

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE MINUTES November 7, 2017

In Attendance

Councilman Erskine Oglesby, Committee Chair, called the meeting to order at 4:35 p.m. in the Assembly Room. A quorum was present, including Council Chairman Jerry Mitchell, Vice-Chairman Ken Smith and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Chip Henderson and Darrin Ledford. City Attorney Wade Hinton and Council Support Specialist Keren Campbell were also present.

Others in Attendance

Economic and Community Development: Charita Allen (Deputy Administrator); Mayor's Office: Jermaine Freeman (Civic Engagement Coordinator); Transportation: Blythe Bailey (Administrator); Greater Chattanooga Economic Partnership: Charles Wood (Economic Development VP); M&M Industries: Glenn Morris (President); CARTA: Lisa Maragnano (Executive Director)

Approval of Minutes

On motion of Councilman Byrd and seconded by Councilman Gilbert, the minutes of the last meeting (October 31, 2017) were approved as published.

Ordinances (First Reading) - Agenda Item 6A

This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

Next Week's Agenda: November 14, 2017

Resolutions – Agenda Item 7A, 7B, 7C & 7D

These items had been discussed at previous open meetings. Upon no questions or comments, the issues were closed.

Resolutions – Agenda Item 7E

Councilman Oglesby noted that this item will be moved under the section "General Government" in the agenda. Upon no questions, the issue was closed.

M&M Industries PILOT

Mr. Wood introduced Mr. Morris, who showed a video that included information about M&M Industries' product and how it is made. Mr. Wood followed with a PowerPoint presentation on the proposed PILOT that information on the following:

- Project Overview
- Background
- 14th Street Facility
- 14th Street Neighborhood
- Economic Impact
- PILOT Terms

A discussion ensued on the following topics:

- Abatement and new development; community benefit; workforce and hiring; requirements for starting wages (Councilman Henderson)
- School taxes from City vs. taxes from rural (Councilman Gilbert)
- Other locations considered; location to apply for jobs (Councilman Ledford)
- Proposal timeline, hiring timeline and qualifications (Vice-Chairman Smith)
- Types of jobs; direct hiring; ability for temporary employees to apply; applicants with background issues; Manufacturing for Excellence program; marketing for employees; employing hard-to-employ individuals (Councilwoman Coonrod)
- Types of benefits (Councilman Byrd)
- Timeline for manufacturing; timeline for hiring; number of employees upon opening (Vice-Chairman Smith)

Ms. Allen addressed Councilwoman Coonrod's questions regarding opportunities for people in disadvantaged neighborhoods and hard-to-employ or under-employed individuals. Ms. Maragnano offered to look into the utilization of public transportation to access the jobs. Ms. Allen also discussed data enabling them to identify people who are actively seeking jobs.

Councilman Byrd gave words of appreciation regarding this project and commended Ms. Allen for her efforts in workforce development. Councilman Oglesby commended M&M for the location and accessibility of this plant. Upon no further questions or comments, the issue was closed.

Tax Increment Finance (TIF) Presentation

Ms. Allen, along with Mr. Bailey and Mr. Freeman, gave a PowerPoint presentation on the 4-step process for TIFs and the current application for a future MLK Extension TIF. Their presentation also included information on the following:

- Project overview (by Transportation)
- Work for Housing
- On-street Parking
- Physical Characteristics of the Project
- Eye-level Perspective
- Public Hearing
- City Council approval

Mr. Freeman distributed the language of the proposed resolution to the Council. A discussion ensued that included information from the presenters on the following topics:

- Misplacing Homeowners (Councilman Byrd)
- Use in blighted areas; public/private partnership; developer loan to complete the project; workforce housing piece (Councilman Henderson)
- Type of housing proposed (Councilwoman Coonrod)
- Qualification Process For Area (Councilman Henderson)
- Financing & Area Coverage (Councilman Henderson)
- Terms & Conditions (Councilman Henderson)

During the discussion, Ms. Allen agreed to send information to Vice-Chairman Smith regarding the percentage of monies directed to the road extension, and the timeframe for deeding the road back to the City. Upon no further questions or comments, the issue was closed.

Special Recognition

Councilman Oglesby took the opportunity to recognize former councilperson Chris Anderson, who was in the Assembly today.

Trust for Public Land

Councilman Oglesby asked if there would be a presentation from the Trust for Public Land. Ms. Williams indicated that TPL would be available next week for a presentation.

Adjournment

There being no further business, Councilman Oglesby adjourned the meeting at 5:32 p.m.