



**INDUSTRIAL DEVELOPMENT BOARD  
AMENDED MONTHLY MEETING MINUTES**  
City Council Building  
Chattanooga, Tennessee  
for  
October 4, 2021  
11:00 AM

Present were Jimmy F. Rodgers, Jr. (Chair), Althea Jones (Vice-Chair), Patrick Sharpley (Secretary), Gordon Parker (Assistant Secretary), Ray Adkins, Kerry Hayes, Jim Floyd, and Kathy Jones. Absent was Lance Truett.

Also present were: Phillip A. Noblett (Counsel for the Board); Jermaine Freeman and Kim Narramore (Economic Development); Eleanor Liu (Finance); Jason Payne (Engineering); and Scott Harden (VW).

Mr. Rodgers called the meeting to order. It was established that a quorum was present to conduct business, and Mr. Noblett confirmed that the meeting was properly advertised.



**MEETING MINUTES APPROVAL**

On motion of Mr. Adkins, seconded by Ms. Althea Jones, the minutes of the July 12, 2021, meeting were unanimously approved.



**CHAIRMAN'S REPORT**

- (1) Mr. Rodgers thanked the Board for accommodating the City's policy by wearing masks. The Board will be advised when that changes.
- (2) Parking has been worked out for the Board members at Warehouse Row if that is more convenient. The City Council Clerk's office will validate the tickets.
- (3) From the minutes of the July 12, 2021, meeting, Mr. Jermaine Freeman made a pretty thorough presentation, discussion, and educational session regarding the PILOTs. The Board ought to ask Mr. Freeman if he would do that for the next meeting regarding TIFs. Mr. Freeman said he can do the PILOTs presentation again and also a TIF presentation. Mr. Rodgers asked for the next meeting to have a TIF presentation and keep it separate

from the PILOTs. In a future meeting, Mr. Noblett can speak about the bonds and how those play into the equation. We can have a nice summary at one point. Just for the next meeting, Mr. Freeman can give the TIFs presentation. This will be placed on the agenda.



There was no one present from the public wishing to address the Board.



On motion of Mr. Sharpley, seconded by Mr. Hayes,

A RESOLUTION AUTHORIZING THE CHAIR OR VICE CHAIR TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO AN ELECTRIC POWER BOARD EASEMENT ON PROPERTY LOCATED AT VOLKSWAGEN DRIVE, IN SUBSTANTIALLY THE FORMS ATTACHED, AND AMENDING THE VOLKSWAGEN AND/OR GESTAMP LEASE AGREEMENT RELATED TO SAID EASEMENT. **VW(CB)70**

Mr. Jason Payne spoke on this resolution. The EPB easement developed from power for the VW substation to the new section on Ferdinand Piech Way. The difference between Item #s 5 and 6 on the agenda is that #6 is the main driveway moving a little further north that serves Gestamp and VW. The easement needs to be approved by Gestamp. Mr. Noblett stated that this is just for electric access for EPB. Mr. Payne was not sure about fiber. It would be whatever EPB is willing to do. The other resolution is more of an issue of other utilities beyond that with more details.

After further discussion, the resolution was unanimously adopted.



On motion of Mr. Adkins, seconded by Ms. Althea Jones,

A RESOLUTION AUTHORIZING THE CHAIR OR VICE CHAIR TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO AN ACCESS, DRAINAGE, AND TEMPORARY CONSTRUCTION EASEMENT ON PROPERTY LOCATED AT VOLKSWAGEN DRIVE, IN SUBSTANTIALLY THE FORMS ATTACHED, AND AMENDING THE VOLKSWAGEN AND/OR GESTAMP LEASE AGREEMENT RELATED TO SAID EASEMENT. **VW(CB)71**

Mr. Payne stated the main driveway of the VW leased property is a little further north at the end of Gestamp's lease property. VW wanted to make sure that when they built this new driveway that they had permanent access to Gestamp's property. Mr. Noblett stated that this item also has

the drainage aspect associated with it. They are just trying to make sure everything is pretty tied out there as well as water issues and permanent drainage easement. Nothing else would be in the way of the drainage.

After further discussion, the resolution was unanimously adopted.

### VOLKSWAGEN FINANCE REPORT

Ms. Eleanor Liu presented the VW grant finance report. The only transaction since July is one check of \$2,000. Overall percent spent, encumbered, and contingency is 98.84%. Mr. Rodgers stated that in speaking with Mr. Noblett, that given the current inactivity, that Ms. Liu and Mr. Noblett agree to a less frequent update to the Board. Ms. Liu agreed. The report can be presented once a quarter.

Mr. Noblett stated there is a third MOU outstanding with the State. Whenever that happens, the Board may need to have a little more updates than quarterly, but we will look at that when that occurs. That has not kicked in at this point in time. Ms. Liu will present a report when there is more frequent reporting. This is associated with the electronic unit production that is still floating around with VW. Ms. Liu stated that is on the last page of the report.

We encumbered \$5 million, City and County each 50%, but it has been there for many years. Ms. Liu is looking forward to getting that MOU. Mr. Payne stated it is \$2.5 million a piece. Ms. Liu stated \$5 million total. Mr. Noblett stated that there is no reason at all to have a regular report. Mr. Adkins stated the stormwater and infrastructure are the remaining items for the 1<sup>st</sup> and 2<sup>nd</sup> MOU.

### OTHER BUSINESS

The Board members each introduced themselves:

- 1) Kerry Hayes – Mayor Berke’s Chief of Staff for a couple of years and left when he left office in April, and was appointed to the IDB shortly thereafter by Councilwoman Coonrod, District 9 resident.
- 2) Patrick Sharpley – Assistant Trainer and Director of the Iron Workers’ Union Hall and was appointed to the IDB by Councilwoman Raquetta Dotley.
- 3) Gordon Parker – District 4 and resident of East Brainerd, 18-year resident of Chattanooga, and works in the paper converting business.
- 4) Jimmy Rodgers – Attorney at Summers, Rufolo & Rodgers and has been on the Board for his seventh year.

- 5) Althea Jones – Responsible for Public and Community Engagement for TVA and has been on the Board for at least four or five years.
- 6) Ray Adkins – Retired Military – 34 years of active and reserved time duty; 30 years as Sales Manager for food manufacturing; 18 years working at the Criminal Court; and Mr. Adkins is the oldest member of years on the Board and age.
- 7) Kathy Jones – Appointed by Councilwoman Berz and works for the Fletcher Bright Company in Commercial Property Management and Leasing. Ms. Jones has shopping centers in about four or five states.
- 8) Jim Floyd – Manages an engineering firm, Volkert, Inc.; owns his own construction business; and was appointed this year to the IDB. Mr. Floyd lives in Hixson, District 3.

Mr. Freeman introduced himself and welcomed the newest members to the IDB. Mr. Freeman serves as Senior Advisory to Mayor Kelley and is Interim Director of Economic Development. The Board will see Mr. Freeman at the meetings frequently, and he can answer any questions regarding Economic Development and the Mayor's Vision for Economic and Workforce Development.

Mr. Freeman had hoped to have a resolution on the agenda today for Growing Small Business Incentive Grant but did not make it to the agenda. However, that will come up at the next meeting in November when he does the TIF presentation. The ReadytoHangArt.com grant will be presented at the November meeting.

After being no further business, the meeting adjourned at 11:20 a.m.

  
\_\_\_\_\_  
PATRICK SHARPLEY, *Secretary*

APPROVED:

  
\_\_\_\_\_  
JIMMY F. RODGERS, JR., *Chair*