Stefanie Dalton
Mayor

Martin Granum
City Manager

City of Red Bank

BOARD OF COMMISSIONERS WORK SESSION

Work Session Agenda
August 18, 2026
5:00 PM

The purpose(s) of the meeting shall be for the Commission to receive, consider, discuss, deliberate, and debate the matters listed herein below and such other public business as may lawfully be undertaken provided that no formal votes are to occur and no matters or issues will be formally decided upon at this meeting.

I. Monthly Financial Update (CFO Pickel)

II. Community Development FY26 Annual Report (CDD Slay)

III. On Consent Agenda - Approve Agreement for Purchase and Acquisition of Certain Real Property Res No. 26-1930 (CDD Slay)
Click HERE for the appraisal

IV. On Consent Agenda - Closeout the TDEC/ARPA Grant Contract Res No. 26-1931 (CDD Slay)

V. On Consent Agenda-Approve Application for the Property Conservation Grant by the Public Works Department Res No. 26-1932 (PWD Tate)

VI. On Consent Agenda - Update to the Omnibus Fee Schedule for Solid Waste Res No. 26-1933 (PWD Tate)

VII. On Consent Agenda - Authorization to participate in the Firetruck Antitrust Litigation Res No. 26-1934 (CM Granum)

VIII. On Consent Agenda-Approve MOU with Team Rubicon for Godsey Ridge Res No. 26-1935 (P&CD JRG)

IX. On Consent Agenda-Approve Assignment of Donation Agreement "The Field" Res No. 26-1936 (P&CD JRG)

X. Beer Board Meeting

Jeff Schwenke, dba Clever Alehouse, has applied to vend beer at the City-sponsored Food Truck Fridays scheduled from August to November, located at the Red Bank City Park in 2026

XI. Ordinance for the Establishment of a Twelve-Month Moratorium on Permitting All New Vape Stores, Cannabis Dispensaries, and Associated Sales of Vape Paraphernalia, Including Electronic Cigarettes, Vaping Devices, E-Liquids, and Other Similarly Related Vape Accessories Ord No. 26-1316 (CDD Slay)

XII. Citizen Comments on Items on the Work Session Agenda

5:45 Hard stop to allow citizen comments on items on this Work Session Agenda (CM Granum)

XIII. Any other business to discuss

XIV. Adjournment

YEAR TO DATE THROUGH JULY 2026

	ACCOUNT NAME	FY2026 Actual to Date	FY2027 Actual to Date	FY2027 BUDGET	8.33% Budget Year
Revenues					
	Local Taxes				
31100	Property Tax	10,828	13,692	6,527,743	0%
31120	Public Utilities Tax-OSAP	0	427	45,000	1%
31200	Property Tax (Delinquent)	1,742	8,805	43,500	20%
31300	Int. Penalty Court Cost	1,233	4,006	25,000	16%
31500	Pmts in lieu of Property Tax-TVA	0	0	156,948	0%
31511	Electric Power Board Tax	0	0	150,000	0%
31610	Local Sales Tax - Trustee	161,839	164,027	1,900,000	9%
31710	Wholesale Beer Tax	22,711	28,030	225,000	12%
31720	Wholesale Liquor Tax	4,422	5,415	95,000	6%
31730	Mixed Drink Taxes	1,435	2,214	10,000	22%
31810	Minimum Business Tax	150	255	1,400	18%
31820	Gross Receipts Tax	2,006	1,170	65,000	2%
31910	Franchise Tax	219	14,323	85,000	17%
	Total Local Taxes	206,584	242,362	9,329,591	
	State Taxes (local share)				
33510	State Sales Tax	132,264	136,752	1,511,173	9%
33512	Sports Betting	0	0	26,654	0%
33530	State Beer Tax	0	0	4,879	0%
33553	State Gasoline Inspection Fees	1,811	1,802	21,180	9%
	Total State Taxes (local share)	134,178	138,554	1,563,886	
	Other Sources				
31920	Room Occupancy Tax	2,278	2,432	25,000	10%
32210	Beer Licenses	0	0	4,000	0%
32400	Home Occupation Fee	150	100	1,200	8%
32600	Building and Related Permits	7,976	9,592	125,000	8%
32660	Zoning Permits	0	100	900	11%
32930	EV Charging Revenue	15	0	400	0%
32950	Wrecker Permit	0	0	500	0%
32990	Wrecker Inspection Fee	0	0	500	0%
33440	Police Salary Supplement	0	0	20,800	0%
33470	Fire Salary Supplement	0	0	13,800	0%
34100	Communication Tower Lease	5,356	2,772	32,000	9%
34131	Administrative Services	5,667	0	68,004	0%
34240	Accident Reports	90	20	2,000	1%
34793	Community Center Fees	2,970	2,010	21,000	10%
35100	City Court Revenue	13,145	13,282	130,000	10%
36100	Interest Earning	24,209	1,750	200,000	1%
36210	Rent-Sewer Plant	879	905	10,548	9%
36330	Sale of Equipment	0	0	2,000	0%
36350	Insurance Recovery	7,400	0	10,000	0%
36691	Miscellaneous Revenue	3,654	720	20,000	4%
36700	Donations	0	0	0	0%
36990	Insurance Package Refund	0	0	0	0%
33575	Grant Revenue	0	11,808	0	0%
36910	Loan Proceeds	0	0	435,000	0%
	Total Other Sources	73,790	45,490	1,122,652	
	Total General Fund Revenue	**414,552**	**426,406**	**12,016,129**	**4%**

	FY2026	FY2027	FY2027	8.33% Budget Year
Expenditures				
Judicial	13,764	12,141	187,199	6%
Legislative	2,414	1,786	42,510	4%
Finance & Administration	114,511	117,166	1,457,286	8%
Insurance	149,298	258,060	1,655,088	16%
Community Development	59,647	97,394	673,879	14%
Police	213,602	223,711	3,657,247	6%
Fire	158,200	179,455	2,225,160	8%
	711,436	*889,713*	*9,898,369*	
Public Works				
Public Wks-Admin/Streets	79,451	81,256	1,283,865	6%
Fleet Maint	24,360	10,023	161,656	6%
Gov't Bldg	44,538	29,453	728,351	4%
Animal Control	20,865	0	85,951	0%
Total Public Works	*169,213*	*120,732*	*2,259,823*	
Parks				
Parks Admin	17,508	15,232	664,233	2%
Total Parks	*17,508*	*15,232*	*664,233*	
Total General Fund Expenditures	**898,157**	**1,025,677**	**12,822,425**	**8%**

	FY2026	FY2027	FY2027	Budget Year
Solid Waste Management				
Revenues	3,599	4,244	**1,024,000**	0%
Expenditures	107,921	194,112	**1,265,790**	15%
State Street Aid				
Revenues	40,432	36,716	**451,366**	8%
Expenditures	11,274	29,475	**737,749**	4%
Stormwater MS4				
Revenues	3,637	2,908	**533,500**	1%
Expenditures	43,705	53,349	**737,422**	7%
Drug Enf Fund				
Revenues	8,227	1,176	**24,500**	5%
Expenditures	2,050	122	**104,300**	0%
Impound Fund				
Revenues	275	0	**2,250**	0%
Expenditures	275	1,577	**5,400**	29%

COMMUNITY DEVELOPMENT

FY 26

YEAR END REPORT

Presentation

August 18, 2026

COMMUNITY DEVELOPMENT
FY 26 DASHBOARD

Permits Issued	Inspections Performed	Legislative Items
Enforcement Actions	Meetings Attended	Construction Values

While most of our accomplishments take time to become visible throughout the community, they first begin with countless hours of behind-the-scenes work dedicated to policy development, project coordination, technical review, public engagement and strategic planning - all with a commitment to public service.

PERMITS ISSUED FY26

While much of our work happens behind the scenes, every building permit issued represents careful review, coordination, and collaboration to ensure safe construction, regulatory compliance, and a continued investment in our community.

July Aug Sept Oct Nov Dec Jan Feb mar Apr May Jun

Residential 105

Single
and
Two-Family
New or Remodels

Commercial 18

New
or
Renovations

Other Types 265

Electrical, Plumbing, Mechanical and or Gas and Signs

INSPECTIONS PERFORMED

Most Common Inspection Types:
Footings, Rough-Ins, Slabs, Electrical, Framing, Insulation, Plumbing, Mechanical, Gas and Finals

INSPECTION TYPES:

Commercial	166
Single Family	870
Multi-Family	49
Other	49

TOTAL INSPECTIONS PERFORMED FY26

1,096

COMPLIANCE

**While often unseen by the public,
building inspections are a vital behind-the-scenes service that helps ensure every project is constructed safely, meets regulatory compliance, and contributes to the long-term quality of our community.**

LEGISLATIVE ITEMS

Behind every legislative item is careful analysis, coordination, and preparation to ensure proposed ordinances, resolutions, and policy changes are legally sound, aligned with community goals, are transparent with the public and are ready for informed consideration by City Commission.

13	16	13	16	58
RESOLUTIONS	ORDINANCES	PRESENTATIONS	PUBLIC HEARINGS	TOTAL ITEMS

CODE ENFORCEMENT ACTIONS

Property Maintenance Courtesy Letters Issued	190
Formal Notices of Violations Issued	141
Cases before the Administrative Hearing Officer (AHO)	8
Dilapidated Structures Identified & Resolved by Owners	6
Dilapidated Structures Pending Legal Condemnation	2
Estimated Number of Code Enforcement Consultations	180+

Every code enforcement action begins long before a formal citation or administrative hearing. Behind the scenes, staff conduct investigations, research property histories, coordinate with other departments, and work diligently with residents and property owners to achieve lasting compliance and uphold community standards.

MEETINGS ATTENDED

Behind every meeting is careful preparation by staff, including agenda development, technical review, meeting coordination, and professional engagement to support informed decision-making and encourage meaningful public participation.

PLANNING COMMISSION & BZA

MEETINGS HELD	15
WORK SESSIONS ITEMS	42

PLANNING CONSULTATIONS

CONSULTATIONS	50+
PLAT/SITE PLAN REVIEWS	31

PUBLIC ART AND NON-PROFIT BOARDS

MEETINGS HELD	9

OTHER MEETINGS

OUTSIDE AGENCY MEETINGS	17

CONSTRUCTION VALUES

FY26
Construction Values

$16M+

FY26
Permit Fees Revenue

$173,132

Construction values reflect continued private investment in Red Bank, while permit fee revenue supports the services necessary to review, inspect, and facilitate safe, compliant development.

Together, these metrics demonstrate the community's growth and the department's role in supporting responsible investment.

FY26 BUDGET DETAILS

FY26 - REQUEST	FY26 – ACTUAL	FY26 YEAR END
$727,366	$606,451	83% USAGE

Effect of “belt-tightening” through under-executed contract services

COMMUNITY DEVELOPMENT
FY 26 YEAR-END REPORT

FY26 marked a year of momentum for the Community Development Department.

Together, we strengthened the foundation for Red Bank's future through thoughtful planning, meaningful partnerships, transparent public engagement, and responsible stewardship of public resources.

As we enter FY27, our focus shifts from building frameworks to delivering results by advancing the Unified Development Code, implementing the Capital Improvement Plan, supporting the Tennessee Downtowns initiative, enhancing neighborhood quality through Codes Enforcement, while continuing to provide exceptional service to our residents, businesses, and community partners.

Community development is most successful when it is collaborative, intentional, and forward-looking. We appreciate the continued support of the City Commission, City Manager, advisory boards, partner agencies, and most importantly the community as we work together to shape Red Bank's future.

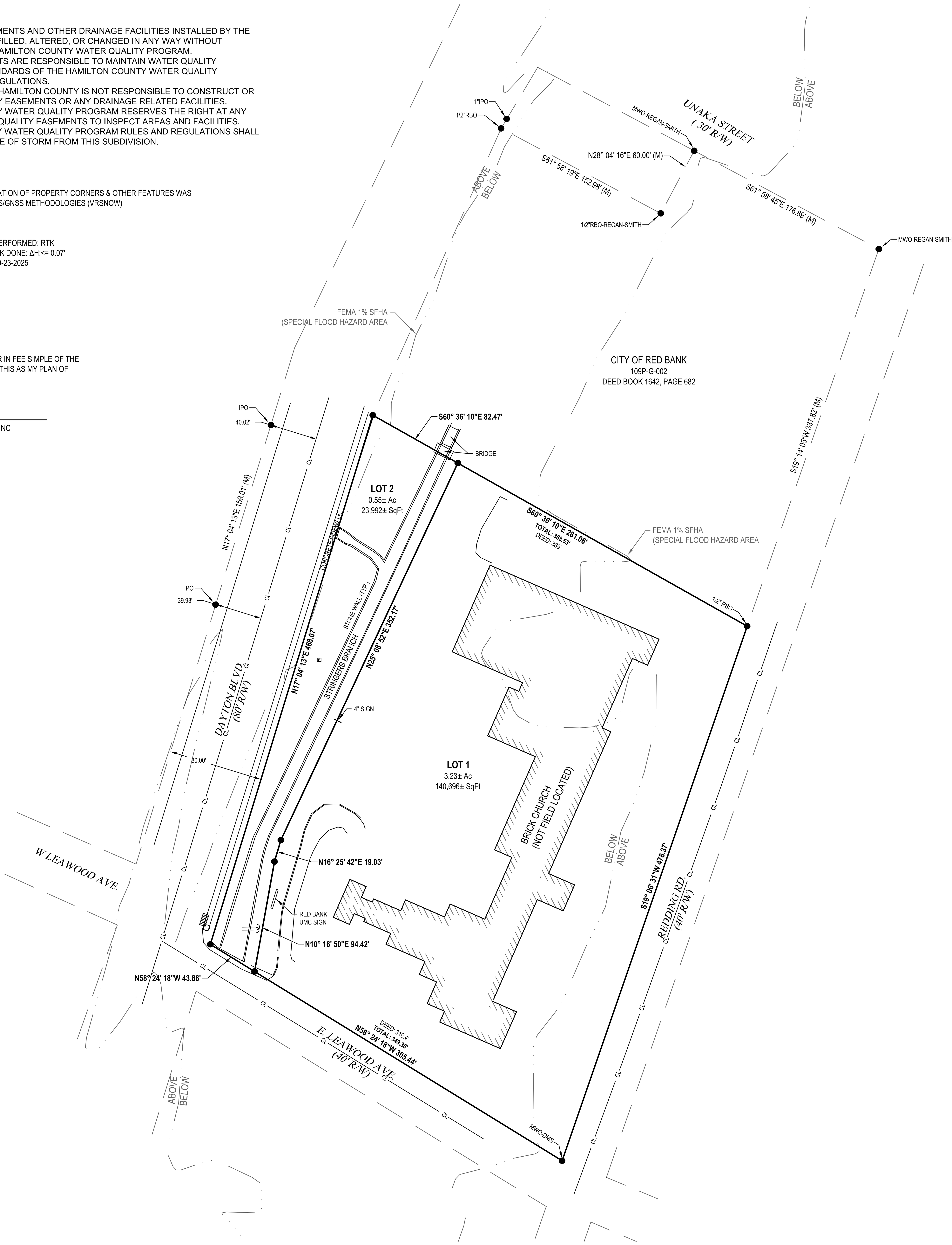
EXHIBIT A

WATER QUALITY NOTES:
A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

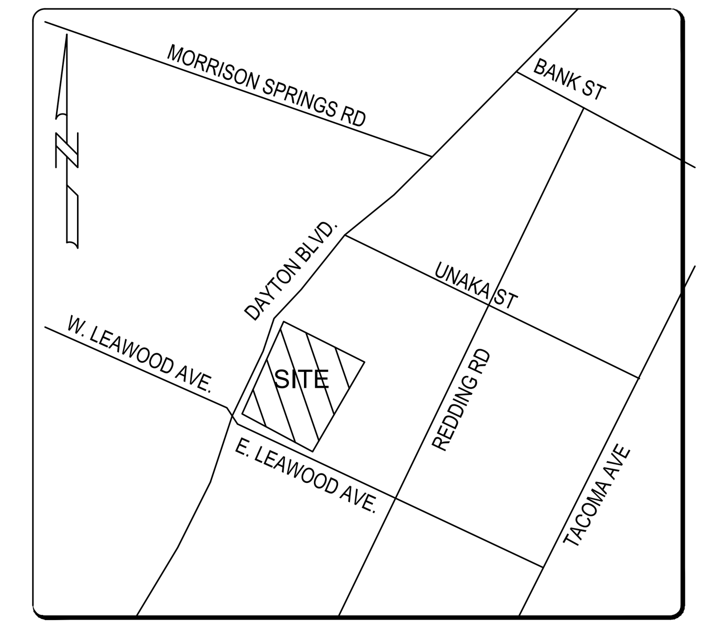
GPS NOTE:
1. CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRSNOW)
2. MAKE: CARLSON
3. MODEL: BRx7
4. FREQUENCY: DUAL
5. TYPE OF GPS SURVEY PERFORMED: RTK
6. PRECISION OF GPS WORK DONE: ΔH:<= 0.07'
7. DATE OF FIELD WORK: 10-23-2025

OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

RED BANK METHODIST CHURCH INC
3800 DAYTON BLVD
RED BANK, TN 37415
423-877-2881



APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE __________
BY __________
HAMILTON COUNTY WWTA
DATE __________
BY __________
CITY OF RED BANK
DATE __________
BY __________
RED BANK PLANNING COMMISION
DATE __________
BY __________



LOCATION MAP
N.T.S.

LEGEND OF SYMBOLS

CL/CLR CENTERLINE ROAD	TB TOP BANK
TC TOP CURB	TS TOE SLOPE
BC BOTTOM CURB	BD BOTTOM DITCH
IPF IRON PIPE FOUND	BLD BUILDING
IRF/RBO IRON REBAR FOUND	FFE FINISH FLOOR ELEVATION
EG EDGE GRAVEL	EW EDGE WATER
EP/EOP EDGE PAVEMENT	MWO MAG NAIL & DISC FOUND
CMF CONCRETE MONUMENT FOUND	OHW OVERHEAD WIRE
TYP TYPICAL	W WATER LINE
	ST STORM SEWER LINE
EPB MANHOLE	SS SANITARY SEWER LINE
SANITARY/STORM MANHOLE	G GAS LINE
WATER METER	UGE UNDERGROUND ELECTRIC
POWER POLE	COM COMMUNICATION
LIGHT POLE	BUILDING LINE
CLEANOUT	HDPE HIGH DENSITY POLYETHYLENE
CATCH BASIN	CONC CONCRETE
GAS VALVE	GUY WIRE
GAS METER	POST INDICATOR VALVE
FIRE HYDRANT	ELECTRIC BOX
WATER VALVE	GREASE TRAP
PHONE PEDESTAL	TRAFFIC BOX
TRAFFIC POLE	TREES (SIZE VARIES-SEE PLAN)
FIRE DEPARTMENT CONNECTION	POWER METER
IRRIGATION CONTROL VALVE	SS/ST UNABLE TO DETERMINE TERMINUS
LIGHT	PROPERTY CORNER (AS DESCRIBED)
STOP BAR	
AC AIR CONDITIONING UNIT	

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.

GENERAL NOTES:

1.) PRESENT ZONING CLASSIFICATION C-2 PER GIS. NO ZONING INFORMATION PROVIDED TO THE SURVEYOR.
2.) AREA SUBDIVIDED BY THIS PLAT IS 3.78 ACRES±.
3.) TAX MAP NUMBER 109P G 001.
4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 3551, PAGE 399.
5.) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF HAMILTON COUNTY, TENNESSEE / CITY OF RED BANK SUBDIVISION REGULATIONS.
6.) THE PURPOSE OF THIS PLAT IS CREATE A LOT LINE THAT EXCLUDES STRINGER'S BRANCH IN ITS ENTIRELY FROM THE PARENT TRACT, THEREBY CREATING LOTS 1 & 2.
7.) IT IS APPARENT TO THE SURVEYOR THAT THE LEGAL DESCRIPTION IN THE RECORD DEED DOES NOT DESCRIBE THE PARENT TRACT BEING SUBDIVIDED IN ITS ENTIRETY. UPON A RECORDS SEARCH PERFORMED BY THE SURVEYOR IT HAS BEEN DISCOVERED THAT THE LEGAL DESCRIPTION FROM AN OLDER DEED ASSOCIATED WITH THE PARENT TRACT (W-17-339 R.O.H.C.) APPEARS TO MORE COMPLETELY DESCRIBE THE PARCEL, AND THUSLY WAS USED TO RETRACE THE PARENT BOUNDARY.
8.) WATER AVAILABLE BY TENNESSEE AMERICAN WATER COMPANY.
9.) SANITARY SEWER AVAILABLE BY HCWWTA.
10.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
11.) STREET ADDRESS 3800 DAYTON BOULEVARD.
12.) ALL CORNERS ARE 1/2" REBAR W/ CAP UNLESS NOTED OTHERWISE.
13.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
14.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS PARTIALLY IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0331H, DATED 11/28/2025.

NORTH
TENNESSEE STATE PLANE
NAD83 (2011)

FINAL PLAT LOTS 1 & 2

RED BANK METHODIST CHURCH INC.

AS DESCRIBED IN DEED BOOK 3551, PAGE 399,
AND DEED BOOK "W-17-339" R.O.H.C.,
LYING IN THE CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE

HSG
HOPKINS SURVEYING GROUP
175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office

SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

811 Know what's below. Call before you dig.

DRAWN BY: BL; CHECKED BY: ZA	SHEET NO.: 1 OF 1	DWG. No: 2025-419-2
SCALE: 1"= 50'	DATE: 1/05/2025	REF. DWG.: 2025-369-3
PROPERTY ADDRESS: 3800 DAYTON BLVD. RED BANK, TENNESSEE 37415		TAX MAP No.: 109P G 001

DWG. NO.: 2025-419-2

Z:\Shared\HSG\2025\25-419 City of Red Bank\25-419 City of RB.dwg 01/27/26 01:36:32PM, Admin, LAYOUT-30X24 PLAT

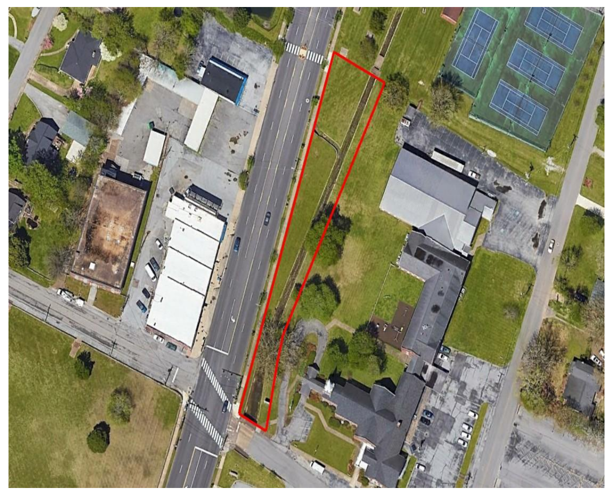
APPRAISAL OF

Land

3800 Dayton Blvd

Red Bank, TN, 37415

Hamilton County, TN | Parcel ID: 109P G 001



PREPARED FOR	EFFECTIVE DATE	FILE NUMBER
City of Red Bank Leslie Slay 3105 Dayton Blvd, Red Bank, TN 37415	March 30th, 2026 Inspection: March 30th, 2026	2508-15 Type: Appraisal

HENRY B. GLASCOCK COMPANY
EXPERTS IN REAL ESTATE SINCE 1921

3085 BROAD ST
CHATTANOOGA, TN 37408
Tel: (423) 825-0049

April 10th, 2026

City of Red Bank
Attn: Leslie Slay
3105 Dayton Blvd, Red Bank, TN 37415

RE: File # (2508-15):
Appraisal of property at 3800 Dayton Blvd, Red Bank, TN
Tax Parcel: 109P G 001

Dear Ms. Slay:

In accordance with your request, I have made an appraisal of the above subject property. This appraisal is intended to conform to the reporting requirements of the Uniform Standards of Appraisal Practice (USPAP). A complete description and valuation of this property is contained within the report to follow.

The subject property was inspected on March 30th, 2026, providing a detailed on-site assessment of its condition and key attributes. The effective date of this appraisal is March 30th, 2026 which represents the point in time to which the value conclusions apply. This appraisal is intended to be used for possible future purchase and the intended users of this report include City of Red Bank and their agents and/or assigns and other stakeholders who may rely on the findings.

The subject property, which is a proposed portion of a greater parcel located at 3800 Dayton Blvd, Red Bank, TN 37415. The proposed subdivided site is vacant and is proposed at approximately 0.55 acres per survey. The property benefits from above decent visibility along Dayton Blvd and above par frontage and access. The proposed narrow site is located within the floodway, high-risk, and moderate flood zones with a significant drainage ditch running the length of the subject property. As such, the subject property has low utility and is considered “undevelopable”.

As a result of my investigations, it is my opinion that the Market Value of the Fee Simple Estate as of the effective date of this report, March 30th, 2026 was:

$30,000 (Thirty Thousand Dollars)

This appraisal is made under the following extraordinary assumptions:

• That there are no easements that would significantly affect value.

• That permission would be granted from the governing authority, for the subdivision of the subject property from the greater parcel.

The analysis and value opinion in this appraisal is based on the data available to me at the time of the assignment and apply only as of the effective date of the appraisal. No analysis or opinions contained in this appraisal should be considered as predictions of future market conditions or value.

Please let me know if you need additional information on this property or if I can be of further service.

Respectfully,

Paul E. Chapman
Certified General Real Estate Appraiser
TN License # CG-5355
GA License # CG-405429

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APPRAISER CERTIFICATION – PAUL CHAPMAN

I certify to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report, or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one (other than those signing the certification) provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Respectfully,

Paul E Chapman

Paul E. Chapman
Certified General Real Estate Appraiser
TN License # CG-5355
GA License # CG-405429

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

I. This valuation is based on the accuracy of the land and building area estimates provided by either the owner of record or his/her agent(s) and the Hamilton County Assessor of Property. The structure was not measured by me.

II. No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.

III. I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of my data collection was to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property.

IV. I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.

V. I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property that would make the property less valuable and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.

VI. I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state, or local laws.

VII. The Client is the party or parties who engage an appraiser in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

VIII. This valuation conclusion is not subject to satisfactory completion, repairs, or alterations.

IX. I have experience in the appraisal of numerous properties similar to the subject in this market and I am qualified by education, training, and experience in the preparation of such reports sufficient to comply with the competency provisions of USPAP. I have not been prohibited from practicing before the IRS under section 330(c) of title 31 of the United States Code at any time. My professional qualifications are included in the Addenda section of this report.

X. I am Paul Chapman and I am a Certified General Real Estate Appraiser. My State Certification Numbers are (TN) CG-5355, (GA) CG-405429. My Federal Tax Identification Number is 621311864.

Respectfully,

Paul E. Chapman

Paul E. Chapman
Certified General Real Estate Appraiser
TN License # CG-5355
GA License # CG-405429

COMPENDIUM

REPORT SUMMARY

Date of Report:	April 10th, 2026
Effective Date:	March 30th, 2026 (Date of Inspection: March 30th, 2026)
Type of Report:	Appraisal
Intended Use:	future purchase
Intended Users:	City of Red Bank and their agents and/or assigns

CLIENT & PROPERTY IDENTIFICATION

Client:	City of Red Bank
Attn:	Leslie Slay
Property Address:	3800 Dayton Blvd, Red Bank, TN
Parcel Number:	(portion of) 109P G 001
Owner of Record:	Red Bank Methodist Church Inc

LEGAL & SITE INFORMATION

Legal Description:	unknown
Site Area (per County Assessor):	23,992.00 Square Feet, 0.55 Acres
Zoning:	C-2 Commercial Zone (Central Business District)
Property Rights Appraised:	Market Value of the Fee Simple Estate
Type And Definition Of Value:	Market Value

IMPROVEMENT DESCRIPTION

Property Type:	Religious Exmp
Improvement Type:	Churches W/Sunday Schools
Number of Improvements:	0
Number of Units:	0
Gross Building Area:	0

TAX & ASSESSMENT DATA

Tax District:	Red Bank (city) Hamilton (county)
Total Tax Appraised Value (2025):	N/A (Appraised Value)
Annual Property Taxes:	N/A Rate: N/A

HIGHEST & BEST USE

As Improved:	Recreational Use

VALUATION SUMMARY

Cost Approach (Including Land):	N/A
Sales Comparison Approach:	$30,000
Income Capitalization Approach:	N/A
Final Opinion of Value:	**$30,000**

SCOPE OF WORK & APPRAISAL PROBLEM

The Uniform Standards and Professional Appraisal Practices requires the appraisal report to include enough information to allow the intended users to understand the scope of work performed. The below section will help the intended user understand what the appraiser did to solve the appraisal problem and why the activities were performed in the appraisal process.

SITE IDENTIFICATION

A thorough analysis of the subject property was performed to evaluate its real property rights, location, physical characteristics, economic conditions, and legal considerations. This evaluation identifies key factors influencing the property's utility and potential, while also addressing any limitations or opportunities that may affect its value or future use.

SITE INSPECTION

A thorough on-site inspection of the subject property and its surrounding environment was performed. This step involved careful observation and documentation of both the land and improvements, noting any physical conditions, site-specific features, and potential external influences that could affect the property's value.

Since the subject property is vacant land, no building measurements were taken. The site dimensions and area were obtained from public records and verified against available survey data.

MARKET AREA ANALYSIS

An extensive analysis of the market area surrounding the subject property was conducted to evaluate the economic and demographic context influencing the property. This analysis included a review of market trends, supply and demand dynamics, zoning regulations, and the competitive landscape. Key external factors such as neighborhood stability, growth prospects, and market saturation were examined to assess their impact on the property's value and address the specific needs of the appraisal.

SUBJECT PROPERTY ANALYSIS

To evaluate the suitability and adaptability of the subject property for its current or potential use, a detailed examination of its physical, legal, and economic characteristics was performed. This included assessing the land, improvements, and any encumbrances or restrictions that might affect its utility. The analysis highlights the property's strengths and weaknesses, providing a well-supported basis for conclusions about its highest and best use.

HIGHEST AND BEST USE ANALYSIS

The highest and best use analysis was conducted to identify the most productive use of the subject property. This evaluation considered legally permissible, physically possible, and financially feasible uses, along with market conditions, zoning regulations, and any physical or legal constraints. By systematically analyzing these factors, the analysis determined the use that maximizes the property's value and provides a well-supported basis for the opinion of value.

This appraisal is made under the following extraordinary assumptions: • That there are no easements that would significantly affect value. • That permission would be granted from the governing authority, for the subdivision of the subject property from the greater parcel.

VALUATION APPROACH	DEVELOPED / RATIONALE
COST APPROACH	The cost approach was considered but not utilized in this report due to the lack of any improvements on the property (i.e. vacant).
DIRECT SALES COMPARISON APPROACH	This approach was used because it directly reflects the behavior of buyers and sellers in the market, providing an accurate representation of the property's value based on similar transactions.
INCOME APPROACH	The income capitalization approach was considered but not conducted because the highest and best use for the subject property is vacant land, and this approach was not necessary for credible results.

DATA COLLECTION AND PROPERTY DESCRIPTION

SUBJECT PROPERTY SUMMARY TAX CARD

3800, Dayton Blvd

Red Bank, TN 37415

15/20 fields SUBJECT

KEY METRICS

Sale Date 11/07/1988	Sale Price —
Building SF 0	Price / SF —
Site (Acres) 0.55	Year Built —
Units 0	Condition

PROPERTY FACTS

Parcel ID	109P G 001
County	Hamilton
Property Type	Religious Exmp
Improvement	Churches W/Sunday Schools
Current Use	Church grounds
Zoning	C-2 Commercial Zone (Central Business Dist
Compliance	
Owner	Red Bank Methodist Church Inc

ECONOMIC CHARACTERISTICS

Occupancy	—
Mkt Demand	
Likely Buyer	
Mkt Rent / SF	—
Lease Type	
Parking	—

SITE & BUILDING

Quality Class	
Site SF	23,992
Materials	
Design	
Topography	Gently Sloping
Flood Zone	High Risk (Zone AE)
Land/Bldg Ratio	
Traffic Count	13,794

QUALITATIVE RATINGS

Location / Proximity	Good
Access / Frontage	Good
Visibility / Traffic Count	Average
Topography	Good
Flood Risk	Poor
Shape / Usability	Poor

TAX INFORMATION

Appraised Value	—
Tax Year	
Total Taxes	—
Millage Rate	

Source: — 35.117310, -85.290070

SUBJECT PROPERTY PHOTOS

looking north, from the eastern portion of parcel	
looking south, from the eastern portion of parcel	

looking north, from the eastern portion of parcel	
looking north, from the eastern portion of parcel	

looking north, from the eastern portion of parcel	
looking north, from the eastern portion of parcel	

edge of subject property	
adjacent parcel (city park)	

looking south, from subject property	

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The legal description is a precise, formal, and legally recognized description of a property that identifies its exact location, boundaries, and dimensions. It serves as the unique identifier of the property, distinguishing it from any other parcel of land and ensuring clarity in ownership and use. Unlike informal descriptions, such as street addresses, the legal description is specific enough to be used in legal documents like deeds, mortgages, and easements, and is essential for recording transactions in public land records. It often includes detailed references to surveys, subdivisions, or metes and bounds measurements, providing an unambiguous representation of the property's physical extent. The legal description and Deed Book/Page is as follows:

Legal Description: unknown – subject property has not been separated from greater parcel

Deed Book / Page: "3551/399', as recorded in the public records of Hamilton County, TN.

HISTORY OF SUBJECT PROPERTY

The history of the subject property over the last three years from the effective date of this appraisal includes its ownership, transfers, listing history, and any significant events that have affected its condition or value.

The property has been held by Red Bank Methodist Church Inc since 1988, as recorded in the public records of Hamilton County, TN. The property is not currently listed for sale or lease. Nor has the subject property been subdivided from the greater parcel to date.

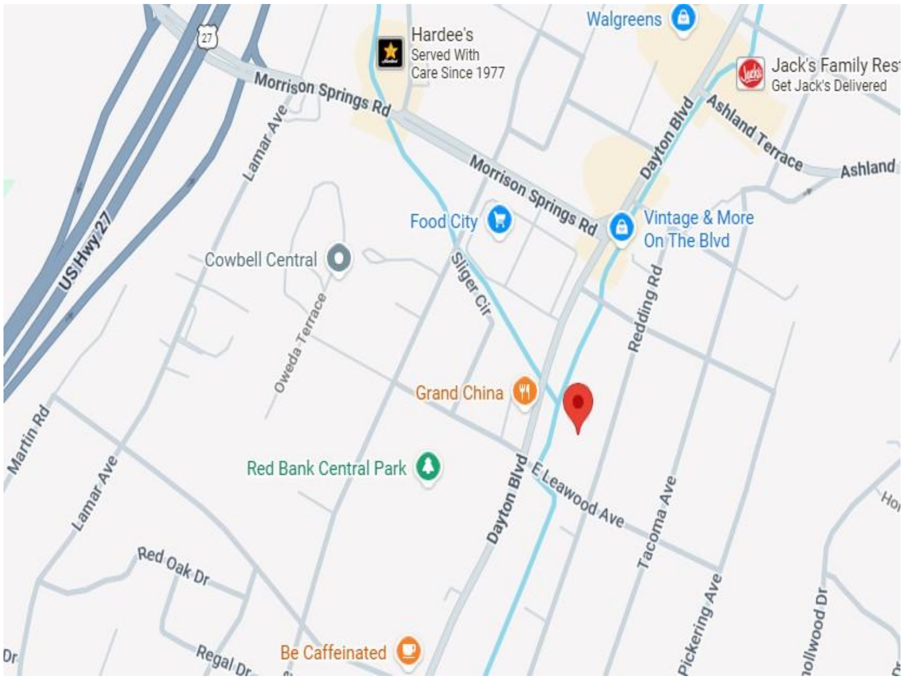
DESCRIPTION OF SUBJECT PROPERTY'S LAND (SITE)

SITE CHARCTERISTICS

The site exhibits a Gently Sloping topography with drainage appearing to be Above Par. No issues related to erosion, settlement, or soil instability were noted. The site appears physically suitable for its current and potential use.

ATTRIBUTE	DESCRIPTION
TOPOGRAPHY	Gently Sloping
DRAINAGE	Above Par
FEMA FLOOD ZONE	High Risk (Zone AE)
LOT SIZE	0.55 acres
TOTAL SQUARE FEET	23,992.00 sq ft

Aerial Map



Aerial Street Map

Flood Map

FLOOD ZONE

The subject property has the following flood hazard areas listed:

- The subject property is labeled “Zone X” which is an area of minimal flood hazard, usually depicted on the FIRMs (Flood Insurance Rate Map) as above the 500-year flood level.
- The subject property is labeled “0.2 PCT” or “Zone B” which is an area of moderate flood hazard risk usually depicted on the FIRMs (Flood Insurance Rate Map), as the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.
- The subject property is labeled “Zone AE” which is an area identified as a Special Flood Hazard Area (SFHA) (high-risk). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood
- The subject property is labeled as “floodway. According to FEMA: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Note, a significant portion of the subject property lies within the floodway which most likely cannot be developed, as a mortgage would be unattainable and development would endanger upstream flooding.

UTILITIES

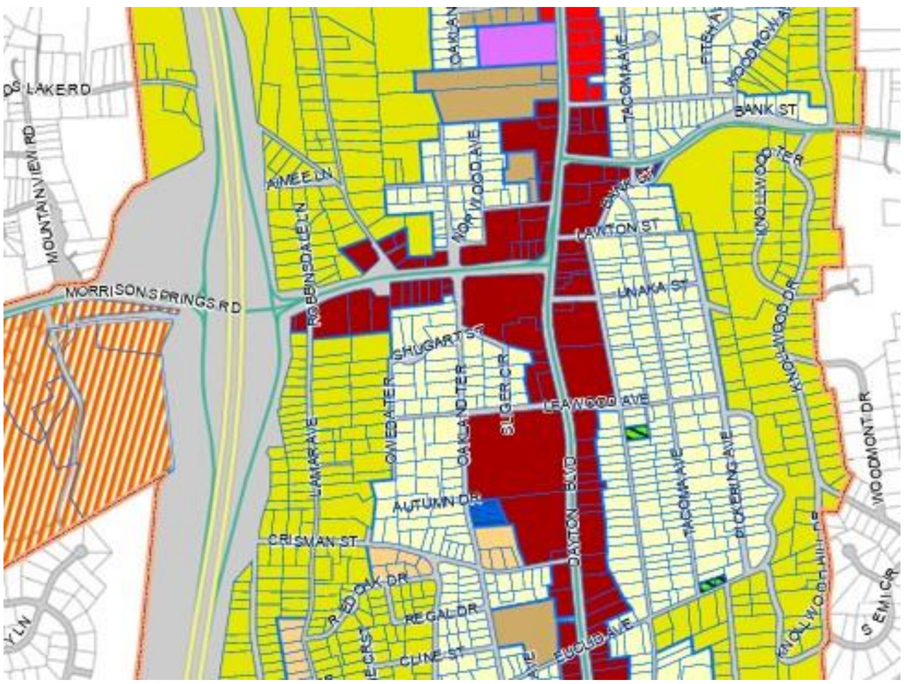
Utilities available include:

ATTRIBUTE	DESCRIPTION
GAS:	Available
ELECTRIC:	Available
WATER:	Available
SEWER:	Available
INTERNET:	Available
TELEPHONE:	Available
CABLE:	Available

ZONING & LAND USE

The property is zoned C-2 Commercial Zone (Central Business District) by the Red Bank, TN.

ZONING INFORMATION	DETAILS
ZONING CLASSIFICATION:	C-2 Commercial Zone (Central Business District)
PERMITTED USES:	Banks, Barber/Beauty shops, Studios and Galleries, Restaurants and Delicatessens, Theaters, Shoe, Musical instrument, Jewelry Repair and similar uses, Retail sales, Florists, Schools, churches and other public and semi-public buildings, Plumbing, electrical, radio, TV workshops,

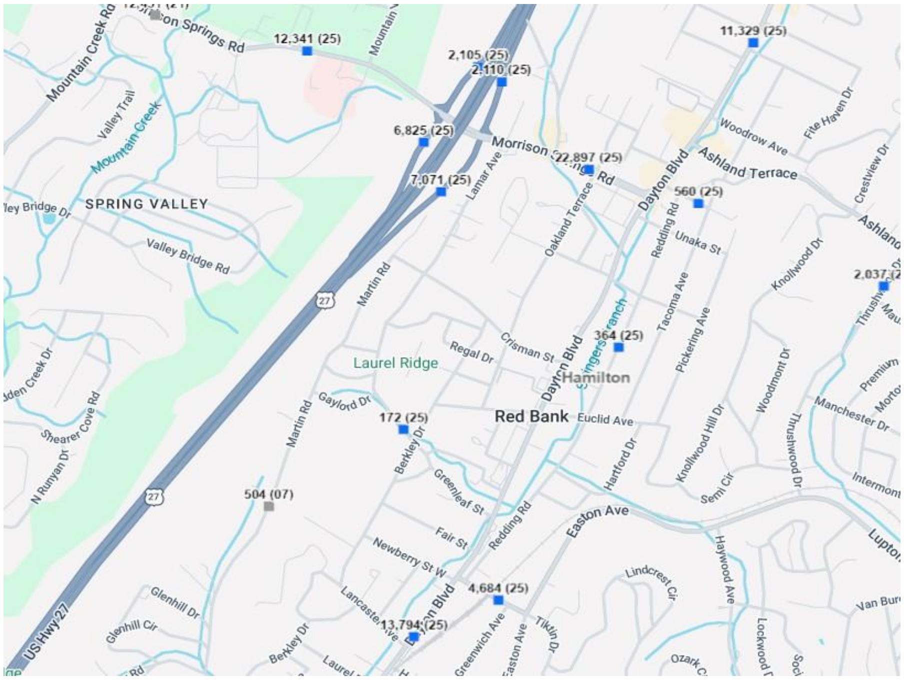


Zoning Map

PROXIMITY & ACCESS

Access to the property is Above Par, with direct ingress and egress from Dayton Blvd, a Minor Arterial. Its location supports Religious Exmp uses, enhancing overall market appeal.

FEATURES	DETAILS
TRAFFIC COUNT	13,794
VISIBILITY	Above Par
FRONTAGE (DAYTON BLVD)	468 ft
FRONTAGE (E LEAWOOD AVE)	44 ft



Traffic Map

ENCUMBRANCES

In the course of this appraisal, no known or visible encumbrances were identified that would adversely impact the subject property. While this conclusion is based on a thorough review of available data and observation, it is standard practice to recommend that a title specialist or legal professional conduct a detailed title examination to confirm the absence of any encumbrances.

ENVIRONMENTAL CONSIDERATIONS

The property's environmental profile is favorable, with no significant constraints observed that would hinder its current use or development potential. If located within a FEMA-designated flood zone, mitigation measures such as drainage systems or elevated construction may be required, though no issues were identified during the site inspection. For properties outside flood zones, this is not a concern. Wetlands, if present, occupy a minor portion of the site and do not materially affect its usability or marketability. Soil stability is deemed adequate for current and potential development, with no evidence of significant erosion, hazardous materials, or environmental concerns noted during the inspection.

SUMMARY – SITE DISCRIPTION

The site has a long narrow shape with a surveyed size of 23,992 sq ft (approximately 0.55 acres). The site has significant frontage along Dayton Blvd surrounded by commercial properties and adjacent to a city park and church property. The site is zoned commercial, has good traffic and above par linkages. However, the site is narrow, and lies within the high-risk flood zone and floodway.

DESCRIPTION OF IMPROVEMENTS

No improvements have been developed on the vacant lot of the subject property, therefore no discussion on the improvements is warranted.

TAXES AND ASSESSMENT OF SUBJECT PROPERTY

The subject property's individual tax appraised value at the current time of the effective date is unknown as the subject property has not been subdivided from the greater tax parcel yet.

MARKET AREA ANALYSIS OF SUBJECT PROPERTY

MARKET AREA

Hamilton County, TN, the county the subject property is located within, has been determined the appropriate market area for the subject property because this is where the subject property's competition is located and/or the most likely buyer of the subject property would most likely reside within this area.

HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value." There are four steps applied in the following order to develop the opinion of highest and best use:

Legally permissible - the use of a property must be permitted by zoning, land use planning, and not forbidden or likely to become forbidden by government regulations, with no deed restrictions or covenants preventing that use;

Physically possible - any potential use must be physically possible given the size, shape, topography, and other characteristics of the site;

Financially feasible - the proposed use of a property must generate adequate revenue to justify the costs, plus a profit for owner; and

Maximally productive - the use must generate the highest net return (profit) to the owner.

AS VACANT

In analyzing the highest and best use of the land as though vacant, the focus is on determining the ideal improvement for the site or how the land could be optimally used. This analysis applies the four criteria: legally permissible, physically possible, financially feasible, and maximally productive, which are specifically tailored to the characteristics of the land itself rather than any existing improvements.

Legally Permissible

The subject site is zoned C-2 Commercial Zone (Central Business District), which generally allows Banks, Barber/Beauty shops, Studios and Galleries, Restaurants and Delicatessens, Theaters, Shoe, Musical instrument, Jewelry Repair and similar uses, Retail sales, Florists, Schools, churches and other public and semi-public buildings, Plumbing, electrical, radio, TV workshops, and may permit on a conditional basis. Uses such as are not permitted.

Physically Possible

The site contains approximately 0.5508 acres (23,992 square feet) with an irregular shape. Topography is gently sloping with above par drainage. Access is provided from Dayton Blvd, offering above par access and par visibility. Flood mapping indicates High Risk (Zone AE) flood exposure.

Financially Feasible
The site has good frontage with good traffic within a commercially dense area with public parks nearby. However, the site is undevelopable due to the flood hazards.

Maximally Productive
Based on the legal, physical, and economic characteristics of the subject site, the maximally productive use as if vacant is concluded to be recreational use.

AS IMPROVED

The property is vacant and unimproved therefore, the ideal improvement discussed in the above "Highest and Best Use as Vacant" should be considered the property's most feasible and beneficial land use.

VALUATIONS

LAND SALES COMPARISON APPROACH

The Sales Comparison Approach was used to determine the market value of the subject property. This method involved analyzing recent sales of similar properties in the area and making adjustments to reflect differences between the comparables and the subject property. The goal is to derive a value that reflects current market conditions and the unique features of the subject property.

AS-IS LAND VALUE ANALYSIS

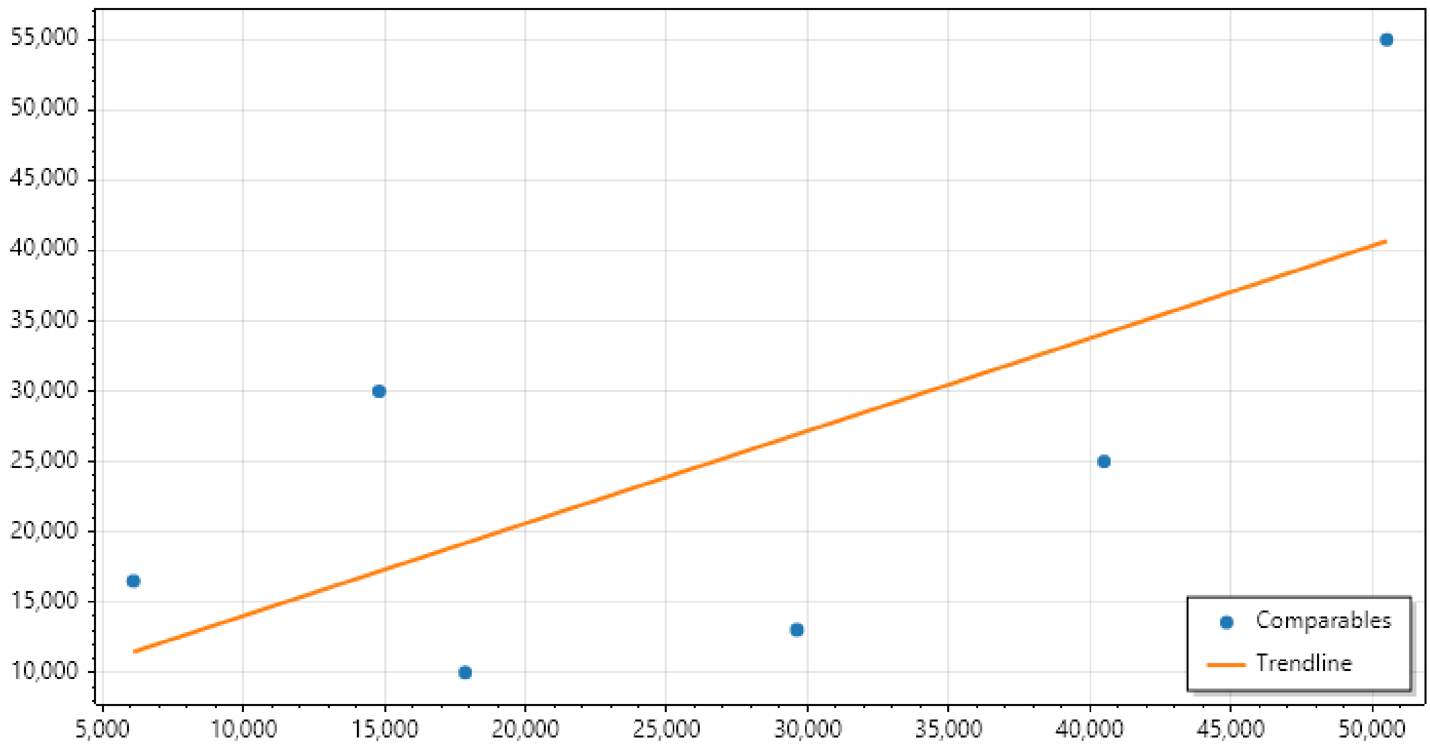
The Sales Comparison Approach was utilized to estimate the market value of the subject property. This analysis involves comparing recent sales of similar properties and making appropriate adjustments for differences between the comparables and the subject.

While recent sales of commercial property in Red Bank indicate that Dayton Blvd frontage is highly desirable, the narrowness of the site and flood hazards of the site make the site “undevelopable”. Therefore, other comparable sales with low utility were found for the value analysis of the subject property.

SELECTED LAND COMPARABLES

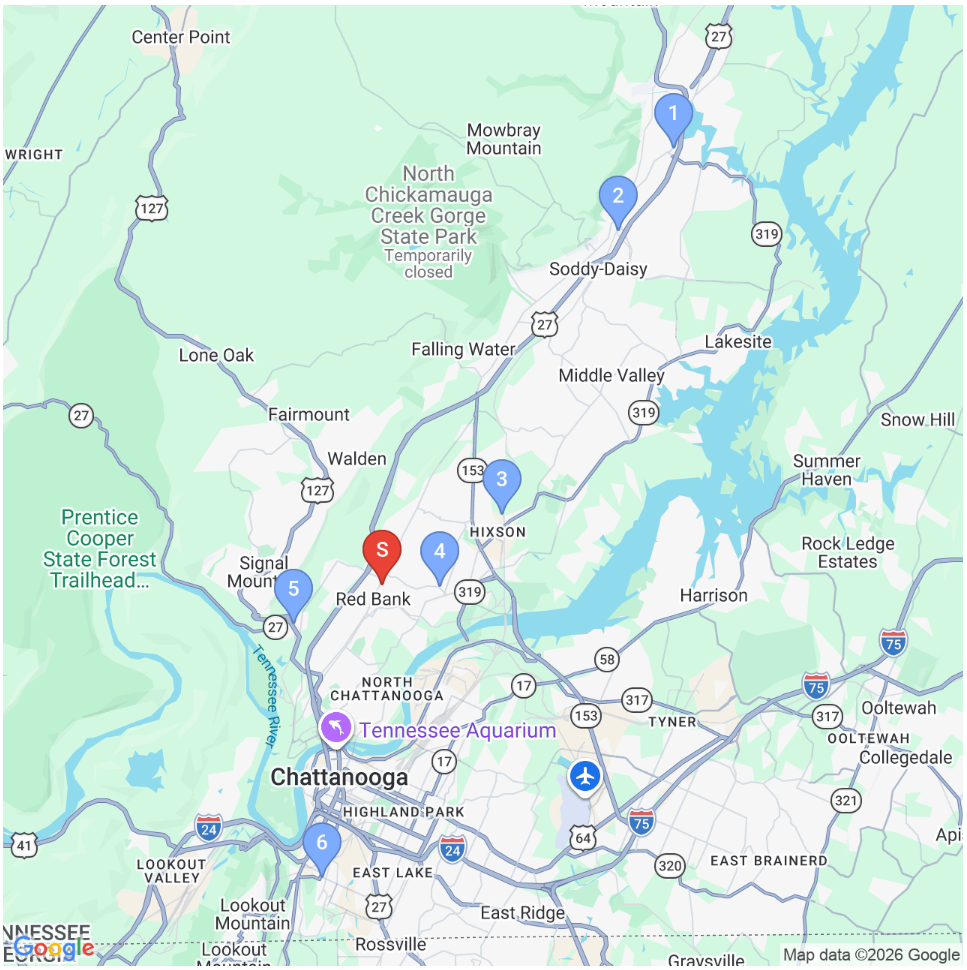
Comp #	Address	Parcel ID	Property Type	Acreage	Land Sq Ft	Sale Price	Sale Date
Comp 1	11220 Dayton Pike, Soddy-Daisy, TN 37379	049H B 019	Commercial	0.14	6,098	$16,500	10/17/2025
Comp 2	222 Sequoyah Access Rd, Soddy-Daisy, TN 37379	057 099.03	Commercial	0.93	40,511	$25,000	08/22/2025
Comp 3	5331 Hixson Pike, Hixson, TN 37343	100J A 001	Commercial	0.41	17,860	$10,000	06/28/2024
Comp 4	961 Ashland Ter, Chattanooga, TN 37415	109N J 025.03	Commercial	0.34	14,810	$30,000	09/18/2023
Comp 5	914 Signal Mountain Rd, Chattanooga, TN 37405	117G B 027.04	Commercial	1.16	50,529	$55,000	12/15/2022
Comp 6	510 W 38th St, Chattanooga, TN 37410	155N H 002	Commercial	0.68	29,621	$13,033	07/01/2022

TRENDLINE


55,000
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
10,000
15,000
20,000
25,000
30,000
35,000
40,000
45,000
50,000
Comparables
Trendline

COMPARABLE SALES MAP

The map below illustrates the geographic distribution of the selected comparable sales relative to the subject property. The proximity and location characteristics of these comparables support their relevance to the subject valuation.



COMPARABLE SALES

11220 Dayton Pike, Soddy-Daisy, TN 37379

Soddy-Daisy, TN 37379

Commercial

1

SALE SUMMARY

Sale Date 10/17/2025	Sale Price $16,500
Building SF —	Price / SF —
Site (Acres) 0.14	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	049H B 019
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	Francisco Romero

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Par
Access / Frontage	Average
Visibility / Traffic Count	Below Average
Topography	Sloping
Flood Risk	Minimal Risk
Shape / Usability	Par
Site Size SF	—

PROPERTY REMARKS

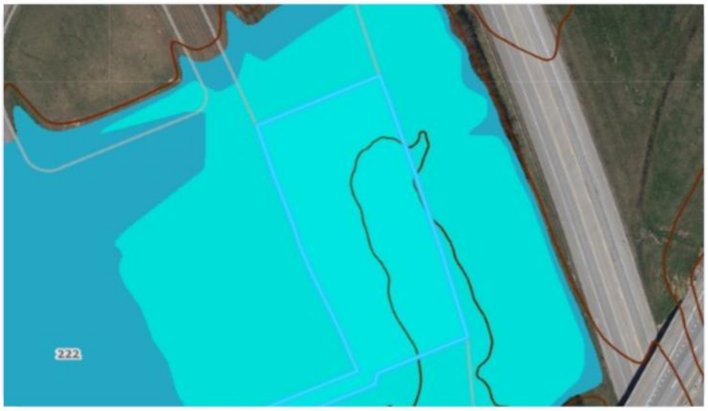
Source: No

35.280772, -85.156421

222 Sequoyah Access Rd, Soddy-Daisy, TN 37379

Soddy-Daisy, TN 37379

Commercial 2



SALE SUMMARY

Sale Date 08/22/2025	Sale Price $25,000
Building SF —	Price / SF —
Site (Acres) 0.93	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	057 099.03
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	Sherle Thompson

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Par
Access / Frontage	Average
Visibility / Traffic Count	Average
Topography	Gradually Sloping
Flood Risk	AE / High Risk
Shape / Usability	Par
Site Size SF	—

PROPERTY REMARKS

Source: No

35.249895, -85.181672

5331 Hixson Pike, Hixson, TN 37343

Hixson, TN 37343

Commercial 3

SALE SUMMARY

Sale Date 06/28/2024	Sale Price $10,000
Building SF —	Price / SF —
Site (Acres) 0.41	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	100J A 001
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	Chatt Construction LLC

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Above Par
Access / Frontage	Average
Visibility / Traffic Count	Below Average
Topography	Sloping
Flood Risk	AE / High Risk
Shape / Usability	Par
Site Size SF	—

PROPERTY REMARKS

Source: No 35.143646, -85.235056

961 Ashland Ter, Chattanooga, TN 37415
Chattanooga, TN 37415

Commercial 4

SALE SUMMARY

Sale Date 09/18/2023	Sale Price $30,000
Building SF —	Price / SF —
Site (Acres) 0.34	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	109N J 025.03
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	Thomas Goodman

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Par
Access / Frontage	Average
Visibility / Traffic Count	Good
Topography	Steep
Flood Risk	Minimal Risk
Shape / Usability	Below Par
Site Size SF	—

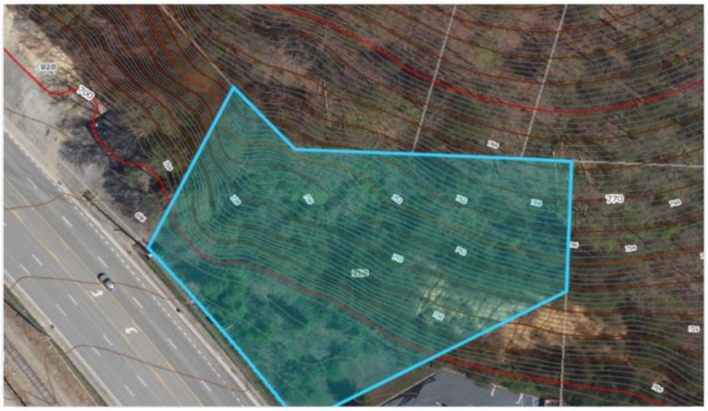
PROPERTY REMARKS

Source: No 35.116847, -85.263357

914 Signal Mountain Rd, Chattanooga, TN 37405

Chattanooga, TN 37405

Commercial 5



SALE SUMMARY

Sale Date 12/15/2022	Sale Price $55,000
Building SF —	Price / SF —
Site (Acres) 1.16	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	117G B 027.04
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	John Coffelt

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Par
Access / Frontage	Average
Visibility / Traffic Count	Good
Topography	Steep
Flood Risk	Minimal Risk
Shape / Usability	Poor
Site Size SF	—

PROPERTY REMARKS

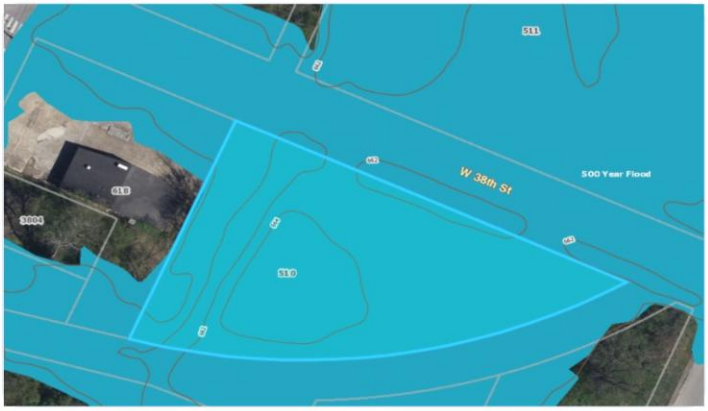
Source: No

35.102724, -85.330489

510 W 38th St, Chattanooga, TN 37410

Chattanooga, TN 37410

Commercial 6



SALE SUMMARY

Sale Date 07/01/2022	Sale Price $13,033
Building SF —	Price / SF —
Site (Acres) 0.68	Year Built —
Building Class —	Condition —

PROPERTY FACTS

Parcel ID	155N H 002
County	Hamilton TN
Property Type	Commercial
Improvement	—
Units	—
Zoning	—
Land Use	Vacant Land Commercial
Owner	Assign Usa LLC

SITE & BUILDING

Stories	—
Foundation	—
Materials	—
Ceiling Height	—
Dock Doors	—
Land/Bldg Ratio	—
Flood Risk	—
Traffic Count	—

ECONOMIC CHARACTERISTICS

Lease Type	—
Lease Rate	—
Leaseable SF	—
Parking Ratio	—
Parking Spots	—
Topography	—

QUALITATIVE RATINGS

Location / Proximity	Below Par
Access / Frontage	Average
Visibility / Traffic Count	Below Average
Topography	Level
Flood Risk	Moderate Risk
Shape / Usability	Poor
Site Size SF	—

PROPERTY REMARKS

Source: No

35.007653, -85.317345

QUALITATIVE ADJUSTMENTS / NARRATIVE ANALYSIS

Factor	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Location / Proximity	Above Par	Par	Par	Above Par	Par	Par	Below Par
Location / Proximity		Slightly Inferior	Slightly Inferior	Similar	Slightly Inferior	Slightly Inferior	Inferior
Access / Frontage	Good	Average	Average	Average	Average	Average	Average
Access / Frontage		Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Inferior
Visibility / Traffic Count	Average	Below Average	Average	Below Average	Good	Good	Below Average
Visibility / Traffic Count		Slightly Inferior	Similar	Slightly Inferior	Slightly Superior	Slightly Superior	Slightly Inferior
Topography	Gradually Sloping	Sloping	Gradually Sloping	Sloping	Steep	Steep	Level
Topography		Slightly Inferior	Similar	Slightly Inferior	Significantly Inferior	Significantly Inferior	Slightly Superior
Flood Risk	AE / High Risk	Minimal Risk	AE / High Risk	AE / High Risk	Minimal Risk	Minimal Risk	Moderate Risk
Flood Risk		Significantly Superior	Similar	Similar	Significantly Superior	Significantly Superior	Slightly Superior
Shape / Usability	Poor	Par	Par	Par	Below Par	Poor	Poor
Shape / Usability		Superior	Superior	Superior	Slightly Superior	Similar	Similar
Site Size SF	23,992	6,098 (-74.6%)	40,511 (+68.9%)	17,860 (-25.6%)	14,810 (-38.3%)	50,530 (+110.6%)	29,621 (+23.5%)
Site Size SF		Significantly Inferior	Significantly Superior	Inferior	Significantly Inferior	Significantly Superior	Superior

COMPARABLE SALE NOTES

Comp 1: Located at 11220 Dayton Pike, Soddy-Daisy, TN 37379, Comparable Sale 1 transferred in October 2025 for $16,500. The sale reflects arm's-length conditions with typical market financing. This comparable has steep topography, and very narrow shape- 20' of level area. The comparable is considered similar to the subject.

Comp 2: Comparable Sale 2 consists of a commercial building situated on 0.93 acres, situated at 222 Sequoyah Access Rd, Soddy-Daisy, TN 37379. The property sold in August 2025 for $25,000. This transaction is considered a market-oriented, arm's-length sale. This comparable has high-risk flooding. The overall appeal is similar to the subject.

Comp 3: This comparable is a commercial at 5331 Hixson Pike, Hixson, TN 37343. It sold in June 2024 for $10,000. The sale is considered arm's-length with no unusual conditions of sale reported. This comparable has steep topography, with high risk flooding, and just 35' of level area along frontage. The overall appeal is similar to the subject.

Comp 4: Comparable Sale 4, located at 961 Ashland Ter, Chattanooga, TN 37415, is a commercial situated on 0.34 acres, that sold in September 2023 for $30,000. No atypical conditions of sale were identified; the transaction is considered arm's-length. The comparable has steep topography. The overall appeal is superior to the subject.

Comp 5: Comparable Sale 5 is a commercial building located at 914 Signal Mountain Rd, Chattanooga, TN 37405 that sold in December 2022 for $55,000. The sale reflects arm's-length conditions with typical market financing. This comparable has steep topography with the adjacent property experiencing a significant land slide a few years ago. The overall appeal is superior to the subject.

Comp 6: Located at 510 W 38th St, Chattanooga, TN 37410, Comparable Sale 6 is a commercial that transferred in July 2022 for $13,033. This transaction is considered a market-oriented, arm's-length sale. This comparable is a Brownfield site and not cleaned up as yet as well as being in the moderate flood zone. The overall appeal is inferior to the subject.

ANALYSIS – LAND SALES COMPARISON APPROACH

A total of six comparable sales were selected for analysis on a price per tract sq ft basis. Sale prices range from $10,000 to $55,000 with an average of $24,922.

The following items materially influenced value in the comparable sales analysis. Attributes that were similar across sales were considered but are not presented as significant. Where qualitative differences were identified between the subject and a comparable, adjustments were applied on a paired-sales basis to reflect market participants' reaction to those differences.

• Location / Proximity – The subject is rated Above Par. Comp 6 was considered Inferior to the subject, requiring an upward adjustment. Comp 1, Comp 2, Comp 4 and Comp 5 were considered Slightly Inferior to the subject, requiring an upward adjustment.

• Access / Frontage – The subject is rated Good. Comp 1, Comp 2, Comp 3, Comp 4, Comp 5 and Comp 6 were considered Slightly Inferior to the subject, requiring an upward adjustment.

• Visibility / Traffic Count – The subject is rated Average. Comp 1, Comp 3 and Comp 6 were considered Slightly Inferior to the subject, requiring an upward adjustment. Comp 4 and Comp 5 were considered Slightly Superior to the subject, requiring a downward adjustment.

• Topography – The subject is rated Gradually Sloping. Comp 4 and Comp 5 were considered Significantly Inferior to the subject, requiring an upward adjustment. Comp 1 and Comp 3 were considered Slightly Inferior to the subject, requiring an upward adjustment. Comp 6 was considered Slightly Superior to the subject, requiring a downward adjustment.

• Flood Risk – The subject is rated AE / High Risk. Comp 1, Comp 4 and Comp 5 were considered Significantly Superior to the subject, requiring a downward adjustment. Comp 6 was considered Slightly Superior to the subject, requiring a downward adjustment.

• Shape / Usability – The subject is rated Poor. Comp 4 was considered Slightly Superior to the subject, requiring a downward adjustment. Comp 1, Comp 2 and Comp 3 were considered Superior to the subject, requiring a downward adjustment.

• Site Size SF – The subject is rated 23,992. Comp 3 was considered Inferior to the subject, requiring an upward adjustment. Comp 1 and Comp 4 were considered Significantly Inferior to the subject, requiring an upward adjustment. Comp 2 and Comp 5 were considered Significantly Superior to the subject, requiring a downward adjustment. Comp 6 was considered Superior to the subject, requiring a downward adjustment.

Note, efforts were made to reach the participants of the sales transactions to discuss the property characteristics and their motivations with mixed results. To supplement and/or enhance this acquired information, each sale was researched via listing information (i.e. CoStar, Loopnet, MLS, etc.) to confirm the condition of the property at time of sale, when possible, and each comparables' deed was read to confirm the transfer.

MARKET ANALYSIS & COMPARABLE SALES SUMMARY

The subject property is a 0.55-acre vacant commercial site located in the Red Bank area along Dayton Boulevard, zoned C-2 for Central Business District use. The market for small commercial land parcels in the greater Chattanooga area has remained active, with sales occurring consistently over the past three years. Properties of this type typically appeal to a range of buyers including developers, owner-users, and investors seeking commercial development opportunities. The subject's location on a major commercial corridor enhances its marketability relative to more isolated sites. Six comparable land sales were analyzed, with sale prices ranging from $10,000 to $55,000 and a median of $20,750. All comparables required minimal net adjustments, indicating strong similarity to the subject property in terms of location, zoning, and market appeal. The subject's site size of 0.55 acres is approximately 10% smaller than the average comparable site of 0.61 acres, which was considered in the analysis. The adjusted sale prices of the comparables provide a reliable indication of the subject's market value as of the effective date of appraisal.

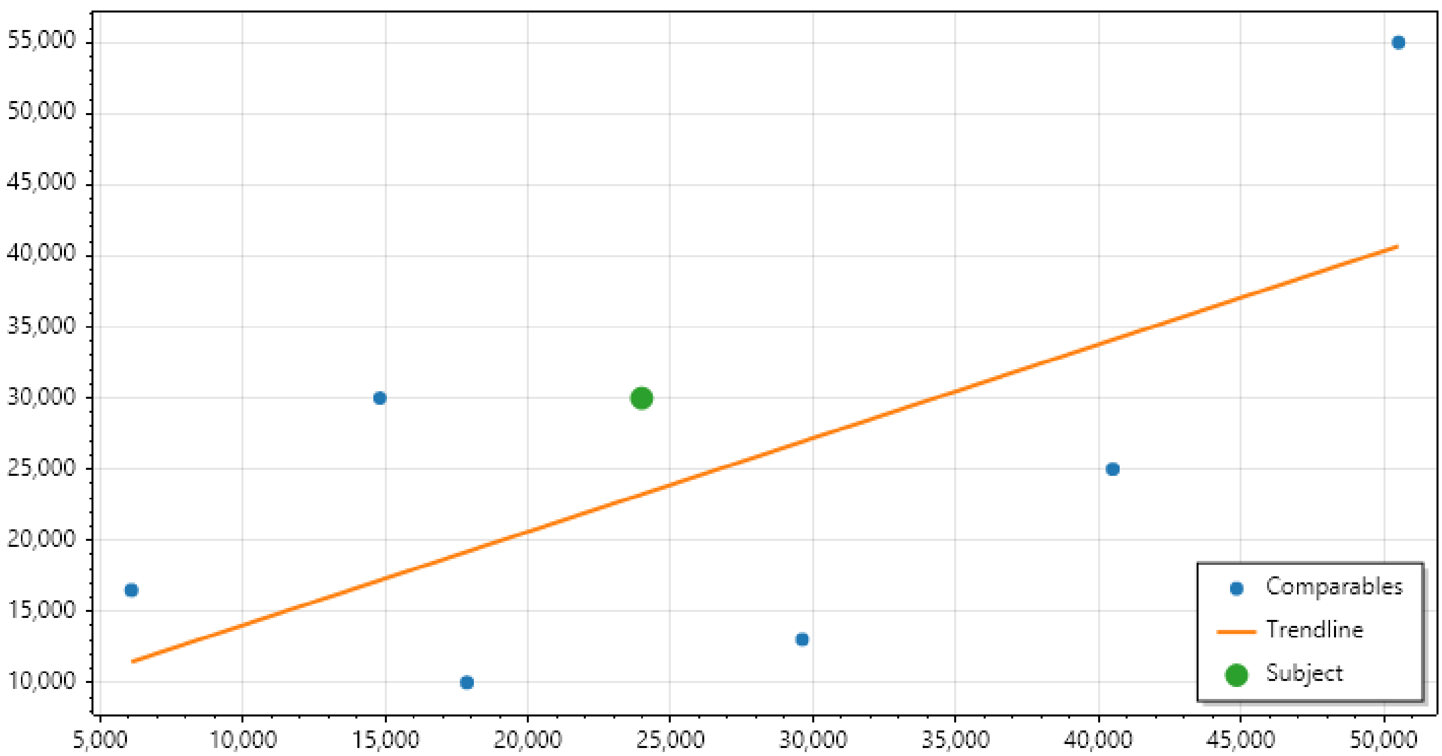
VALUE CONCLUSION – LAND SALES COMPARISON

Based on the analysis of comparable land sales and appropriate adjustments, the indicated value by the Land Sales Comparison Approach reflects current market conditions and the subject land's characteristics as of the effective date of appraisal.

Indicated Land Value: $30,000

(Thirty Thousand Dollars)

TRENDLINE + SUBJECT



RECONCILIATION OF FINAL OPINION OF VALUE

In the appraisal of the subject property, Land Value Opinion was utilized. Each methodology was evaluated for its applicability based on the property type, the purpose of the appraisal, the availability and reliability of market data, and the actions of typical buyers and sellers in the subject's market area. In reconciling the value indications, the applicable approach was given full weight in arriving at the final value conclusion.

A Land Value Opinion of $30,000 was developed through the analysis of comparable land sales. This indication supports the land component applied within related valuation approaches and provides context for the subject site's contributory value within the overall market.

After careful consideration of all applicable approaches to value and the weight of evidence presented by each, the appraiser has reconciled the value indications into a final opinion of market value. This conclusion is consistent with the data analyzed, the market conditions observed, and the intended use of this appraisal.

As a result of my investigation and analysis, it is my opinion that the Market Value of the Fee Simple Estate, as of March 30th, 2026, was:

$30,000 (Thirty Thousand Dollars)

This conclusion reflects the appraiser’s judgment of the most probable price that a typical purchaser would pay for the property under current market conditions, assuming a willing buyer and seller and typical exposure to the open market.

Exposure/Marketing Period: If the property were competently marketed at a price within reason of the appraised value, the time required to sell it prior to the effective date of the appraisal (exposure period) would not exceed one year. Under the same circumstances, the time required to sell the property following the effective date of the appraisal (marketing period) would also not exceed one year.

PAUL CHAPMAN

3085 Broad St Chattanooga, TN 37408 | paul@glascockco.com | 423.240.2982 (mobile)

QUALIFICATIONS & EXPERIENCE	
Certifications	Certified General Real Estate Appraiser (Tennessee #5355, Georgia #405429)
Affiliations	Candidate for Designation, Appraisal Institute
Experience	General Real Estate Appraiser at Henry B. Glascock Co. Appraisals of commercial, residential, industrial, agricultural, and special-use properties in 3 states, 95 zip codes, 33 counties and 63 municipalities. Property types appraised include: Auto Dealership, Auto Service Center, Car Wash - Self-Serve & Automatic, Church, Cold Storage Warehouse, Commercial Land, Condominium, Convenience Store Gas Station, Cross-Dock Facility, Daycare Center, Defunct Industrial Plant, Duplex, Easement, Farm, Fast Food Restaurant, Garage, Heavy Industrial, Hotel, Kennel, Land, Light Industrial, Lodging House, Material Shelter, Medical Office, Mega Warehouse, Mixed Use, Mobile Home, Mobile Home Park, Motel, Motel–Extended Stay, Multi-Family, Office, Office–Dental, Office And Restaurant, Office Building, Office Complex - Multi-Unit, Office - Converted Residence, Office Tower, Office W/ Apartments, Office w/ Garages, Office w/ Workshop, Office Warehouse, Parking Lot, Proposed Demolition, Proposed Subdivision, Quarry, Residential Land, Restaurant, Restaurant - Fast Food, Retail, Retail - Big Box, Retail - Discount Store, Retail Showroom, Retail Strip Center (Neighborhood), Retail Warehouse, RV Dealership, RV Park / Campground, Self-Storage Mini-Warehouse, Shopping Center / Mall, Short Term Vacation Rentals, Single Family Residence, Special Purpose, Storage Building, Town Hall And Fire Hall, Townhome, Truck Service Center, Vacation Residence, Veterinary Office, Warehouse, Warehouse - High-Cube, Workshop, Vacant Land, Miscellaneous. Valuation types include As Is, As Proposed, As Complete, As Stabilized, Retrospective, Going Concern.
Appraisal Customers Include	Bank of Cleveland, BankTennessee, Banterra Bank, CapStar Bank, Cavett Abbott & Weiss, Chattanooga Metro Area Airport, Chattanooga Neighborhood Enterprises, Citizens Bank & Trust Inc., Citizens Community Bank, Citizens Tri-County Bank, City of Lookout Mtn GA, Coffee County Bank, Collegedale Credit Union, Community National Bank, Cooperative Business Service, Eastman Credit Union, Erlanger, First Bank of TN, First National Bank of Tennessee, First Vision Bank, FirstBank, Gerdau, Greater Community Bank, Hamilton County Government, JM Zell Partners, Lawrence & Lawrence PLLC, Millenium Bank, NextGen Capital, Queensborough National Bank & Trust, River City Company, River Valley AgCredit, RockPointBank, Security Bank & Trust Company, Sequatchie Industrial Development Board, SmartBank, Tower Community Bank, Speek Turner & Newkirk PLLC, State of Tennessee, Taylor Pigue Marchetti & Blair PLLC, Tennessee Valley Federal Credit Union, Texas Bank and Trust, Title Guarantee & Trust.
Education	Certification: 300+ hours of appraisal classroom and online education required. Continuing Education / pursuit of MAI designation: Uniform Standards of Professional Appraisal Practice (USPAP) (up to date) 3 MAI designation requirements remaining.
Prior Education	University of Tennessee, Knoxville — Bachelor of Science in Communications.
Personal	Native of East Tennessee. Home: Signal Mountain, TN (suburb of Chattanooga). Married with 2 children. Appalachian Trail Thru-Hiker (GA to ME — 1999). Eagle Scout.

ADDENDUM

Definitions

TERM	DEFINITION
Market Value Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
Fee Simple Estate Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (Escheat: "The right of government that gives the state titular ownership of a property when its owner dies without a will or any ascertainable heirs.")
Leased Fee Interest Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."
Leasehold Estate Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."
Use Value (or Value in Use) Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. According to The Appraisal of Real Estate, 14th edition: "In real estate appraisal, the value a specific property has for a specific use. In estimating use value, an appraiser focuses on the value the real estate contributes to the enterprise of which it is a part or the use to which it is devoted, without regard to the highest and best use of the property or the monetary amount that might be realized from its sale." The value a specific property has to a specific person or specific firm as opposed to the value to persons or the market in general. Special-purpose properties such as churches, schools, and public buildings, which are seldom bought and sold in the open market, can be valued on the basis of value in use. The value in use to a specific person may include a sentimental value component. The value in use to a specific firm may be the value of the plant as part of an integrated multi-plant operation.
Market Value of The Going Concern Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: "The market value of an established and operating business including the real property, personal property, financial assets, and the intangible assets of the business."

Furniture, Fixtures, and Equipment (FF&E) Definition	According to the Dictionary of Real Estate Appraisal, 7th Edition: “Business trade fixtures and personal property, exclusive of inventory.”
Extraordinary Assumptions	According to the Dictionary of Real Estate Appraisal, 7th Edition: “An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”
Hypothetical Conditions	According to the Dictionary of Real Estate Appraisal, 7th Edition: “A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Highway Functional Classifications (per the Federal Highway Administration)

- *“Interstates” - are the highest classification of Arterials and were designed and constructed with mobility and long-distance travel in mind. Since their inception in the 1950's, the Interstate System has provided a superior network of limited access, divided highways offering high levels of mobility while linking the major urban areas of the United States.*
- *“Freeways / Expressways” - the roads in this classification have directional travel lanes are usually separated by some type of physical barrier, and their access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections. Like Interstates, these roadways are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them.*
- *“Principal Arterial” – a major artery for traffic (after Interstates and Freeways). These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access-controlled counterparts, abutting land uses can be served directly.”*[1]
- *“Minor Arterial” – “provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. In an urban context, they interconnect and augment the higher Arterial system, provide intra-community continuity and may carry local bus routes. Minor Arterials in rural areas are typically*

1 US Department of Transportation – Federal Highway Administration *designed to provide relatively high overall travel speeds, with minimum interference to through movement."*[2]

- *"Major and Minor Collector" - Collectors gather traffic from Local Roads and funnel them to the Arterial network. Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts. In rural areas, Major Collectors offer more mobility and Minor Collectors offer more access.*[3]
- *"Local Roads" - Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip... Bus routes generally do not travel on Local Roads. Local Roads are often designed to discourage through traffic.*[4]

[2] US Department of Transportation – Federal Highway Administration
[3] US Department of Transportation – Federal Highway Administration
[4] US Department of Transportation – Federal Highway Administration

Appraiser's Relevant State License – Paul Chapman

STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE

PAUL EDWARD CHAPMAN

37392

ID NUMBER: 5355
LIC STATUS: ACTIVE
EXPIRATION DATE: July 14, 2026

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

PAUL EDWARD CHAPMAN
[redacted]

State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
PAUL EDWARD CHAPMAN

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 5355
LIC STATUS: ACTIVE
EXPIRATION DATE: July 14, 2026

IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

DOCUMENTS

WATER QUALITY NOTES:

A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

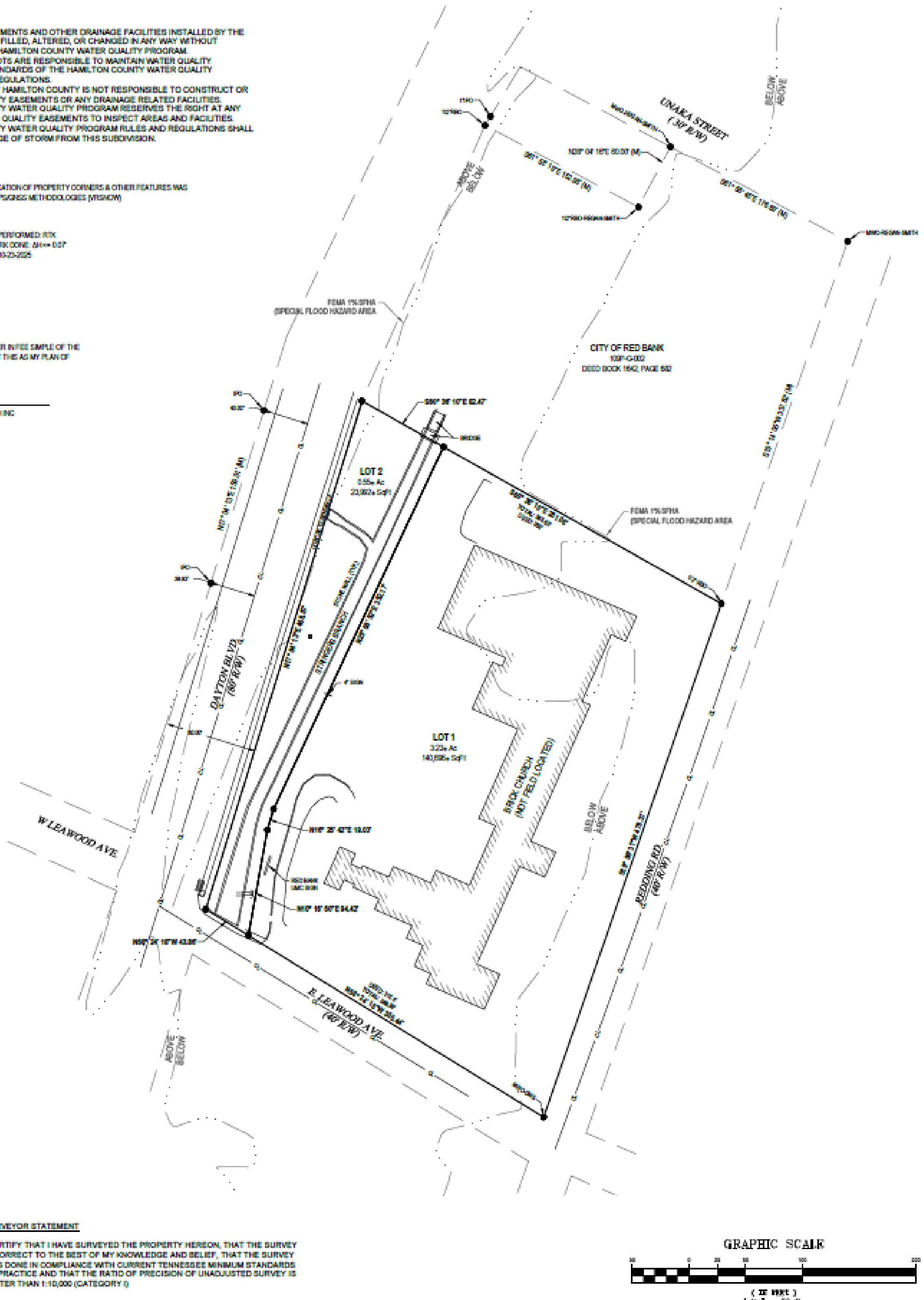
GPS NOTE:

1. CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRS NOW)
2. MAKE: CARLSON
3. MODEL: BRx7
4. FREQUENCY: DUAL
5. TYPE OF GPS SURVEY PERFORMED: RTK
6. PRECISION OF GPS WORK DONE: ΔH<= 0.07'
7. DATE OF FIELD WORK: 10-23-2025

OWNER STATEMENT

I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

RED BANK METHODIST CHURCH INC
3800 DAYTON BLVD
RED BANK, TN 37415
423-877-2881



SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)

DWG. NO.:2025-419-2

Tennessee Department of Environment & Conservation (TDEC)

&

State Water Infrastructure Grant (SWIG) Timeline and Grant Closure

Red Bank City Commission Work Session Presentation

TDEC - SWIG GRANT TIMELINE

Year	Resolutions
2022	**Resolution 22-1477** ARPA Spending Strategy **Resolution 22-1529** TDEC/SWIG Grant
2023	**Resolution 23-1569** TDEC/SWIG Grant Awarded **Resolution 23-1571** Equipment **Resolution 23-1615** Engineering Services
2024	**Resolution 24-1752** Contract Amendment
2025	**Resolution 25-1810** Contract for Pond Restoration Project
2026	**Resolution 26-1931** TDEC/SWIG Grant Closeout and Adoption of Stormwater Asset Mapping and Management Plan

CITY OF RED BANK, TENNESSEE

2022

2023

2024

2025

2026

ARPA funds allocated for stormwater grant 15% match: $659,594.67

Grant Focus

Planning

Equipment

Design

Construction

2022	2023	2024	2025	2026
ARPA funds allocated for stormwater grant 15% match: $659,594.67 <u>Grant Focus</u> Planning Equipment Design Construction	<u>**Grant Awarded**</u>**:** $1,619,984.01 <u>**Planning**</u> Contract with Barge $1,190,000 Asset Mapping & Management Plan <u>**Equipment**</u> Purchase of Jet Vac Truck $470,168.13			


AQUATECH
792
City of Red Bank
Public Works
June 09, 2026 9:01 AM


STOP
ALL WAY


792
FREIGHTLINER
TENNESSEE
9196-GI


AQUATECH
AQUATECH

2022

ARPA funds allocated for stormwater grant 15% match: $659,594.67

Grant Focus
Planning
Equipment
Design
Construction

2023

Grant Awarded: $1,619,984.01

Planning
Contract with Barge
$1,190,000
Asset Mapping & Management Plan

Equipment
Purchase of Jet Vac Truck
$470,168.13

2024

Planning
Contract Amendments with Barge:

Deed Research on Stringer's Branch
$37,500

Design & CEI
White Oak Ponds
$40,500

2025

2026

2022

ARPA funds allocated for stormwater grant 15% match: $659,594.67

Grant Focus
Planning
Equipment
Design
Construction

2023

Grant Awarded: $1,619,984.01

Planning
Contract with Barge $1,190,000
Asset Mapping & Management Plan

Equipment
Purchase of Jet Vac Truck $470,168.13

2024

Planning
Contract Amendments with Barge:

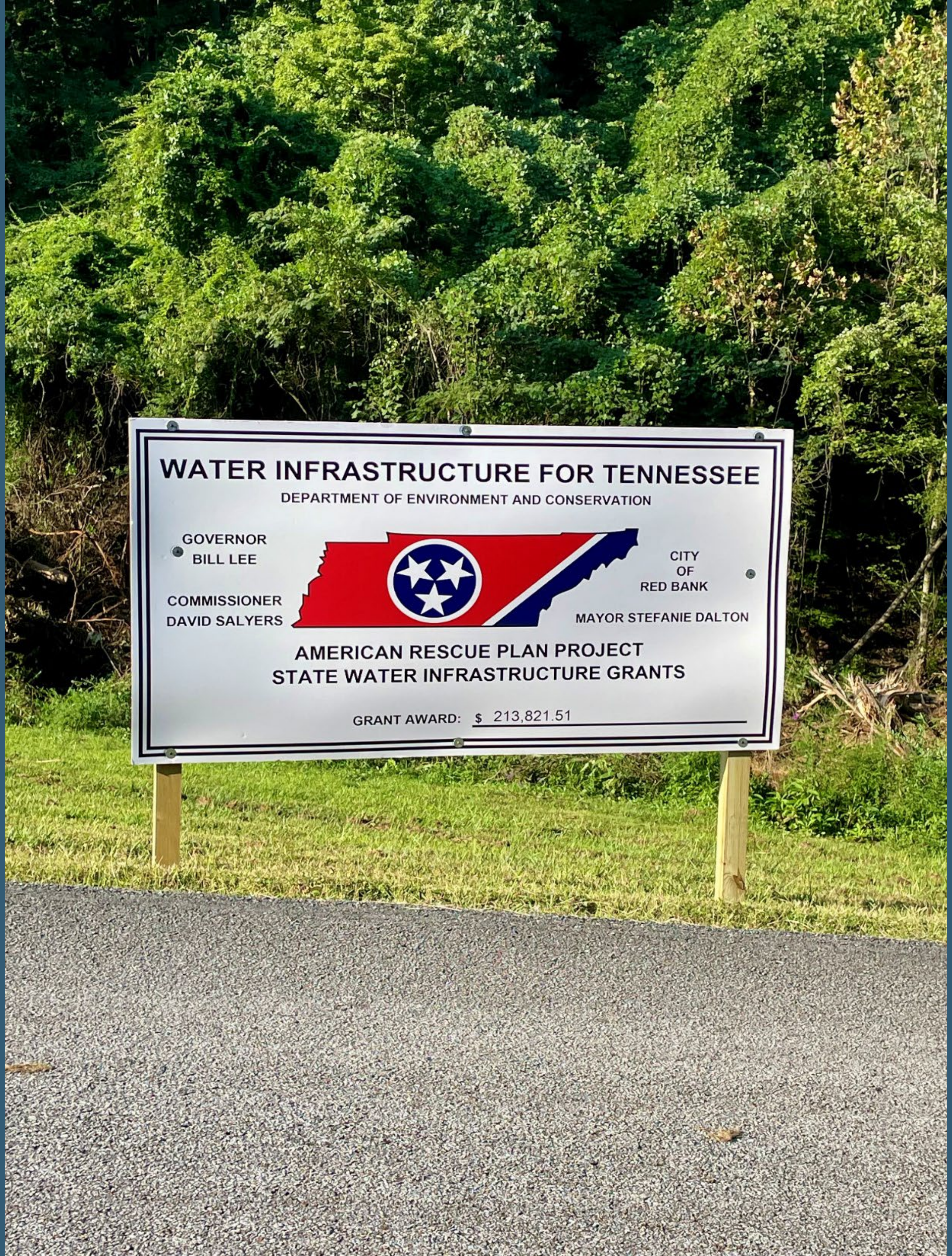
Deed Research on Stringer's Branch $37,500

Design & CEI
White Oak Ponds $40,500

2025

Construction
Contract for White Oak Ponds Restoration $204,000

2026


WATER INFRASTRUCTURE FOR TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
GOVERNOR
BILL LEE
COMMISSIONER
DAVID SALYERS
CITY
OF
RED BANK
MAYOR STEFANIE DALTON
AMERICAN RESCUE PLAN PROJECT
STATE WATER INFRASTRUCTURE GRANTS
GRANT AWARD: $ 213,821.51

2022

ARPA funds allocated for stormwater grant 15% match: $659,594.67

Grant Focus
Planning
Equipment
Design
Construction

2023

Grant Awarded: $1,619,984.01

Planning
Contract with Barge $1,190,000 Asset Mapping & Management Plan

Equipment
Purchase of Jet Vac Truck $470,168.13

2024

Planning
Contract Amendments with Barge:

Deed Research on Stringer's Branch $37,500

Design & CEI
White Oak Ponds $40,500

2025

Construction
Contract for White Oak Ponds Restoration $204,000

2026

TDEC/SWIG
Grant Closure

Adoption
Stormwater Asset Mapping and Management Plan

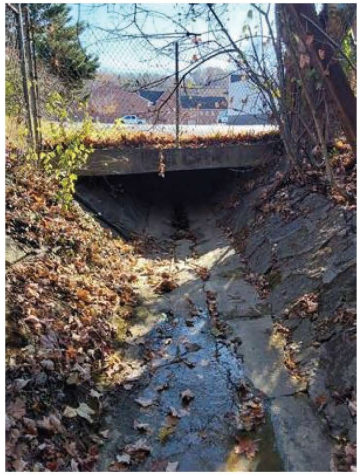
City of Red Bank

Stormwater Asset Management Plan

BARGE
DESIGN SOLUTIONS

FEBRUARY 2025



TDEC - SWIG GRANT TIMELINE

2022

Resolution 22-1477
ARPA Spending Strategy

Resolution 22-1529
TDEC/SWIG Grant

2023

Resolution 23-1569
TDEC/SWIG Grant Awarded

Resolution 23-1571
Equipment

Resolution 23-1615
Engineering Services

2024

Resolution 24-1752
Contract Amendment

2025

Resolution 25-1810
Contract for Pond Restoration Project

2026

Resolution 26-1931
TDEC/SWIG Grant Closeout and Adoption of Stormwater Asset Mapping and Management Plan

CITY OF RED BANK, TENNESSEE

Appendix A:

Comprehensive Table of Assessments, Fees, Fines, Charges, Penalties and Rates of the City of Red Bank, Tennessee

RED BANK MUNICIPAL CODE

Title Number	Title Name
3	Municipal Court
5	Municipal Finance and Taxation
7	Fire Protection and Fireworks
8	Alcoholic Beverages
9	Business, Peddlers, Solicitors, etc.
11	Municipal Offenses
12	Building, Utility, Etc. Codes
14	Zoning and Land Use Controls
15	Motor Vehicles, Traffic, and Parking
16	Streets, Sidewalks, etc.
17	Refuse and Trash Disposal
18	Water and Sewers

TITLE 3 – MUNICIPAL COURT

ITEM	CITY FINE	STATE FINE	CRIMINAL FINE
Affidavit & Summons	$15.00	$15.00	$15.00
Judgement	$15.00	$15.00	$15.00
Docketing	$15.00	$15.00	$15.00
Certifying Bill of Costs	$15.00	$15.00	$15.00
Courtroom Security	$2.00	$2.00	$2.00
Technology Fee	$15.00	$15.00	$15.00

Approved by Resolution No. 25-1798

Data Entry Fee	$4.00	$4.00	$4.00
Filing Fee	$2.00	$2.00	$2.00
Archives/Records Mgmt	$5.00	$5.00	$5.00
Court Cost	$42.00	$62.00	$62.00
Local Litigation Tax	$25.00	$25.00	$25.00
State Litigation Tax	$13.75	$13.75	$13.75
Municipal Education Fee	$2.00	$2.00	$2.00
Arrest with Bond	-------	------	$40.00
Arrest with Citation	------	------	$25.00
Privilege Tax	------	------	$29.50
Privilege Tax (Drugs)	------	------	$26.50
Crime Comp (Property)	------	------	$26.50
Crime Comp (Minor)	------	------	$500.00
Crime Comp (Adult)	------	------	$50.00
Subpoena	------	------	$6.00
Victim Notification Fund	------	------	$3.00

BRAIN INJURY FUND	
ITEM	**FINE**
Speeding	$5.00

Approved by Resolution No. 25-1798

Driving on Revoked/Suspended	$15.00
Reckless Driving	$30.00
ADDITIONAL DUI FEES	
Interlock Device	$40.00
Alcohol/Drug Treatment	$100.00
Blood Alcohol Test	$250.00
DUI Fund	$100.00
Brain Injury Fund	$15.00
TBI Fee	$17.50
Impaired Driver's Fund	$5.00
Jail Fee 1st Offense (48 hours)	$112.00
Jail Fee 2nd Offense (45 days)	$2,520.00
Jail Fee 3rd Offense (120 days)	$6,720.00
Jail Fee 4th Offense (150 days)	$8,400.00
MISCELLEANIOUS	
Public Defender Fee	$12.50
Counsel Appointed	$50.00 - $200.00
TBI Fee (Drug Conviction)	$20.00

Approved by Resolution No. 25-1798

TN Drug Control Act Conviction	$75.00
Expungement after Diversion	$40.00
Expungement after Conviction	$100.00
Violation of Suspended Sentence	$75.00
Violation of Drug Control Act	$75.00
Post Judgement Violation	$100.00
Failure to Appear	$40.00
Scire Facias Fee	$40.00
Continuance	$5.00
Victim Services Fund	$45.00

TITLE 5 – MUNICIPAL FINANCE AND TAXATION

ITEM	FEE
Hotel/Motel Tax for Short Term Rental	4% of monthly revenue

TITLE 7 – FIRE PROTECTION AND FIREWORKS

ITEM	FEE
New Establishment Certificate of Occupancy	$50.00
Penalty for Violations	$50.00 per day / per offense

TITLE 8 – ALCOHOLIC BEVERAGES

ITEM	OCCURANCE	FEE
Beer License	1 Time Application Fee Annual Renewal	$250.00 $100.00
Restaurant Brown Bagging	Annually	$50.00

TITLE 9 – BUSINESS, PEDDLERS, SOLICITORS AND THE LIKE

ITEM	OCCURANCE	FEE
Standard Business License	1 Time Application Fee	$15.00
Minimal Business License	1 Time Application Fee Annual Renewal	$15.00 $15.00
Home Occupation License	1 Time Application Fee	$50.00
Red Bank Community Center Rental	4 Hours Every Hour After 4 Hours Damage Deposit	$165.00 $40.00/Hour $150.00
White Oak Large Pavillion	4 Hours Every Hour After 4 Hours	$60.00 $10.00/Hour
Special Events Festivals, Concerts, Races, Fundraisers Permits	File Application One Day - Free to Public One Day - Ticketed	$50.00 N/A $200.00

Pickleball Tournaments (3 per year)	File Application One Day - Free to Public One Day - Ticketed	\$50.00 N/A \$600.00
Food Vendor Permit	File Application One Day One Day (City Run Event)	\$35.00 N/A Electric, an additional \$11.00
Merchandise Vendor Permit	File Application One Day One Day (City Run Event)	\$35.00 N/A Electric, an additional \$11.00
Peddlers Permit	Valid for 15 days	\$25.00
Special Event Beer Permit	File Application One Day One Day (City Run Event)	\$100.00 N/A Electric, an additional \$11.00
Wrecker Permit	New Permit – Main Location Each Additional Location	\$200.00 \$100.00/Each
Wrecker Inspection	Annual Fee Based on # of Wreckers	\$50.00/Wrecker

Approved by Resolution No. 25-1798

TITLE 11 – MUNICIPAL OFFENSES

ITEM	FEE
Any Violation upon Conviction punishable by a fine:	Up to $500 per Offense

TITLE 12 – BUILDING, UTILITY, ETC. CODES

ITEM	OCCURANCE	FEE
Building Permit	New Construction re Single Family Homes, Duplexes, Townhomes & Additions	Valued at $140.00/Square Foot Total Valuation** **$1,000 and less**- No fee, unless inspection is required, in which case a $25.00 fee for each inspection shall be charged. **$1,001 to $50,000** - $50.00 for the first $1,000 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00. **$50,001 to $100,000 -** $295.00 for the first $50,000 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00. **$100,001 to $500,000** - $495.00 for the first $100,00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,00.00. **$500,001 and up** - $1,695.00 for the first $500,000 plus $2.00 for each additional thousand or fraction thereof.
Building Permit	Remodels & Renovations	Fee Based on Cost of the Project **(See Total Valuation Chart Above)

Approved by Resolution No. 25-1798

Building Permit	Manufactured Homes	Valued at $45.00/Square Foot **(See Total Valuation Chart Above)
Building Permit	Non-Residential & Commercial Construction	Valued at Contract Value **(See Total Valuation Chart Above)
Building Permit	Residential Alterations, Repairs & Conversions	Valued at Contract Value **(See Total Valuation Chart Above)
Building Permit	Moving of Building or Structures	$250.00 + Any Costs Incurred by the City (To be determined on a case-by-case basis.)
Building Permit	Demolition of Building or Structures	$250.00 – Residential (Maximum 4 Structures) $250.00 – Non-Residential & Apartments $50.00/Structure (Over 4 Structures)
Certificate of Completion	Completion of Project	$50.00
Certificate of Occupancy	New Facility Conditional Existing Facility Beverage License Only – Liquor Stores	$50.00 $100.00 $100.00 $100.00
Cell Tower	Site Review Technical Location Require Review	$250.00 $1,500.00
Code Compliance Letter	Basic Report Detailed Report 0-10,00 sq. ft. multiply by .05 (sq. ft.) 10,000 and up sq. ft. multiply by .05 (sq. ft.)	$50.00 $10.00 $5.00

Approved by Resolution No. 25-1798

	10,000 and up sq. ft. (Warehouse/Factory) *.02 sq. ft. for each additional sq. ft. Above 10,000 sq. ft.(max)	$500.00 + *$5.00 $2,000.00
Construction Board of Appeals (City Commission)	1 & 2 Family & All Others	$250.00 + Paper Notice & Postage
Electrical Permit	Residential Permit For each inspection of temporary pole, rough-in, temporary service (power), final, sign & any other electrical inspection Re-Inspection Rough-In/Final Inspection Inspection for Power Out Over 1 Year	$50.00 $65.00 $65.00 $130.00 $65.00
Electrical Permit	Commercial Permit For each inspection of temporary pole, rough-in, temporary service (power), final, sign & any other electrical inspection Re-Inspection 0—30 amp circuits 31—100 amp circuits 100 amp circuits of more Temp Service (100 amp max) Service over 600 volts ($0.40 per KVA $100.00 minimum)	$50.00 $65.00 $65.00 $4.00 each $8.00 each $16.00 each $35.00 $100.00 minimum
Floodplain	Variance Request	$250.00

Approved by Resolution No. 25-1798

Gas Permit	Permit For Each Additional Fixture Re-Inspection Fee	$50.00 $5.00/Fixture $65.00
Manufactured Home	Site Location Investigation	$250.00
Mechanical Permit	Permit **<u>In Addition:</u>** Fee for inspecting heating, ventilating, ductwork, air conditioning & refrigeration system for first $1,000 & fraction thereof For each additional $1,000 or fraction thereof Fee for inspecting repairs, alterations and additions to an existing system for the first $1,000 and fraction thereof For each additional $1,000 or fraction thereof Inspection of Boilers (based upon BTU input) 33,000 BTU (1 BHp) to 165,000 (5 BHp) 165,001 BTU (5 BHp) to 330,000 (10 BHp) 330,001 BTU (10 BHp) to 1,165,000 (52 BHp) 1,165,001 BTU (52 BHp) to 3,300,000 (98 BHp) Over 3,300,000 BTU (98 BHp)	$50.00 $50.00 $5.00 $50.00 $5.00 $50.00 $75.00 $100.00 $125.00 $150.00 $65.00

	Re-Inspection Fee	
Permit Transfer		$25.00
Plan Review - Commercial/Residential	Plan Review <5,000 Square Feet - Internal Staff Review >5,000 Square Feet - External Review	Equal to 30% of Building Permit Fee Shall Be Charged When Value of Proposed Construction Exceeds $75,000 Cost of Third Party Review
Plumbing Permit	Permit **<u>In Addition:</u>** For each plumbing fixture, floor drain or trap (including water & drainage piping) For each house sewer, service line or cleanout For each house sewer, service line or cleanout (having to be replaced or repaired) For each water heater and/or vent For installation, alteration or repair of water piping and/or water treatment equipment For repair of alteration of drainage or venting piping For vacuum breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served – one to five	$50.00 $5.00 $8.00 $8.00 $5.00 $8.00 $5.00 $2.50

	Over-Five Re-Inspection Fee	$1.00 Each $65.00
POD Permit	First 14 Days Additional 14 Days (28 Days Maximum)	$25.00 $25.00
Short Term Vacation Rental Permit	Owner Occupied Non-Owner Occupied Annual Renewal	$150.00 $250.00 $150.00
Sign Permit	Off Premise Sign On Premise Sign – Monument Signs On Premise Sign – Pole Sign or Other Temporary Sign (Up to 2 signs – 30 days maximum, 3 times per year)	$200.00 $150.00 $50.00 $10.00
Sign Board of Appeals (City Commission)		$250.00
Swimming Pools and Spas	Private Pool at Single-Family Residence *Pull Alarm Receipt Required* Commercial Pool (Based on Valuation of Construction Method) Each pool filing system, including back flow prevention / Each water heater and/or vent / Each gas piping system / Each replacing of	$50.00 Cost of Project

	filter / Each replacing of piping / Each backwash receptor	$5.00 Each
Work Without Permit	Work is Started or Proceeded Without Permit	**THE FEES HEREIN SPECIFIED SHALL BE DOUBLED.** (Payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.)
Zoning Letter	Due Diligence re Property to be Acquired	$50.00
Zoning Amendments	Change of Zone Use/Changes	$250.00+ Paper Notice & Postage
Zoning Board of Appeals	Variance Request	$250.00 + Paper Notice & Postage

TITLE 14 – ZONING AND LAND USE CONTROLS

ITEM	FEE
Board of Zoning Appeals – Application	$250.00
Board of Zoning Appeals – Request of Variance +Advertising and Postage	$100.00 $95.00
Planning Commission – Request to Rezone +Advertising and Postage	$100.00 $95.00
Design Review	$100.00

Appeal to Commission - Design Review	$250.00
Request for Special Exemptions Permit	$250.00
Planning Commission - Preliminary Plat Submittal	$100.00
Planning Commission – Final Plat	$100.00

TITLE 15 – MOTOR VEHICLES, TRAFFIC AND PARKING

Refence Municipal Court Title 3	

TITLE 16 – STREETS AND SIDEWALKS, ETC.

ITEM	FEE
Any Violation upon Conviction Punishable by a Fine:	Up to $500 per Offense

TITLE 17 – REFUSE AND TRASH DISPOSAL

ITEM	FEE
Sanitation	$294.60 / Trashcan
Additional Can	$75.00

TITLE 18 – WATER AND SEWERS

Stormwater Utility Fee	$70.00 per ERU
Single-Family Unit Rate	$70.00 flat fee
Commercial, Religious, and Non-Profits	$70.00 per ERU

Multi-Family Units – Assessed Fee Sliding Scale

Dwelling Units	2-10	11-25	26-75	76-100	Over 100
Reduction	0%	10%	20%	40%	50%
ERU per Unit	$70.00	$63.00	$56.00	$42.00	$35.00

Outlook

Firetruck Antitrust Litigation

From Martin Granum <mgranum@redbanktn.gov>
Date Wed 8/12/2026 9:14 AM
To Tracey Perry <tperry@redbanktn.gov>

Tracey,
For the work session, agenda packet. TY, mg

From: Martin Granum <mgranum@redbanktn.gov>
Sent: Thursday, July 30, 2026 12:20 PM
To: Arnold Stulce <astulce@mwalawfirm.com>; Brent Sylar <bsylar@redbanktn.gov>
Cc: Carol McDonald <cmcdonald@mwalawfirm.com>; Tracey Perry <tperry@redbanktn.gov>
Subject: Re: Firetruck Antitrust Litigation

Memo for Record:
This morning Arnold, Martin and Fire Chief Brent Sylar met and discussed this issue. After much discussion it was decided to recommend to the City Commission that we join this litigation. Two immediate actions are:

- Chief Sylar to share relevant documents with Arnold regarding purchase price and dates for our most recent purchase... a Spartan apparatus around 2021, and
- Arnold will prepare a Resolution for commission consideration (**18 Aug meeting**) as to whether or not we (City of Red Bank) join this litigation.

mg

Martin Granum; ICMA CM, TN CMFO, MPA
City Manager
City of Red Bank Tennessee
3105 Dayton Blvd
Red Bank TN 37415
mgranum@redbanktn.gov
423.402.7863

MEMORANDUM OF UNDERSTANDING AMONG THE CITY OF RED BANK, TN AND TEAM RUBICON REGARDING SAWYER TRAINING AND TREE FELLING AT GODSEY RIDGE TRAILS

WHEREAS, the City of Red Bank owns and maintains Godsey Ridge Trails for the benefit and enjoyment of residents and visitors; and

WHEREAS, Team Rubicon is a recognized 501-c3 nonprofit, volunteer-driven organization that provides disaster response and recovery services and trains volunteers in specialized skills, including chainsaw and sawyer operations, whose main headquarters is located at 5230 Pacific Concourse Drive, Suite 200, Los Angeles, CA 90045; and

WHEREAS, Team Rubicon desires to conduct sawyer training activities at Godsey Ridge Trails and the City desires to permit such activities in a manner that benefits both organizations and the public; and

WHEREAS, the City wishes to support Team Rubicon's training efforts while also facilitating the felling of selected at-risk trees identified by City staff within the Godsey Ridge Trail System;

THEREFORE, PREMISES CONSIDERED, the City of Red Bank and Team Rubicon agree as follows:

1. Purpose

The purpose of this Memorandum of Understanding ("MOU") is to establish a cooperative relationship between the City and Team Rubicon for the conduct of a one-time sawyer training event at Godsey Ridge Trails.

This training event will provide Team Rubicon personnel with practical experience in chainsaw operations and sawyer certification while assisting the City with tree felling activities intended to mitigate risks and create a more sustainable trail.

This MOU expresses the mutual intent of both parties to collaborate for the benefit of the public.

2. Scope of Work

Team Rubicon agrees to perform:

- Sawyer Training and Tree Felling Activities.
- Conduct sawyer certification and related chainsaw operations training.
- Evaluate trees identified by City staff for potential felling.
- Fell only those trees approved by the City.
- Conduct all operations in accordance with Team Rubicon safety standards and applicable laws and regulations.

- Not fell trees in a way that will damage the trail or trail amenities such as bridges, rock armor, drains, etc.
- Stage equipment and personnel in locations approved by the City.
- Remove debris from any felling or tree work off trails and into the woods so no hazards or obstacles are left on the trails, as more particularly directed by Red Bank's on site representative.

3. Approval of Trees

- City staff and Team Rubicon representatives will jointly review areas of Godsey Ridge Trails prior to the training event.
- Trees proposed for felling shall be identified in advance.
- Final approval for felling of any tree shall remain solely with the City.
- Team Rubicon shall not remove any tree that has not received City approval.

4. Facilities

The City may provide Team Rubicon temporary use of the Red Bank Boxing Building located at 648 Morrison Springs Road, Red Bank, Tennessee.

The facility may be used for lodging, meal preparation, equipment staging, meetings, and other project-related activities approved by the City.

The Parties acknowledge that use of the facility is being provided in consideration of the public benefit generated through the training and tree felling project, and neither party shall charge the other a fee related to activities conducted under this MOU.

5. Standard of Work

Team Rubicon shall perform all work in accordance with its established training, operational, and safety standards and in a manner consistent with industry best practices for chainsaw operations and tree felling. Shall not fell trees in a way that will damage the trail or trail amenities such as bridges, rock armor, drains, etc.

6. Compliance and Safety

Team Rubicon shall ensure that all volunteers, instructors, and participants comply with applicable federal, state, and local laws including but not limited to all OSHA and TOSHA standards and regulations, park rules, and safety requirements.

Team Rubicon shall be responsible for all training supervision and operational safety during the event.

7. Coordination with City

Team Rubicon shall coordinate all project activities through the City's designated representative.

The date of the training event shall be mutually agreed upon by the Parties but shall in any event be scheduled between September 1st, 2026 & January 1st, 2027.

Both Parties shall work cooperatively to accommodate scheduling needs related to use of the Red Bank Boxing Building and project activities.

8. Responsibilities of the City

The City agrees to:

- Provide access to approved portions of Godsey Ridge Trails.
- Coordinate identification of trees for potential felling.
- Provide final approval for all tree.
- Make available the Red Bank Boxing Building, subject to availability and scheduling.
- Designate a City representative to coordinate project activities.

9. Insurance Requirements

Insurance Requirements. Team Rubicon shall provide the City with its current and in place Certificates of public liability and automobile liability Insurance (COI) naming:

City of Red Bank, Tennessee
3105 Dayton Blvd
Red Bank, TN 37415

As an additional insured, with coverage of at least $1,000,000 per person and per occurrence for such liability purposes. A current COI must be on file with the City prior to any trail work or programming taking place.

10. Indemnification

Team Rubicon agrees to indemnify, defend, and hold harmless the City of Red Bank, Tennessee, its officials, employees, volunteers, and agents from and against claims, damages, losses, liabilities, costs, or expenses arising from Team Rubicon's activities under this MOU, except to the extent caused by the negligence or willful misconduct of the City.

Nothing contained herein shall be construed as a waiver of governmental immunity or any rights, defenses, or protections available to the City under Tennessee law.

11. Term and Termination

This MOU becomes effective upon signing by both parties and satisfaction of Paragraph 9, Insurance Requirements.

This MOU shall remain in effect through completion of the training event and associated project activities, or the specified date at which the actives must be completed as provided in paragraph 7.

Either party may terminate this MOU at any time by written notice to the other party.

12. Miscellaneous

This MOU does not obligate either party to enter into any further agreements or contracts beyond those expressly set forth herein.

Amendments must be made in writing and signed by both parties.

13. Red Bank Shall Have No Responsibility for Payment or Reimbursement

Red Bank shall have no responsibility for payment or reimbursement of any cost incurred by Team Rubicon and shall have no liability of any kind to Team Rubicon, its volunteers, employees, agents, instructors, or participants at any time or for any reason.

Signatures

CITY OF RED BANK, TENNESSEE
Signature: ______________________________
Name: Martin Granum
Title: City Manager
Email: ______________________________
Date: ______________________________

TEAM RUBICON:
Signature: ______________________________
Name: Ms. Jacinda R. Lyon
Title: Associate, Operations
Email: ______________________________
Date: ______________________________

A Sawyer

A Sawyer Certified at the **A level** may operate a saw in the least complex situations and must be under the direct supervision of a B or C Sawyer. This certification applies to either chainsaw or crosscut use and can be for bucking only for those sawyers not needing to fall trees.

Skill Level	Responsibilities and Limitations	Training	Knowledge	Skills
A Sawyer	May saw only in the least complex situations or, for training purposes, at the next higher level and in either case only under the immediate supervision of a B or C Sawyer qualified to supervise the work. Sawing activities restricted to brushing, bucking, and limbing and, if specifically noted on the sawyer's National Sawyer Certification Card, felling the least complex, small-diameter trees. Has successfully completed an nationally recognized saw training courses (NRSTC) that introduces general sawing principles, including brushing, bucking, limbing, and felling; has been trained at the introductory level; and has successfully completed a sawyer training and field proficiency evaluation for that level.	**Formal Instruction:** at least 4 hours **Demonstrated Field Proficiency:** at least 8 hours **Total Training:** 12-36 hours **Prerequisites:** First Aid and CPR	Acquired through formal instruction utilizing one or more NRSTCs, including introduction and review of: • Job Hazard Analysis (JHA). • Personal Protective Equipment (PPE) requirements. • Saw accidents, near misses, and lessons learned from them. • Forest Service saw directives (FSM 2358 and FSH 6709.11, sec. 22.48). • Situation awareness. • Proper selection, maintenance, and care of saws and other cutting equipment. • Operational safety. • Introduction to brushing, bucking, limbing, and felling techniques. • Proper stance and maintenance of a safe work area.	Developed through hands-on operation of saws. • Emphasis is placed on situation awareness, correctly selecting and using tools, and saw and axe handling techniques. • Practices and successfully demonstrates brushing, bucking, and limbing logs of various sizes and in minimally complex situations. • Introduced to felling in minimally complex situations. • Demonstrates ability to identify various binds and the proper method and sequence of cuts to safely release them. • Demonstrates ability to assess when a sawing task exceeds the sawyer's capabilities. **Field Evaluation:** Demonstrated knowledge of brushing, bucking, limbing and if applicable felling techniques in situations of least complexity.

ASSIGNMENT OF DONATION AGREEMENT

THIS ASSIGNMENT OF DONATION AGREEMENT ("Assignment") is made this _____ day of ______________, 2026, by between THE TRUST FOR PUBLIC LAND, a California nonprofit corporation ("Assignor") and the CITY OF RED BANK, TENNESSEE ("Assignee").

RECITALS

A. Assignor holds a binding Donation Agreement, dated June 12, 2025, as amended (collectively the "Agreement"), to purchase certain real property located in the City of Red Bank, Hamilton County, Tennessee, known as the Hill Pointe HOA property (the "Property"), currently owned by Hill Pointe Homeowners Association, Inc, a Tennessee nonprofit corporation ("Owner");

B. The Agreement provides for its assignment to a government agency with the consent of Owner.

C. Assignor desires to assign to Assignee and Assignee desires to accept the assignment by Assignor of that certain Agreement between Assignor and Owner.

D. Owner consents to the assignment.

E. Upon full execution and delivery of this Assignment, Assignor shall have no further obligations or rights under or to the Agreement, which shall then exist solely between Owner as Seller and Assignee as Buyer under the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants and on the terms and conditions set forth below, the parties agree to be bound as follows:

TERMS

1. INCORPORATION OF RECITALS. The Recitals set forth above are incorporated herein by reference as if fully set forth.

2. ASSIGNMENT OF OPTON AS AMENDED. Assignor hereby assigns to Assignee all of its right, title and interest in and to the Agreement, as amended, with all rights and obligations therein contained. Assignee hereby accepts and undertakes any and all of the rights and obligations of the Buyer under the terms of said Agreement, as amended.

3. TERMINATION OF ASSIGNOR'S RIGHTS AND OBLIGATIONS. Assignee hereby acknowledges, stipulates and agrees that any and all rights and obligations of the Assignor under the terms of the Agreement, as amended, are hereby terminated and that Assignor is fully released and discharged therefrom.

4. BINDING ON SUCCESSORS AND ASSIGNS. This Assignment shall be binding not only upon the parties but also upon their heirs, personal representatives, assigns, and other

successors in interest.

6. ENTIRE AGREEMENT, MODIFICATION, WAIVER. This Assignment constitutes the entire agreement between Assignor and Assignee pertaining to the subject matter contained in it and supersedes all prior agreements, representations, and understandings. This Assignment shall be construed without regard to any presumption or other rule requiring construction against the party causing this Assignment to be drafted. No supplement, modification, waiver or amendment of this Assignment shall be binding unless specific and in writing executed by the party against whom such supplement, modification, waiver or amendment is sought to be enforced. No delay, forbearance or neglect in the enforcement of any of the conditions of this Assignment or any rights or remedies hereunder shall constitute or be construed as a waiver thereof. No waiver of any of the provisions of this Assignment shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

7. COUNTERPARTS. This Assignment may be executed in counterparts, each of which shall be deemed an original and which together shall constitute one and the same agreement.

8. GOVERNING LAW. This Assignment shall be governed by and construed in accordance with the laws of the State of Tennessee.

IN WITNESS WHEREOF, the parties have executed this Assignment effective the date first above set forth.

ASSIGNOR:

THE TRUST FOR PUBLIC LAND,
A California nonprofit corporation

By:_________________________

Name:______________________

Title:_______________________

Date:_______________________

ASSIGNEE:

CITY OF RED BANK, TENNESSEE

By:______________________________

Name:___________________________

Title:____________________________

Date:____________________________

APPROVED AS TO FORM:

By:____________________________
Attorney

OWNER:

HILL POINTE HOMEOWNERS ASSOCIATION, INC.

By:_________________________

Name:______________________

Title:_______________________

Date:_______________________

Application for a Special Event Beer Permit

City of Red Bank
3105 Dayton Boulevard
Red Bank, TN 37415
423.877.1103
www.redbanktn.gov

City of Red Bank use only:

Date Received: 7/9/26
Date Approved: ____________
Date Denied: ____________
City Manager Approval: ____________

Event Name: Food Truck Fridays

Date & Time of Event: 8/22, 9/11, 9/26, 10/9, 10/24, 11/13
5:30p - 8:30 pm

This permit is only valid for the day/time of the event as stated above.

Applicant/Owner(s):
Jeff Schwenke

Full name of Entity to whom permit is to be issued if approved:
Clever Alehouse, LLC

Address: (Street Address, City, State, Zip Code)
[redacted]

Email:
[redacted]

Phone Number:
[redacted]

Location of the event being held. Red Bank City Park

Describe a strategy to:

1. Enforce a perimeter/boundary
   signage provided by the city
2. Monitor Sales/Ensure no sales to Minors
   abc trained bartender with ID checks and wristbands
3. Vigilance for Intoxicated Persons
   abc trained bartnder

Will beer be sold, served, or consumed on publicly owned (government) property?
yes

Has the owner or owners' organization had a beer permit revoked, suspended, or denied in the State of Tennessee at any time? Yes_ No no . If so, specify where, when, and why.

You are required to submit all the following items with your application:

1. Non-refundable application fee of $100 ($25 fee for a city-run event) for a one-day permit
2. One form of valid photo identification.
3. TBI background check (https://www.tn.gov/tbi/divisions/cjis-division/background-checks.html).
4. Letter/contract of land use for the real property where the event is to be held.
5. Valid beer license/permit (issued from Hamilton County, City of Chattanooga, Red Bank, etc) or proof of 501(c)3 status.
6. If the permit is issued, an acknowledgment that the permittee will abide by any directive of the Red Bank Police Department personnel.
7. Read and understand City of Red Bank, Tennessee **Ordinance 23-1228**, **Beer Ordinance,** provided with this application and also available on the City of Red Bank website at: https://redbanktn.gov and attest to the same by signing below:

I have received and reviewed a copy of the Red Bank Ordinances with respect to the sale or manufacture of beer. I am knowledgeable of the laws prohibiting the sale of beer to minors. I hereby certify that neither a person having at least 5% ownership interest in the Applicant nor any person to be employed in the distribution or sale of beer in the Business establishment has been convicted of any violation of the beer or alcoholic beverage laws or any crime involving moral turpitude within the past (10) years. The applicant is also aware that no permit shall issue, or any permit issued may be revoked if the business location causes traffic congestion, or interferes with schools, churches, or other places of public health, safety, and morals.

Applicant further certifies that a permit issued may be later revoked if this application is found to contain any misrepresentation of a material fact, including misrepresentation by omission.

Signature of Applicant/Owner
(or Authorized Corporate Officer)

7/8/26
Date

Bill Lee
Governor

TENNESSEE BUREAU OF INVESTIGATION
ATTN: TORIS
901 R.S. Gass Boulevard
Nashville, Tennessee 37216-2639
(615) 744-4057
Facsimile (615) 744-4289

David B. Rausch
Director

01/28/2026

JEFF SCHWENKE
[redacted]

Tennessee Criminal History Records Request

NO TENNESSEE CRIMINAL HISTORY RECORD HAS BEEN FOUND FOR THE PERSON LISTED BELOW. NOTE: All aliases submitted have been searched.

JEFFREY EDWIN SCHWENKE

Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested . A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.

The Tennessee Bureau of Investigation found no Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216

INTERNATIONALLY ACCREDITED SINCE 1994

City of Red Bank
3105 Dayton Boulevard
Red Bank, TN 37415
423.877.1103
www.redbanktn.gov

9 July, 2026

Jeff Schwenke
Clever Ale House

Dear Jeff,

Like the past several years, it is our understanding that your organization is planning to once again serve beer during Red Bank events such as Food Truck Friday & Saturday Sounds (8/22, 9/11, 9/26, 10/9, 10/24, 11/13) all hosted by the City of Red Bank. It is also our understanding that you will obtain the proper permits to serve beer through the Red Bank Beer Board.

According to the City of Red Bank Special Event Beer Permit, the application fee of $100 is waived. The Beer Board meets the first and third Tuesday of every month, when a Beer/Special Events Beer Permit is applied for.

Beer will only be served during the days of the event and time frame listed on the application. Applicant will be responsible to enforce a perimeter/boundary strategy, monitor sales/and ensure no sales to minors, and vigilance for intoxicated persons.

If the permits are approved by the Beer Board, an acknowledgement that the permittee will abide by any directive of the Red Bank Police Department personnel is required.

These events, the Red Bank Food Truck Friday's and Saturday Sounds being held at 3817 Redding Road, Chattanooga, TN 37415 is on city owned property. We are allowing the applicant to use city owned property to serve beer during the time frame/date listed on the application.

In Partnership,

Martin Granum

Martin Granum
City Manager