

Hamilton County Board of County Commissioners

Recessed Meeting from June 03, 2015

June 10, 2015

AGENDA

ROLL CALL

INVOCATION - **Commissioner Bankston**

PLEDGE TO THE FLAG - **Commissioner Bankston**

Res. No. 615-16A A Resolution authorizing the County Mayor to enter into and execute a "Memorandum of Understanding" with the RiverCity Company relative to property owned by Hamilton County.

ANNOUNCEMENTS

DELEGATIONS ON MATTERS OTHER THAN ZONING

Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission and do not necessarily represent the religious beliefs or views of the Commission in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Commission.



Hamilton County Board of Commissioners RESOLUTION

No. 615-16A

A RESOLUTION AUTHORIZING THE COUNTY MAYOR TO ENTER INTO AND EXECUTE A “MEMORANDUM OF UNDERSTANDING” WITH THE RIVERCITY COMPANY RELATIVE TO PROPERTY OWNED BY HAMILTON COUNTY.

WHEREAS, Hamilton County (County) owns property located at 123 East 7th Street, identified as State Tax Map No. 145D-A-008, also known as the Mayfield Annex; and,

WHEREAS, the Mayfield Annex is no longer suitable for the needs of the County Government and is underutilized; and,

WHEREAS, Hamilton County and RiverCity Company (RiverCity) desire to work cooperatively in the successful City Center Plan and Downtown themes in Chattanooga relating to obtaining the best use of the property including preparation, issuance, review and evaluation of a Request for Proposals (RFP); and,

WHEREAS, it is in the best interest of Hamilton County to enter into the “Memorandum of Understanding” with RiverCity to assist in the further development in Downtown Chattanooga.

NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED:

That the County Mayor is hereby authorized to enter into and execute a “Memorandum of Understanding” with the RiverCity Company as set forth above, in accordance with the attached or similar agreement.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

County Clerk

Approved:

Vetoed:

County Mayor

June 10, 2015

Date

MEMORANDUM OF UNDERSTANDING

1. Hamilton County (County) owns property identified as State Tax Map No. 145D A 008 at 123 E. 7th Street (a.k.a., Mayfield Annex), bounded by Seventh Street and Walnut Street and consisting of approximately 0.15 acres (the Property).
2. The RiverCity Company (RiverCity) provides technical resources for the facilitation of Downtown development and desires to see the Property redeveloped in a manner consistent with the overall City Center Plan and Downtown development themes. RiverCity agrees to provide its technical resources and marketing skills to accomplish this purpose.
3. It is desirable to relocate any remaining County offices and employees so that the Property might be redeveloped in a manner consistent with other proposed uses as a part of the continued economic growth of the Downtown. In addition, the current facility is no longer suitable for the needs of the County and is underutilized. The cost of repairing or demolishing the Property may necessitate significant expenditures of funds. For this reason, the County seeks to maximize the return on the Property and to minimize the inconvenience caused by repair, replacement and relocation.
4. To accomplish these goals, the County will locate suitable replacement facilities, subject to available funding provided by the County and will relocate in a timely manner which is not disruptive to the day to day operations of any remaining offices.
5. The County has requested RiverCity to serve as a partner for purposes of redevelopment of the Property. Activities will include contracting for an appraisal, marketing of the Property, development and issuance of a Request for Proposals (RFP), review of responses to the RFP, and making recommendations for the most appropriate redevelopment proposal.
6. Recommendations will be made concerning utilization of the Property that are consistent with plans and uses of the City Center Plan and Downtown development.
7. The County understands that the primary objective of all parties is to develop the Property to its highest and best use. This will ensure the maximum increase in valuation of properties within the area thereby enhancing the returns on public investments.
8. The County reserves the right to withdraw the Request for Proposals or to reject any and all proposals for any reason. It is expressly understood that the receipt of any response to the Request for Proposals and any recommendations made by RiverCity does not commit the parties to the sale of the Property.
9. Any recommended proposal must be accepted by action taken by the Hamilton County Board of Commissioners prior to the sale of the property.
10. This document represents the current understandings of the parties. The parties recognize that future conditions may require changes in the understandings stated herein. It is understood that the County and RiverCity will work together in good faith to achieve these purposes.
11. No consideration of any kind will be paid to RiverCity regarding this partnership.