

MINUTES
COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM
OCTOBER 14, 2020 – 11:00 A.M.

Members Present: Vicki Lake, Chair
Sammy West, Vice Chair
Monte Jones
Jay Bush
Councilman Johnny Dodd
Sherita Graham

Staff Present: Stan Pilant, Director of Planning
Brittany Stewart, Recorder of Minutes

Others Present: Mayor Scott Conger
Paula Barron, Horne
Chris Alexander, Healthy Community
Nick Latimer, Spragins, Barnett & Cobb
Adam Friedman, Jackson Sun
Ethan Darety, Horne
Brian James, Healthy Community
Hal Crocker, Healthy Community
Charles Adams
Paul Taylor

The meeting was called to order upon Chair Vicki Lake making a determination that a quorum was present.

The minutes for the September 9, 2020 were unanimously approved as submitted, on motion of Monte Jones, seconded by Jay Bush.

UPDATE – Ethan Darety, Horne, presented the July and August 2020 financials to the board for approval.

After the discussion, Johnny Dodd made a motion to approve the financial statements for July and August 2020 that was seconded by Sherita Graham. The financial statements were unanimously approved as submitted.

UPDATE – Brian James, Healthy Community, was present and gave an update on the BEP (Blight Elimination Program). Brian stated that they have currently demolished 87 blighted properties as part of the THDA BEP.

Brian also gave an update on the THDA Tennessee Loan Repair Program (TLRP) and stated that last month, two additional repairs were made. Toward the beginning of this month, they now have two new repairs/renovations that have begun located on Orchard Street and East Deaderick Street.

UPDATE – Chris Alexander, Healthy Community, was also present and gave an update on the Neighborhood Stabilization Program. Currently, there are two homes under construction located at 225 and 229 Wells Street. The two homes are estimated to be completed by February 2021.

Afterwards, Chris gave an update on the public-private partnership of the CRA, Healthy Community LLC, HCEP, and the Jackson-Madison County School system (City of Jackson and Madison County) project. This project includes two new schools in the CRA District 1 and is moving along as planned. Construction began on both Jackson Central Merry (JCM) and Madison Academic on April 1st and is progressing on schedule.

Chris also gave an update about ongoing discussions with Cynthia Peraza, Director of Special Programs with THDA, over the last several months. Chris stated that she is working on a pilot program and financing package that will assist in building affordable housing on the BEP lots. He stated that this will be a partnership with Southwest Community Development Corporation. The THDA Board of Directors is set to vote on the program at the end of November. The program will allow THDA to help finance approximately one million dollars for the construction of affordable single-family housing units.

Consideration of a redevelopment plan submitted by Michael Miner, Mound City Redevelopment, LLC – Mr. Michael Miner presented a presentation of his redevelopment plan for Mound City to the board.

Mr. Miner, a resident of Jackson, TN, stated that last year a proposal was submitted to the committee requesting fifteen different properties to be redeveloped. Thirteen of those properties are in Mound City, which is what Mr. Miner wants to redevelop. He also stated that there are about 45% vacant lots in Mound City that he plans to redevelop by providing affordable one to two-bedroom housing and duplexes for single family residents of Jackson, TN, mainly focusing on senior citizens. These homes will also be built in phases according to what the market demands. Afterwards, he discussed the benefits that the residents of Jackson will have resulting from his redevelopment plan, which will consist of being energy efficient, accessible and a smart home. Mr. Miner's goal is to restore the pride in Mound City and its community and expressed that he believes this will make the City of Jackson a better place to live, especially for senior citizens.

Mr. Miner then stated that he wants to decrease the loss of tax revenue and maintenance cost to the City and County governments, increase overall economic development of Jackson and Madison County by way of property tax, increase the number of responsible homeowners and increase the number of homeowners in the area that are more likely to make repairs and cosmetic improvements.

Afterwards, Mr. Miner further explained his redevelopment plan. He wants to develop properties only acquired by the city. This will consist of fifteen duplexes and five single family homes within approximately a thirty-six-month development plan. The first single family home has already been approved and has begun construction. It will be a demonstration home. Mr. Miner then opened the floor for questions.

Councilman Johnny Dodd asked Mr. Miner if the properties he gets from the City and County are going to be duplexes or single family homes, or will there be a mixture.

Mr. Miner stated that the plan is to develop duplexes on the properties, but a couple of those properties will not allow a duplex to fit. He also stated that he would make adjustment and talk with the City Planner to make sure to develop homes that will properly fit the lots.

Chair, Vicki Lake, then asked Mr. Miner if the rental income for each unit inside the duplex was \$1,500.

Mr. Miner clarified that each unit would be \$750 each, making it a total of \$1,500 for a duplex.

Chair, Vicki Lake, also had a concern about majority of Mr. Miner's project being mostly duplexes instead of single family homes. She expressed how she wanted to make sure that the CRA stayed true to the mission of developing single family homes.

Councilman Johnny Dodd then expressed his concern about the requirements of who will be eligible of the homes and wanted to know if Mr. Miner had an application established to view.

Mr. Miner then explained that he will focus on residents aging sixty and above and will also welcome disabled Veterans as well. Mr. Miner stated that there isn't a specific criteria set for an application as of yet, but will work toward getting it established along with his management company, Century 21.

Hal Crocker, Healthy Community, asked Mr. Miner if the demographics are exclusively going to be rented to elderly citizens only or would there be any flexibility supposing the market doesn't bear.

Mr. Miner clarified that he only wants to allow elderly citizens to benefit from this redevelopment plan because he believes that there is a strong need to do so. He expressed how very difficult it is for adults aging sixty to apply for a home because they are not the required age limit of sixty-five, which then results in them being put on a waiting list. He also expressed that there is a shortage of one bedroom units for senior citizens in the community and he wants to change that.

A motion was made by Johnny Dodd, seconded by Monte Jones to approve the redevelopment plan for Mound City contingent upon Mr. Miner providing criteria for the application process and a periodic update during the development of each phase of the project. Motion passed unanimously.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair

11/3/21

Date