

MINUTES
JACKSON COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – FIRST FLOOR
BEN LANGFORD MEETING ROOM
FEBRUARY 9, 2022 – 11:00 A.M.

Members Present: Chair Vicki Lake
Sammy West
Monte Jones
Jimmie Trice-Baylor

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

Others Present: Hal Crocker, Healthy Community
Brian James, Healthy Community
Chris Alexander, Healthy Community
Hannah Mathis, Planning Department
Nick Latimer, Spragins, Barnett & Cobb
Allison Little, Horne
Harrell Carter, NAACP

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

The minutes for the January 12, 2022 meeting were unanimously approved as submitted, on motion of Monte Jones, seconded by Sammy West.

UPDATE – Allison Little, Horne, presented the June, July, August, September, October, November and December 2021 financials to the board for approval.

After the discussion, a motion was made by Monte Jones to approve the financial statement for June 2021, seconded by Sammy West. The financial statement was unanimously approved as submitted.

A motion was made by Sammy West to approve the financial statements for July through December 2021, seconded by Monte Jones. The financial statements were unanimously approved as submitted.

UPDATE – Chris Alexander, Healthy Community, gave an update on the Neighborhood Stabilization Program (NSP). Superior Development, LLC has broken ground on two new NSP homes on 228 and 232 Morgan Street.

UPDATE – Chris stated that Southwest Community Development will break ground soon on the 2020 HOME CHDO Mini-Round Program's first two grant homes at 175 and 186 Dupree Street.

UPDATE – Chris mentioned that Brian James has executed purchase contracts for the three residential lots identified by the City of Jackson and the CRA for the construction of a new homeless shelter on McCorry Street. The plan is to close on all three purchases by Friday, February 11, 2022.

UPDATE – Chris also mentioned that Brian James has provided Stan Pilant the house plans for review that Habitat for Humanity would like to build on the BEP lot located at 201 Pleasant Street.

UPDATE – Stan Pilant gave an update for the District 2 subcommittee. Mr. Pilant mentioned that the CRA recently awarded Build Comm the 9 acres between Cartmell and Phillips Street. The company has paid their application fee to proceed with their project and a draft of the development contract has been given to them for review, but hasn't been signed as of yet.

Consideration of a request to provide matching funds up to \$25,000 for infrastructure repairs to the public right of way areas (District 1 Subcommittee recommended approval) – Chris Alexander, Healthy Community, stated that Ashley Carmack, property manager for Jackson Walk Apartments, had an audit done for infrastructure repairs to improve the overall property of Jackson Walk. The lowest estimate received for the repairs came to around \$50,000. In addition, they have asked the CRA to match up to 50% of the funds for the repairs.

The District 1 subcommittee met on January 20, 2022 to discuss priorities and goals for 2022. The subcommittee voted to recommend a request for the CRA to provide matching funds up to \$25,000 for infrastructure repairs to public right of way areas around Jackson Walk, which will consist mainly towards sidewalks, curbs, ADA access ramps, etc.

Afterwards, there was some discussion about the amount of ground lease paid by the Jackson Walk, Lift and Highpoint Apartments over the last ten years. Chris stated that over \$250,000 has been paid.

There was also a brief discussion about tax base and tax exemption.

Afterwards, the District 1 Subcommittee recommendation was approved unanimously.

Consideration of approval of a contract for the curb and sidewalk improvements on Morgan Street – Brian James, Health Community informed the board that Morgan Street Improvements for the road paving, sidewalks, and curbs finally had a successful bid process. Kendra Construction bid for \$307,000 for the project and plan to start in the Spring. Brian stated that this project was a part of the initial redevelopment plan and now requests that the CRA to approve the bid contract to move forward.

Afterwards, Mr. Pilant gave a brief history regarding the CRA's involvement with the project.

A motion was made by Sammy West, seconded by Monte Jones for the approval of a contract bid for the curb and sidewalk improvements on Morgan Street. Motion passed on a vote of 3 in favor, 1 opposed (Trice-Baylor).

Consideration of a proposal to purchase seven lots on North Liberty and North Highland for \$80,000.00 – Hal Crocker, Healthy Community, stated that Healthy Community, LLC and HCB Development have acquired the lots, currently owned by the CRA, and are wanting to develop affordable single-family homes. There is a proposal to purchase the three lots on North Highland for \$20,000 a lot and four lots on North Liberty for \$5,000 a lot. The cost for the water, sewer, sidewalk and street infrastructures will be paid privately to JEA for the redevelopment.

Afterwards, Mr. Pilant gave a brief history on how the CRA acquired the lots.

A motion was made by Sammy West, seconded by Monte Jones to approve the proposal to purchase seven lots on North Liberty and North Highland for \$80,000.00 Motion passed on a vote of 3 in favor, 1 opposed (Trice-Baylor).

Consideration of a proposal to transfer 232 Lane Avenue to the Jackson-Madison County School System – Nick Latimer, Spragins, Barnett & Cobb, informed the board that the City would like to transfer the Oman Arena property, which includes Oman Arena, the track, Madison Academic and Early College High School, to the Jackson-Madison County School System. Currently, the CRA owns a small lot on Lane Avenue. In addition, the Jackson-Madison County School System is requesting the CRA to transfer the lot 232 Lane Avenue to them as part of the transfer from the City.

A motion was made by Jimmie Trice-Baylor, seconded by Sammy West to approve the proposal to transfer 232 Lane Avenue to the Jackson-Madison County School System. Motion passed unanimously.

Other Business – Mr. Stan Pilant informed the board that at the previous meeting, the City had asked the CRA to act on their behalf to solicit proposals for property located at the intersection of West Lafayette Street and West Main Street (The Triangle), minus a small portion of the property which will be used for the Bicentennial art piece. Mr. Pilant stated that an RFP was posted on February 1, 2022 and has a deadline for March 1, 2022 to receive all proposals. Once the proposals are received, the CRA will review them and make a recommendation to the City Council for a final decision.

Harrell Carter, Jackson-Madison County NAACP, was present and expressed his concern towards investors buying land, the rise of cost of living and the need for more affordable

housing in Jackson. Mr. Carter hopes the CRA will put a statement out clarifying what its purpose is and how to address the issue for more affordable housing in Jackson.

Chair Vicki Lake mentioned that Southwest Community Development is currently developing five affordable single-family homes in the East Jackson community.

In addition, Mr. Carter overall questioned the effort it would take to help solve the immediate problems in the community.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair

04/13/2022

Date