga City Council has recently passed resolutions approving the Economic Impact Plan and the Intergovernmental Financial Assistance Agreement pertaining to the Northgate Mall Infrastructure Project, which resolutions authorize a Tax Increment Incentive for that project; and

WHEREAS, the members of the Chattanooga City Council have heard many comments from Chattanooga residents regarding the kinds of developments that are desirable for the current site of Northgate Mall in Hixson (“Site”), as it is redeveloped; and

WHEREAS, the government of the City of Chattanooga (“City”) has an obligation to the citizens of Chattanooga to help shape the redevelopment of the Site, given that significant amounts of City property tax and sales tax revenue will go towards repayment of the costs of public infrastructure being developed at the Site through the Tax Increment Incentive;

NOW, THEREFORE, BE IT RESOLVED THAT THE CHATTANOOGA CITY COUNCIL, hereby urges the Industrial Development Board (“IDB”) to ensure that the Development Agreement that the IDB will enter into with CBL Properties regarding the Northgate Mall Infrastructure Project includes a robust community engagement process, with the expectation that the redevelopment of the Site will balance the needs of the public with the needs of a viable commercial real estate project, with the ultimate goal of transforming the Site into a compact, walkable Town Center as envisioned in Plan Chattanooga’s Hixson/Red Bank Area Plan:

1. CBL and the City will engage with the public in a meaningful way throughout the process of completing the Northgate Mall Infrastructure Project and redevelopment the Site of Northgate Mall. The goal of this public engagement is to ensure that the infrastructure project and redevelopment of the Site achieve the highest and best use of the property from a commercial and economic standpoint, while also serving the best interest of area residents by taking into account their needs and expressed desires with regard to the Site. This public engagement may include, but will not be limited to, the following forms: focus group meetings with select groups of area residents, public meetings open to all and for which public notice is given in advance, and presentations to area civic groups such as the Friends of Hixson and Hixson Area Chamber of Commerce; and
2. The public engagement should consider, at a minimum, input from members of the public, input from City staff and input from CBL regarding the community priorities, the City priorities and the commercial feasibility of the following development components and principles:
 - a. No more than twenty-five (25%) percent of new construction at the Site will consist of residential developments of any kind. The development of individually-owned condominiums is the preferred form of residential development for the Site;
 - b. CBL will cooperate with the City to locate and reserve a parcel of land or building space at the Site that would be sufficient to house a new Northgate branch of the Chattanooga Public Library;
 - c. The redevelopment of the Site will include a substantial area dedicated for use as a park or other dedicated greenspace with access to utility services;
 - d. The Site will include an amphitheater, bandshell, or other accommodation designed to serve as an outdoor entertainment venue for community music, art, and theater events. This accommodation can be a part of the park or other dedicated greenspace noted above;
 - e. The Site will include sidewalks, crosswalks, and/or other pedestrian/bicycle accommodations necessary to ensure that the Site will be accessible by foot or bicycle for those who live in adjacent areas and to those from any area who may choose to walk or cycle to and from the Site;
 - f. Any roadway infrastructure built in conjunction with redevelopment of the Site will be built to public standards, in accordance with the standards set forth by City Code and the City's public works department. Any such roadway infrastructure will be built under the guidance and supervision of the City's public works department and dedicated to the City upon completion; and

- g. Any stormwater infrastructure built as part of the redevelopment of the Site, in addition to complying with all standards set forth by City Code and the City's public works department, will be built in such a way as to minimize any negative environmental impact to North Chickamauga Creek.

ADOPTED: January 6, 2026.

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