

# ECONOMIC DEVELOPMENT COMMITTEE MINUTES Chattanooga City Council September 26, 2023

---

## Call to Order

---

Councilwoman Demetrus Coonrod, Committee Chair, called the meeting to order at 3:45 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present that also included Council Chair Raquetta Dotley, Council Vice Chair Jenny Hill, and Councilpersons Chip Henderson, Ken Smith, Darrin Ledford, Carol Berz, and Marvene Noel. Councilman Isiah Hester joined the quorum at 4:37 p.m. Others present were Phil Noblett, City Attorney, and Melissa Bardoner, Council Support Specialist. Video of this meeting is available on YouTube [see [here](#)].

## Others in Attendance

---

Mayor's Office: Jermaine Freeman, Interim Chief of Staff; Urban Story Ventures: Jimmy White, President; Chattanooga Housing Authority: Betsy McCright, Executive Director, and Naveed Minhas, Director of Development; and Columbia Residential: Christina Davis, Development Manager.

## Approval of Minutes

---

**On motion of Vice Chair Hill** and seconded by Councilman Ledford, the minutes of the last meeting (June 13, 2023) were approved as published.

## Resolutions – Agenda Item 7B

---

Upon no questions or comments, the issue was closed.

## One Westside TIF

---

Councilwoman Coonrod opened the floor to Mr. Freeman, who gave a brief recap of the TIF process and where the City currently is in the process. [The full presentation may be viewed [here](#).] Mr. Freeman then yielded the floor to the other participants in the project, who presented the following:

- The Bend (Mr. White):
  - Project highlights
  - Current pipeline
- Westside Evolves (Mr. Minhas):
  - The properties contained within the Westside and their current ownership
  - Aging infrastructure at College Hill Courts and Gateway Tower
  - The need for HUD's Choice Neighborhoods grant in order to implement necessary repairs, demolition, and construction
  - The requirements of the Choice Neighborhoods grant:
    - One-for-one replacement of housing
    - Right to return
    - Relocation & mobility counseling
  - CHA's partnership with:
    - Housing Opportunities Unlimited – relocation partner company

- Urban Strategies, Inc. – case management partner for Westside
- A phasing summary for the relocation of Westside’s current residents as well as the one-for-one replacement housing (Ms. Davis)
- The City’s role in the Choice Neighborhoods grant (Mr. Freeman):
  - Resolutions needed before December 8, 2023, to be considered for the grant
  - Modifications that have been made to the Economic Impact Plan, to provide more oversight for City Council
  - Investments the City could make towards affordable housing, education, and public infrastructure if the grant is awarded
- The next steps (Mr. Freeman)

Afterwards, the floor was opened to questions and comments from the Council [view [here](#)] in which the following was addressed:

- Accuracy and/or obsolescence of the surveys conducted on Westside residents
- Issues with the relocation ratios & where current residents will be placed during the interim
- Concern over the right to return & the ‘good standing’ requirements
- Concern over STVR zoning requests already received for the Westside by CHA affiliated firms
- What happens to the project if the grant & other federal funding is not awarded
- Length of time it will take to implement & complete each project phase
- Transitional services that will be offered to residents to encourage upwards mobility

*[Editor’s Note: Councilman Hester arrived during Council discussion]*

Requests were made by Council for the following:

- An updated survey to be conducted and shared
- Additional information about the below CHA partners & their proposals for this project:
  - Urban Strategies, Inc – case management partner
  - Housing Opportunities Unlimited – relocation services partner

---

## **Adjournment**

---

There being no further business, Councilwoman Coonrod adjourned the meeting at 5:08 p.m.