



Chattanooga City Council  
City of Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
May 19, 2026  
3:30 PM

## **CALL TO ORDER**

Council Chairman Jeff Davis called the business meeting to order at 3:30 p.m. A quorum was present that also included Council Vice Chair Ron Elliott, and Councilpersons Chip Henderson, Jenny Hill, Cody Harvey, Dennis Clark, Jenni Berz, Raquetta Dotley and Marvene Noel.

[Editor's Note: This was a recessed meeting and live streamed on YouTube. View [here](#) prior to the recess and [here](#) after the recess. A portion after the recess is audio only due technical difficulties.]

## **OTHER PARTICIPANTS**

Mayor's Office: Kevin Roig, Chief of Staff, and Darrin Ledford, Deputy Chief of Staff & Senior Advisor for Public Affairs

Office of City Attorney: Phil Noblett, City Attorney

Finance: Weston Porter, Chief Financial Officer

Economic Development: Sandra Gober, Director of Housing and Community Investment

Council Office: Kristal Becker, Administrative Assistant, and Melissa Bardoner, Council Support Specialist

Chattanooga Housing Authority (CHA): Joe Kelly, General Counsel

## **PLEDGE OF ALLEGIANCE**

Chairman Davis led the Assembly in the Pledge of Allegiance.

## **OTHER BUSINESS**

Chairman Davis provided an overview of the business meeting structure. He also acknowledged State Representative Greg Vital in attendance of the meeting.

## **APPROVAL OF LAST MINUTES**

**On motion of Vice Chair Elliott** and seconded by Councilman Clark, the minutes of the last meeting (May 12, 2026) were approved as published.

## SPECIAL PRESENTATIONS (3)

### **Proclamation Honoring World War II Veteran, Everette Plante**

[See [here.](#)]

Councilman Harvey, along with Mr. Ledford, delivered a speech and presented a Proclamation on behalf of the City Council and Mayor Kelly, honoring War Veteran Everette Plante for his distinguished service and his 101st birthday. The audience then joined in recognizing him with a standing ovation. Upon no further questions or comments, the issue was closed.

### **Honoring Officer Eli Rogers, CPD**

[See [here.](#)]

Vice Chair Elliott delivered remarks acknowledging the bravery of Officer Eli Rogers for his heroic rescue of a family from a fire. The attendees rose to their feet and offered a standing ovation. Councilwoman Noel, Chairwoman of the Public Safety Committee, expressed her gratitude to Mr. Rogers for his courageous actions and the protection he afforded the family. Upon no further questions or comments, the issue was closed.

### **Public Hearing on FY26 Budget Amendment Raccoon Mountain Water Service Project**

A Public Hearing ensued on the following:

**AN ORDINANCE TO AMEND THE CAPITAL BUDGET ORDINANCE NO. 14272, KNOWN AS “THE AMENDED FISCAL YEAR 2025-2026 CAPITAL BUDGET,” APPROPRIATING, AUTHORIZING, OR ALLOCATING FUNDS TO THE CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR 2025-2026 TO INCREASE THE CAPITAL BUDGET BY \$3,500,000.00 FROM GENERAL FUND OPERATIONS FOR RACCOON MOUNTAIN WATER SERVICE PROJECT.**

Chairman Davis yielded the chair of the meeting to Budget & Finance Committee Chair, Councilman Henderson, for a hearing on the above-captioned ordinance. Councilman Henderson called the hearing to order at 3:41 p.m. [See [here.](#)]

### **Public Comments for Hearing**

[View in full [here](#)]

Councilman Henderson inquired if anyone wished to address the Council regarding the ordinance. Seeing several individuals wishing to address the Council, he allotted two minutes per person to speak. He asked Attorney Noblett to read the rules of procedure for those wishing to address the Council. He then recognized the following persons:

<b>Speaker Name</b>	<b>District</b>	
● <b>Bill Hailey</b>	(Raccoon Mtn)	View <a href="#">here</a>
● <b>Karen Hailey</b>	(Raccoon Mtn)	View <a href="#">here</a>
● <b>Tess Wentland</b>	(Raccoon Mtn)	View <a href="#">here</a>

● Michael Szemborski	(Raccoon Mtn)	View <a href="#">here</a>
● Simeon Drevenchuk	(Raccoon Mtn)	View <a href="#">here</a>
● Eleazar Drevenchuk	(Raccoon Mtn)	View <a href="#">here</a>
● Julie Szemborski	(Raccoon Mtn)	View <a href="#">here</a>
● Caroline Shannon	District 2	View <a href="#">here</a>
● Zeke Wheeler	District 1	View <a href="#">here</a>
● Bet Golson	(Raccoon Mtn)	View <a href="#">here</a>
● Davis Smith	District 6	View <a href="#">here</a>
● Tyler Golson	(Raccoon Mtn)	View <a href="#">here</a>
● Lonnie Carter	(Raccoon Mtn)	View <a href="#">here</a>
● Kelly Szemborski	(Raccoon Mtn)	View <a href="#">here</a>
● Ryan Borin	District 3	View <a href="#">here</a>
● Hugh Huffaker	(Raccoon Mtn)	View <a href="#">here</a>
● Cris Silva	(Raccoon Mtn)	View <a href="#">here</a>
● Phineas Shannon	District 1	View <a href="#">here</a>
● Helen Burns Sharp	District 7	View <a href="#">here</a> ; email excerpt <a href="#">here</a>
● Joe Pleva	N/A	View <a href="#">here</a>
● Cooper Jacks	(Raccoon Mtn)	View <a href="#">here</a>
● State Rep Greg Vital	N/A	View <a href="#">here</a>
● Sherrie Ford	District 1	View <a href="#">here</a>
● Steve Bennett	District 7	View <a href="#">here</a>
● Teresa Owens	(Raccoon Mtn)	View <a href="#">here</a>
● Yvonne Alvarez	N/A	View <a href="#">here</a>

Councilman Henderson confirmed there were no other persons wishing to address the Council regarding the proposed budget amendment; therefore, he closed the public hearing at 4:21 p.m. Councilman Henderson recognized Councilman Clark for comments before yielding control of the meeting back to Chairman Davis.

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## DISCUSSION AGENDA

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### RESOLUTIONS:

#### **Agenda Item IX(b) – Public Works (Relative to a change order with Southern Road and Bridge, LLC, Walnut Street Pedestrian Bridge repairs)**

Vice Chair Elliott inquired whether the item was grant-funded; Mr. Porter affirmed. Upon no further questions or comments, the issue was closed.

### NEXT WEEK’S PROPOSED AGENDA (May 26, 2026):

#### **Agenda Items:**

- **8(a) – Finance (Ordinance relative to amending the FY26 Operations Budget)**
- **8(b) – Finance (Ordinance relative to amending the FY26 Capital Budget)**

Councilman Henderson announced that the first reading of these two items will be next Tuesday [May 26, 2026] during the Council business meeting. Upon no further questions or comments, the issues were closed.

**Agenda Item 9(a) – Economic Development (Resolution relative to the HUD grant)**

Vice Chair Elliott requested additional information regarding this item. Ms. Gober and Mr. Kelly (CHA) responded; discussion ensued [view [here](#)]. Upon no further questions or comments, the issue was closed.

**Agenda Item 9(b) – Human Resources (Resolution relative to amending the EIG, Section 17.2 – Complaint Investigations)**

Vice Chair Elliott requested additional information regarding this item. Mr. Ledford (Mayor’s Office) requested this item to be withdrawn. Upon no further questions or comments, the issue was closed.

**FUTURE CONSIDERATIONS:**

**Item 2(a) – Community Development (Resolution relative to Independent Contractor Services agreement with Trajectory Changing Solutions)**

Vice Chair Elliott and Councilman Clark requested additional information regarding this item. Mr. Roig responded and discussion ensued [view [here](#)]. Mr. Roig affirmed that the requested details would be provided to Council. Upon no further questions or comments, the issue was closed.

*[Councilwoman Noel exited the meeting during the above discussion.]*

**Item 9(a) – Office of the City Attorney (Resolution relative to a Special Exceptions Permit for 7703 Lee Highway)**

Councilwoman Berz advised that this should be listed as a District 6 item instead of District 9. Attorney Noblett affirmed. Upon no further questions or comments, the issue was closed.

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**MEETING RECESS**

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Upon no objections from the Council, at 4:55 p.m., Chairman Davis recessed the business meeting until 5:45 p.m.

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**MEETING RECONVENED**

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Chairman Davis reconvened the meeting at 5:45 p.m. A quorum was present that also included Vice Chair Elliott and Councilpersons Henderson, Hill, Harvey, Clark, and Berz. Attorney Noblett and Ms. Bardoner were also present. Councilpersons Dotley and Noel did not rejoin the meeting after the recess.

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**ORDER OF BUSINESS**

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**ORDINANCES – FINAL READING:**

**PROCEDURAL NOTE:** With no objection from the Council, Chairman Davis instructed the Clerk to group and read the following seven ordinances for one Council vote.

2026-0051  
Thomas Aylward  
Planning Commission Version  
District No. 2

**ORDINANCE #14359**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 401 TREMONT STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.**

2026-0034  
Tiffany Walker c/o Weigel's Stores  
Alternate Version  
District No. 4

**ORDINANCE #14360**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 7810 AND 7816 SHALLOWFORD ROAD AND PARTS OF PROPERTIES LOCATED AT 2237 AND 2241 JENKINS ROAD, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-C COMMERCIAL CORRIDOR ZONE FOR PART OF THE SITE, SUBJECT TO CERTAIN CONDITIONS.**

2026-0045  
Allen Jones c/o Stone Creek Consulting  
Planning Commission Version  
District No. 6

**ORDINANCE #14361**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2153 WEST SHEPHERD ROAD, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2026-0018  
Carlos Castaneda  
Planning Commission Version  
District No. 7

**ORDINANCE #14362**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4300 DODDS AVENUE, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-R REGIONAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2026-0039  
Shatava Lindsey  
Planning Commission Version  
District No. 9

**ORDINANCE #14363**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1508 E. 13TH STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2026-0046  
Joyce Jalkh c/o Chattanooga Engineering Group  
Planning Commission Version  
District No. 9

**ORDINANCE #14364**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1601 DODDS AVENUE, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**ORDINANCE #14365**

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, ARTICLE VIII, SPECIAL PURPOSE ZONES, SECTION 38-29, INST INSTITUTIONAL ZONE AND ARTICLE IX, USES, SECTION 38-43, ACCESSORY USE STANDARDS, (B) ACCESSORY DWELLING UNITS TO ADD A GRAPHIC RENDERING.**

**Councilman Harvey moved** to approve all seven ordinances. Councilwoman Hill seconded. The motion carried.

**ACTION: ORDINANCES 14359 – 14365 APPROVED**

**ORDINANCES – FIRST READING:**

On motion of Councilwoman Hill and seconded by Vice Chair Elliott,

**ORDINANCE #14366**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 3, ADVERTISING, ARTICLE V, SCENIC AREAS AND SCENIC CORRIDORS, SECTION 3-55, OFF-PREMISE SIGNS ALONG SCENIC CORRIDORS PROHIBITED.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

**2026-0040**

**Erlanger Health c/o Tripp Stephens**

**Planning Commission Version**

**District No. 4**

On motion of Councilman Harvey and seconded by Councilwoman Hill,

**ORDINANCE #14367**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1812, 1816, AND 1818 FARRIS ROAD TOGETHER WITH PROPERTIES LOCATED AT 7301 AND 7309 CRANE ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO INST INSTITUTIONAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

On motion of Councilman Harvey and seconded by Councilwoman Hill,

**RESOLUTION #32889**

**A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF VICKY GREGG TO THE EPB BOARD, FOR A TERM BEGINNING ON APRIL 16, 2026, AND ENDING ON APRIL 15, 2031.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32890**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 3 TO CONTRACT NO. E-13-002-201, WALNUT STREET PEDESTRIAN BRIDGE REPAIRS, WITH SOUTHERN ROAD AND BRIDGE, LLC, OF TARPON SPRINGS, FL, DUE TO STRENGTHENING OF FLOOR BEAM FLANGES, HORIZONTAL BRACES, AND PILES; ADDITIONAL FIXTURE CONDUITS AND CANOPIES; PERMANENT ELECTRICAL WORK PLATFORM; MODIFIED SIGNAGE MATERIALS; INCREASED TIMBER DECKING THICKNESS FOR ADA CROSSINGS, TIMBER SIDEWALK STRINGERS, AND STRINGER REPLACEMENT; PET WASTE DISPOSAL BINS; HANDRAIL REPAIRS; AND ADDED REPLICA SUN MEDALLIONS, FOR AN INCREASE OF \$6,941,256.20, FOR A REVISED CONTRACT AMOUNT OF \$47,316,220.83, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$2 MILLION, FOR A REVISED TOTAL AMOUNT NOT TO EXCEED \$49,316,220.83.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32891**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AUTHORIZE CHANGE ORDER NO. 4 FOR CONSTRUCTION ADMINISTRATION SERVICES PROVIDED BY VOLKERT & ASSOCIATES, INC. FOR CONTRACT NO. E-13-002-103, WALNUT STREET BRIDGE REPAIR AND REHABILITATION, TDOT PIN#128099.00, FOR AN INCREASE OF \$1,470,586.12 DUE TO UNFORESEEN CHANGES FOR ADDITIONAL STRUCTURAL STEEL INSPECTION FOR ROUTINE AND NSTM INSPECTIONS; DEVELOPMENT OF ADDITIONAL REPAIR DETAILS FOR STRENGTHENING FLOOR BEAMS AND UPPER CHORD MEMBERS; ROUTINE INSPECTION OF UNDERWATER PIERS; AND TESTING OF CABLE TENSION, PINS, AND MATERIAL HARDNESS IN CONJUNCTION WITH CONSTRUCTION ADMINISTRATION SERVICES, FOR A TOTAL PROJECT COST OF \$2,802,071.37.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32892**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 FOR CONTRACT NO. T-21-010-201, ALTON PARK CONNECTOR PHASE 1, WITH KANE INDUSTRIES, LLC, TO INCREASE THE CONTRACT BY \$650,000.00 DUE TO LARGER QUANTITIES OF FOUNDRY SAND DISCOVERED DURING THE CONSTRUCTION AND THE ASSOCIATED LANDFILL DISPOSAL FEES, FOR A REVISED CONTRACT AMOUNT OF \$2,439,995.56.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32893**

**A RESOLUTION TO RESCIND RESOLUTION NO. 32827 RELATING TO DISPOSAL FEES TO REPUBLIC SERVICES FOR CONTAMINATED SOIL DISPOSAL FOR THE ALTON PARK CONNECTOR PHASE 1 PROJECT.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32894**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. S-25-005-201, THE CITY LANDFILL AT BIRCHWOOD AREA 2, PHASE 3 LINER CONSTRUCTION, TO P&C CONSTRUCTION, INC., IN THE AMOUNT OF \$13,451,074.98, SUBJECT TO THE AVAILABILITY OF FUNDS.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

[View [here](#)]

Weston Porter (Finance) recommended the following new purchases for Council consideration:

**PA100204 Wastewater** \$100,000.00

Biosolids Data Management System Services

Lowest/Best Bidder: Material Matters Inc  
200 S Market St  
Elizabethtown, PA 17022

**REQ180288 Technology Services** \$118,655.00

Vehicle-mounted tagging and tracking system

Lowest/Best Bidder: StarChase LLC  
PO Box 10057  
Virginia Beach, VA 23450

**REQ178763 Fleet Management Division, Public Works** \$962,695.00

Armored Rescue Vehicles

Lowest/Best Bidder: Lenco Armored Vehicles  
10 Betnr Industrial Drive  
Pittsfield, MA 01201

**Councilwoman Hill moved** to approve. Councilman Henderson seconded. The motion carried.

**ACTION: ALL NEW PURCHASES APPROVED**

**RFP Format Recommendation**

[View [here](#)]

Mr. Porter also recommended the following for approval as a competitive sealed proposal instead of a competitive sealed bid in compliance with city code 2-554:

DEPARTMENT	SUMMARY	COST CENTER / CAPITAL PROJECT #	TOTAL BUDGET	DOCUMENTATION LINK
Parks & Outdoors	An RFP will help us evaluate our options and ensure we select the best possible plan for security across the city.	704215 Security Services Citywide	\$1,028,310.56	<a href="#">REQ180863</a>

**Vice Chair Elliott moved** to approve issuing the RFP. Councilman Harvey seconded. The motion carried.

**ACTION: APPROVED TO ISSUE THE RFP**

## **Sole Source Purchases\***

[View [here](#)]

Mr. Porter also reported the following sole source purchases (2):

DATE	DEPT	SUPPLIER	ITEM DESCRIPTION	COST	DOCUMENTS
5/1/26	Technology Services	Leica Geosystems 5051 Peachtree Corners Circle, Ste 250 Norcross, GA 30092	Leica Geosystems Hardware and Software Support and Maintenance (CSU & Traffic Units)	\$26,673.71	<a href="#">REQ179761</a>
5/8/26	Public Works Engineering	Carlson Equipment & Software 501 Hwy 321 N, Suite 4 Lenoir City, TN 37771	Surveying Software Upgrade and Equipment	\$29,212.00	<a href="#">REQ180003</a>

*\*No Council action was required for this report.*

## **COMMITTEE REPORTS:**

[View [here](#)]

*Affordable Housing Committee  
Community Development Committee  
Councilwoman Dotley (Not present)*

*Budget & Finance Committee  
Councilman Henderson reported:*

- The Public Hearing on the FY26 Budget Amendment was today; the first reading will be next week.
- The Council held its second round of budget session hearings this morning from 9:00 AM to 1:30 PM.
- The Council will be adding a budget education session next week, May 26<sup>th</sup>, at 10:00 AM.

*Economic Development Committee  
Councilwoman Hill (No report)*

*Education & Innovation Committee  
Councilman Clark reported:*

- There was a budget education session this morning for the Department of Early Learning & Innovation; all Headstart preschools successfully met or exceeded their proficiency goals for 2025-2026.
- Budget Town Hall meetings will be held:
  - June 1<sup>st</sup> – Carol Berz Family Justice Center, from 6:00-7:30 PM
  - June 4<sup>th</sup> – Chattanooga Downtown Public Library, from 6:00-7:00 PM
  - June 14<sup>th</sup> – Hixson Community Center, from 2:00-4:00 PM

*Legislative Committee  
Vice Chair Elliott (No report)*

*Planning & Zoning Committee  
Councilwoman Berz reported:*

- There was a budget education session this morning for the RPA.

*Parks, Public Works & Wastewater Committee*

Councilman Harvey reported:

- Thanked Mayor Kelly & the Administration for joining him for today’s joint proclamation.
- There was a budget education session this morning that went over Parks & Public Works.
- Acknowledged Public Works Week and recognized the Deputy Administrator of the Department, Wayon Hines, who was in attendance.

*Public Safety Committee*

Councilwoman Noel (Not present)

**RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL**

[View [here](#) – NOTE: a portion is audio only due to technical difficulties.]

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

Speaker Name	District	Link to YouTube Comments
• Missy Crutchf	9	Click <a href="#">here</a>

**ADJOURNMENT**

**On motion of Vice Chair Elliott**, Chairman Davis adjourned the meeting of the Chattanooga City Council until next Tuesday, May 26, 2026, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**

*Attachments:*  
*Proclamation – Everett Plante Day*  
*Market Update - Greater Chattanooga Realtors*



## City of Chattanooga Proclamation

- WHEREAS,** The Mayor and the Chattanooga City Council recognize the 250th anniversary of our nation's founding and remember the veterans who fought for our freedom; and,
- WHEREAS,** Nazi Germany declared war on the United States on December 11th, 1941, once again endangering that freedom; and,
- WHEREAS,** Everett Plante born April 4th, 1925, answered the call of his country and joined the United States Army. Mr. Plante, when asked why he joined the Army, said, "I had to do something for the country". Mr. Plante served in General George S. Patton's Third Army in the 80th Division, 317th Infantry. One evening on night patrol, Everett stepped on a German land mine. Still today, Everett has shrapnel lodged in his neck, shoulder and spine. Everett received the Purple Heart for his injury and the Bronze Star for his bravery; and,
- WHEREAS,** Now at 101 years old resides in the City of Chattanooga and continues to love his country. When asked if he would do it all over again, without hesitation, he said, "no question"; and,
- WHEREAS,** The Mayor and the Chattanooga City Council this day recognize the sacrifice, bravery and dedication of Everett Plante to the cause of freedom, do hereby declare May 19th, 2026 as Everett Plante Day in the City of Chattanooga. Thank you, Mr. Plante, for your service to our great nation.

Now Therefore,

be it proclaimed, that the Mayor of Chattanooga and Councilman Cody Harvey do hereby honor and express their sincere appreciation to Everett Plante Day

## Everett Plante Day

for his selfless service, bravery, and enduring dedication to our nation's freedom,  
and call upon all citizens to join in celebrating Everett Plante Day  
Dated this 19<sup>th</sup> day of May 2026.

Tim Kelly  
Mayor of The City of Chattanooga

Cody Harvey  
Councilman, District 4



Dear Chattanooga City Council Members,

As we continue through 2026, Greater Chattanooga REALTORS® remains committed to providing timely housing market data to help inform conversations around growth, affordability, infrastructure, and quality of life in our community.

The April 2026 year-to-date housing data for Chattanooga shows a market that continues to see increased activity and more available inventory. While prices have remained relatively steady, buyers are seeing more options, and homes are taking longer to sell than they did this time last year.

Key year-to-date highlights through April 2026 include:

- **New listings.** Through April 2026, new listings totaled 1,826, up 15.5% year over year.
- **Closed sales.** Through April 2026, closed sales totaled 879, up 5.4% year over year.
- **Median sales price.** Through April 2026, the median sales price was \$340,000, up 1.5% year over year.
- **Days on market, until sale.** Through April 2026, days on market averaged 54, up 14.9% year over year.
- **Inventory, homes for sale.** At the end of April 2026, inventory was 1,117, up 38.4% year over year.
- **Months' supply.** At the end of April 2026, months' supply was 4.6, up 31.4% year over year.

These numbers point to a market that is becoming more balanced, with increased inventory helping create more opportunities for buyers. At the same time, Chattanooga's continued growth makes it important to keep housing supply, infrastructure planning, and affordability at the forefront of local decision-making.

Greater Chattanooga REALTORS® appreciates the work of the Chattanooga City Council and remains committed to serving as a resource as you consider policies that impact housing, property rights, and the long-term strength of our city.

Best regards,

A handwritten signature in blue ink, appearing to read 'Josh Branum', with a long horizontal flourish extending to the right.

Josh Branum  
Governmental Affairs Director  
Greater Chattanooga Realtors®  
Josh@gcar.net | 423 314 5654

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY GREATER CHATTANOOGA REALTORS®



GREATER  
CHATTANOOGA  
REALTORS®

## Chattanooga

Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	423	520	+ 22.9%	1,581	1,826	+ 15.5%
Closed Sales	251	262	+ 4.4%	834	879	+ 5.4%
Median Sales Price	\$343,000	\$344,250	+ 0.4%	\$335,000	\$340,000	+ 1.5%
Pct. of Orig. Price Received	96.3%	95.1%	- 1.2%	95.4%	94.8%	- 0.6%
Days on Market Until Sale	43	47	+ 9.3%	47	54	+ 14.9%
Inventory of Homes for Sale	807	1,117	+ 38.4%	—	—	—
Months Supply of Inventory	3.5	4.6	+ 31.4%	—	—	—

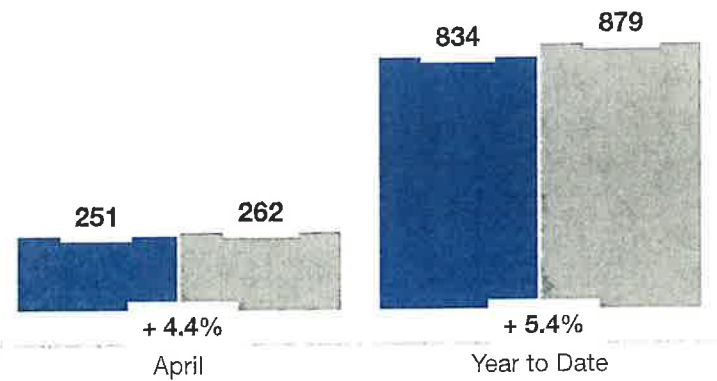
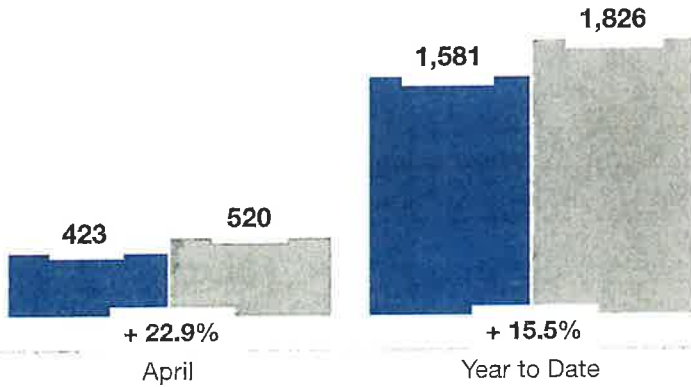
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

■ 2025 ■ 2026

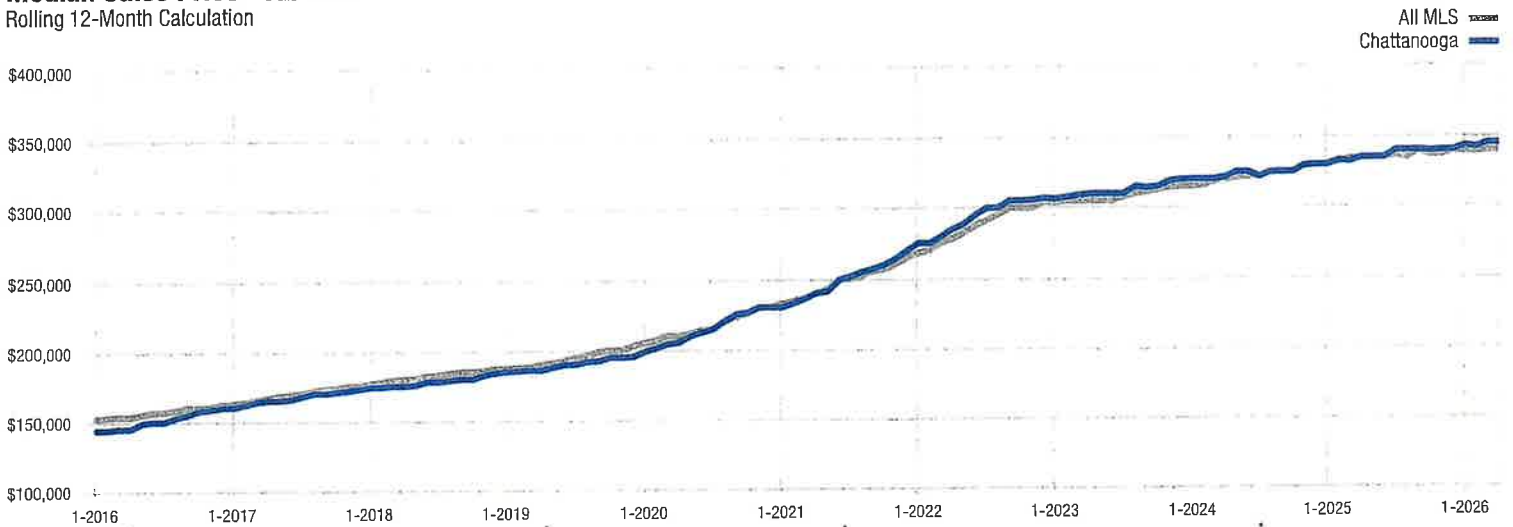
### Closed Sales

■ 2025 ■ 2026



### Median Sales Price - All MLS

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

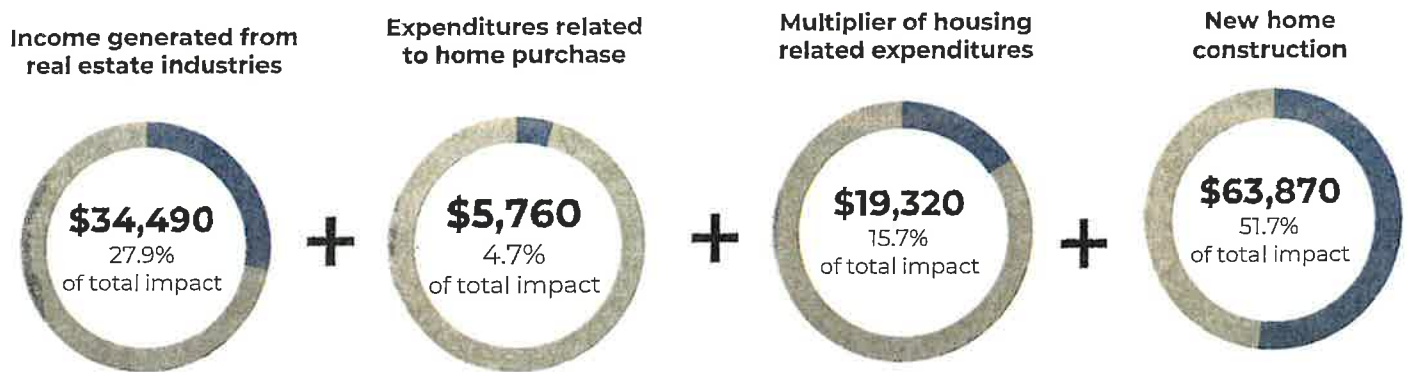
# THE ECONOMIC IMPACT OF A TYPICAL HOME SALE

in Tennessee

The real estate industry accounted for **\$97.7** billion or **16.6%** of the gross state product in 2025.

## TOTAL ECONOMIC IMPACT

# \$123,440



**Real Estate Industries:** We assume that commissions, fees and moving expenses, or income to real estate industries, associated directly with the purchase are about 9% of the median home price.

**Expenditures related to home purchase:** Furniture and remodeling expenses are estimated to be about \$5,760 in 2025, based on the NAHB figure.

[https://eyeonhousing.org/2022/06/how-a-home-purchase-boosts-consumer-spending-2/?\\_ga=2.230040799.2124019150.1680586014-1983402015.1678288982](https://eyeonhousing.org/2022/06/how-a-home-purchase-boosts-consumer-spending-2/?_ga=2.230040799.2124019150.1680586014-1983402015.1678288982)

**Multiplier effect:** The multiplier effect accounts for the fact that income earned in other sectors of the economy as a result of a home sale is then re-circulated into the economy.

**New construction:** Additional home sales induce added home production. Typically, one new home is constructed for every six existing home sales. Thus, for every existing homes sale, 1/6 of a new home's value is added to the economy.

Sources: NAR Calculations, BEA, U.S. Census, NAHB.

