

MINUTES
JACKSON COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM
FEBRUARY 12, 2020 – 11:00 AM

Members Present: Monte Jones
Vicki Lake, Chair
Councilman Johnny Dodd
Sammy West, Vice Chair

Staff Present: Stan Pilant, Director of Planning
Byanker Cole, Recorder of Minutes

Others Present: Chris Alexander, Healthy Community
Nick Latimer, Spragins, Barnett & Cobb
Ethan Darety, Horne
David Hunt, Hunt Properties
Hal Crocker, Healthy Community
Adam Friedman, Jackson Sun

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

The minutes for the December 11, 2019 were unanimously approved as submitted, on motion of Monte Jones seconded by Sammy West.

UPDATE – Ethan Darety, Horne, presented the November 30, 2019 and December 31, 2019 financials to the board for approval.

After the discussion, Monte Jones made a motion to approve the financial statements for November 30, 2019 and December 31, 2019 that was seconded by Councilman Johnny Dodd. The financial statements were unanimously approved as submitted.

UPDATE – Mr. David Hunt, Hunt Properties, was present and gave an update on activities in District 2. He announced that the Americana Kitchen has opened. In the next few months the former Huddle House building will be occupied. Mr. Mike Minor is getting ready to began construction on the houses in the Onion Field area. Mr. Hunt met with the solar farm representatives and they are moving forward. They are meeting with Lane College, the sponsors of this project, to finalize their contract. He explained that Mr. Charles Adams, because of the amount of utilities that would be involved in the site, was going to need more assistance from the city.

UPDATE—Chris Alexander, Healthy Community, was present and addressed the board. They finished their second Tennessee Loan Repair home program on Coleman Alley last month. Brian is currently working with the third and fourth TLRP applicants. Brian also has another 10 houses for the blight elimination program, making 60 at the end of this last year. THDA will be providing additional resources to help build back affordable housing on the BEP lots. They are working on a financial package to present to the CRA board.

Chair Lake informed the board that they lack one more paper and they will be sending in the Strategic Planning Grant application.

Consideration of the sale of 256 Morgan Street and 317 Lambuth Blvd. to InvestSouth, LLC – Mr. Alexander presented the proposals to the board. Jason Leonard with Superior Development already owns the two duplexes next to these lots and is now requesting to purchase 256 Morgan Street and 317 Lambuth Boulevard to build on all four of the lots. He is offering \$10,000 each for the lots.

A motion was made by Councilman Johnny Dodd, seconded by Jay Bush to approve the request as submitted. Motion passed unanimously.

Authorization of Vicki Lake to accept any price \$25,000 or above for 521 Lambuth Street – Mr. Alexander presented the proposal to the board. He is requesting that the CRA approve him to present offers of \$25,000 or above to Chair Lake so that she can accept and approve without having to wait for a meeting.

A motion was made by Monte Jones seconded Councilman Johnny Dodd to approve the request as presented. Motion passed unanimously.

Consideration of combining 563 Lambuth Blvd. into the land where Madison Academic will be constructed –
This request is to combine 563 Lambuth into the property that Madison Academic will be built on. A motion was made by Monte Jones seconded by Jay Bush to approve the request. Motion passed unanimously.

Consideration of approval of the Prime Lease (Jackson Central Merry) & Consideration of approval of the Prime Lease (Madison Academic) – Hal Crocker presented the lease agreement to the board. He cited a blank in the lease agreement and informed the board that what was being approved today is the language, conditions, and the regulations. It does not have a rent figure yet, but they are hoping to receive this figure in the next 48 hours. They are requesting approval, in principal, of the lease. Once they have filled in all the blanks there will be an opportunity for the city, county and school system to review and approve.

Chair Lake informed the board that Healthy Community Education Partners, Inc. is the nonprofit that the CRA created. They submitted the draft and have submitted it to them for review.

Nick Latimer, City Attorney, explained the components of the leases, the CRA TIF Contribution and the agreement for the distribution of surplus purchase amount funds.

After discussion, a motion was made by Monte Jones, seconded by Jay Bush, to place a hold on future buyer incentives until June 30, 2020. Motion passed unanimously.

A motion was made by Monte Jones seconded by Councilman Johnny Dodd to approve, in concept, the Prime Lease for Jackson Merry. Motion passed unanimously.

A motion was made by Councilman Johnny Dodd, seconded by Jay Bush to approve, in concept, the Prime Lease for Madison Academic. Motion passed unanimously.


A motion was made by Councilman Johnny Dodd, seconded by Jay Bush to approve, in concept, the CRA TIF Contribution Agreement. Motion passed unanimously.

A motion was made by Councilman Johnny Dodd, seconded by Monte Jones to approve, in concept, the agreement for the distribution of surplus purchase amount funds. Motion passed unanimously.

Review and acceptance of the CRA Audit Report for the fiscal year ending June 30, 2019 – Mr. Pilant presented the audit to the board. He explained that the CRA was able to report positive balances in all categories of the net positions and that there were no findings in the audit report.

A motion was made by Monte Jones, seconded by Councilman Johnny Dodd to approve the audit for the fiscal year ending June 30, 2019. Motion passed unanimously.

There being no further business, the meeting was adjourned.



Vice Chair

3/19/20

Date