

Burns Randy

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ECONOMIC DEVELOPMENT COMMITTEE
December 1, 1998 -- 5:00 P.M.

A meeting of the Economic Development Committee was called to order by Councilman Hakeem, Chairman, with Councilmen Pierce, Lively, Rutherford, Hurley, Franklin, and Eaves being present. City Attorney Randall Nelson, Management Analyst Randy Burns, and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Jerry Mitchell, Karen Hundt, Ken Hays, Adm. Boney, and Moses Freeman.

VAAP SITE SHARED COSTS

Mr. Hays explained that they considered putting on the agenda a "tip grant" with the State and do a railroad track improvement at VAAP in the neighborhood of \$750,000. He stated the total cost would be \$1 million plus. He stated we needed to get other businesses to share in the cost; that Chattanooga Railcar was appropriating \$102,000; that both the City and County share would be \$44,500.00 each. He explained that this was already on tonight's agenda for the city to match this. He explained that this \$44,500 would come from the Economic Development Fund.

On motion of Councilman Pierce, seconded by Councilwoman Hurley, this will be recommended to the full Council. Councilwoman Rutherford added that she would vote for this, but the City would end up paying more than the County.

ARTECH DESIGN GROUP, INC. AGREEMENT

Mr. Hays explained that this resolution was relative to the Development Resource Center or One-Stop Shop; that we had selected Artech Design Group and a renowned out-of-town firm would make this a

joint venture with Artech. He explained that they were trying to finalize this and keep the momentum going; that it could be on tonight's agenda or later; that the cost would be not to exceed \$977,000.00.

Councilman Pierce stated he had no problem with this being on tonight's agenda if this was the last item; that he objected to last minute things, and he would appreciate if things of this nature could be coordinated a little ahead of time with the Council Staff office. He made the motion that this go on tonight's agenda. This was seconded by Councilman Lively.

Councilwoman Hurley questioned how this would be financed. Mr. Hays responded that we had had a very successful year in Nashville; that the Legislature had agreed to let Chattanooga, Knoxville, Memphis, and Nashville create tourist zones which would include Conference Centers and Development and Resource Centers; that the funding would come from increased sales taxes and would be front-ended by the Economic Development Fund; that the Mayor would enter into a contract and an amendment to the Budget Ordinance would come at a later date.

Councilman Eaves asked what kind of percentage. Mr. Hays responded that the State's portion was 6% and in addition the City and County would have to give up theirs. Councilman Eaves asked about the base year establishment. Mr. Hays responded that we were looking at new businesses to come in; that we would get a tax ID# and establish a base year.

Chairman Hakeem asked Mr. Hays if Chairman Crockett had talked to him about this today. Mr. Hays responded that No, he did not. Attorney Nelson added that Councilman Crockett had asked him if it was on the agenda yesterday, and it was not at that time. Chairman Hakeem stated that Chairman Crockett had informed him that he would talk to Mr. Hays about this.

Chairman Hakeem asked what impact the National decision on Internet sales would have on the State level. Mr. Hays responded that he did not know the answer, but he would look at this.

PRESENTATION OF RIDGEDALE PLAN

Chairman Hakeem noted that a representative from the Planning Division, Karen Hundt, was present to go over this.

Ms. Hundt recognized James Davis and Patricia Rogers with the Ridgedale Community who were present and had been working with them and had put forth a lot of effort. She stated that McCallie School had also been very involved. She explained that the area they were talking about was primarily bound by Willow St. on the west; McCallie Ave. on the north; Missionary Ridge to the east; and Main Street to the south. She used a map and explained that this was a developed community; that it is built up and has a lot of residential

development and commercial along Dodds Ave., Main St. and McCallie Ave. She noted some industry such as the Dixie Group. She explained that the Plan dealt with rehabilitation and redevelopment; that they had talked to CNE about being involved; that they were trying to maintain single-family residences; that McCallie School needs some expansion area, and they had worked out an arrangement that their expansion would be on flat ground; that the Ridgedale Park, itself, would be enhanced.

Ms. Hundt mentioned public improvements such as streetscapes and new sidewalks and trees along the major streets. She also mentioned smaller neighborhood parks in the area. She stated that one of the things that needed to be discussed was that neighborhoods need to consider forming a legal entity to maintain smaller parks; that the neighborhoods need to work to maintain small areas.

Ms. Hundt stated another thing was mixed-use development; that they might be able to redevelop structures such as houses and residences into other uses such as small doctors offices along Main, Willow and McCallie Ave. She explained that the mixed-use area would provide flexibility.

Ms. Hundt stated these were some of the primary recommendations, and they were working with the community on maintenance; they also wanted more police-presence in the community. She mentioned that Rayburn Traugher was working on a facade improvement program to upgrade store fronts and buildings, and the City would have a "pot" of money for those who needed help and CNE would also be involved. She stated basically this was a lot of rehabilitation and addressing maintenance issues; also garbage pickup and some crime issues.

Mr. Jim Davis of the Ridgedale Community spoke next, using the map. He stated he lived in the Ridgedale Community and that CNE had been working with them and things were going pretty well. He mentioned that Buckley Street used to be a railroad right-of-way that made a beltway and supplied manufacturers, and it is shut down.

Councilwoman Hurley asked if Dixie would continue to manufacture here. Mr. Davis responded that the plant was up for sale.

Councilwoman Rutherford stated that when the Council approves this Plan that Mel Cooper of McCallie School will have a meeting with the Friersons; that McCallie School and the Dixie Group are working together; that Mr. Cooper could not go to them empty-handed.

Chairman Hakeem asked Mr. Davis if he thought Buckley should not be mixed-use. Mr. Davis pointed out on the map what he thought should stay residential. Chairman Hakeem asked him overall how he felt about the Plan. Mr. Davis responded that it was a fairly good Plan. Chairman Hakeem mentioned that Mr. Davis seemed to be showing some

concern about Buckley.

Ms. Hundt stated that the map did show this as mixed-use because there is some commercial along Dodds Ave. and Main St.; that they felt this was a good place to have a slight mix; that there are one or two apartment buildings.

Councilman Franklin noted that it would not change the complexion of the neighborhood.

Chairman Hakeem asked Ms. Rogers how she felt about this.

Ms. Rogers responded that this had been a wonderful review for her; that these were broad guidelines that would guide us into the future, and we needed to get the neighborhoods involved. She stated that she lived on Duncan Ave. She also stated that she was a little concerned about the mixed-use not being defined; that there should be more block to block involvement; that long-term sub-committees needed to be developed; that the basic needs of people on a smaller scale needed to be met. She stated they had talked about this for years. Chairman Hakeem asked her to come to an agreement and bring this back to the Council.

Ms. Rogers continued, stating she would like to review any changes and the group should know about them; that there needed to be neighborhood orientation; that she would like to see something of the architectural style maintained on Bailey Ave. which is zoned R-2 now; that she would like to see it reversed back to R-1. She mentioned vacant lots that Tennessee Temple owns a number of.

Ms. Rogers stated that if the property is going to be used for a different use other than the original use, that people in the block need to know, and they can spread the word to the larger neighborhood. She stated she would like to see the Council involved in the overall development.

Ms. Rogers also mentioned that in apartments and multi-family units there needed to be a meeting area for tenants; that they need an identity as a unit in the neighborhood.

Chairman Hakeem asked Ms. Rogers if overall this Plan was something the community in general had bought into. Ms. Rogers responded that people would like to see a little more control.

Councilwoman Rutherford stated that she would like to tell the committee that last Spring she attended a Saturday charette, and this Plan was derived from the results of that charette; that there was tremendous community involvement, and this should come before the Council next Tuesday.

Ms. Rogers stated she would also like to see green spaces around the property and sufficient parking, as well as buffer zones with both parties keeping them up.

On motion of Councilwoman Rutherford, seconded by Councilwoman Hurley, this will be recommended to the full Council.

The meeting adjourned at 5:35 P.M.