



Hamilton County Board of Commissioners

RESOLUTION

No. _____

A Resolution authorizing the County Mayor, on behalf of Hamilton County, to enter into and execute all documents relative to a Lease Agreement with Jailhouse Properties, LLC for the occupancy and operational use of the former Hamilton County Justice Center located at 601 Walnut Street, Chattanooga, Tennessee, and a related Parking Lease for spaces in the adjacent County-owned parking garage

WHEREAS Hamilton County is the owner of the former Hamilton County Justice Center property located at 601 Walnut Street, identified as State Tax Map No. 145D-A-004; and

WHEREAS the facility has been vacant for an extended period of time and is no longer a usable asset to Hamilton County Government; and

WHEREAS an assessment of the property and its potential future uses was conducted in July 2022, and due to the substantial cost of renovation and limited interest expressed, demolition appeared to be the only viable option, also at a significant cost to the County; and

WHEREAS Urban Story Ventures, led by Mr. Jimmy White, approached Hamilton County with a proposal to lease the property at the annual rate of \$375,000, including a substantial private investment for redevelopment and adaptive reuse, and appeared before the Hamilton County Commission, along with industry representatives, on January 7, 2026 to present their vision for the occupancy of the space as a film, music and technology production studio, the incorporation of local educational cooperative elements, administrative offices, and related support uses; and

WHEREAS the proposed lease and redevelopment will promote economic development, workforce opportunities, creative industry growth, and the productive reuse of a formerly vacant public facility that was quickly becoming a safety concern and a financial burden to the County; and

WHEREAS a separate Parking Lease Agreement will accompany the building lease, providing thirty-five (35) parking spaces assigned to Jailhouse Properties, LLC, on the top deck of the parking garage adjacent to the former Hamilton County Justice Center, also owned by Hamilton County, for the annual amount of Ten Dollars (\$10.00); and

WHEREAS it is in the best interest of Hamilton County to authorize the County Mayor to enter into and execute both the building lease and the related parking lease, together with any necessary documents, under terms acceptable to the County.

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

That the County Mayor is hereby authorized, on behalf of Hamilton County, to enter into and execute a Lease Agreement and all documents necessary to carry out the intent of this Resolution, with Jailhouse Properties, LLC, for the former Hamilton County Justice Center property located at 601 Walnut Street, at the annual rate of \$375,000.

BE IT FURTHER RESOLVED that the County Mayor is also authorized to enter into and execute a related Parking Lease Agreement with Jailhouse Properties, LLC for thirty-five (35) parking spaces located on the top deck of the County-owned parking garage adjacent to the property, for the annual amount of Ten Dollars (\$10.00), and to execute all documents necessary to effectuate said 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

Date