

**MINUTES**  
**JACKSON COMMUNITY REDEVELOPMENT AGENCY**  
**JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM**  
**MARCH 10, 2021 – 11:00 A.M.**

**Members Present:** Vicki Lake, Chair  
Sammy West, Vice Chair  
Monte Jones  
Sherita Graham  
Jimmie Trice-Baylor  
Jay Bush

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

**Others Present:** Brian James, Healthy Community  
Chris Alexander, Healthy Community  
Nick Latimer, Spragins, Barnett & Cobb  
Hal Crocker, Healthy Community  
Allison Little, Horne  
Mark Taylor, Care Center  
Nathan Young, Care Center  
Paula Barron, Horne  
Edward

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

The minutes for the January 13, 2021 were unanimously approved as submitted, on motion of Monte Jones, seconded by Sammy West.

**UPDATE** – Allison Little, Horne, presented the December 2020 and January 2021 financials to the board for approval.

After the discussion, Sammy West made a motion to approve the financial statements for December 2020 and January 2021 that was seconded by Monte Jones. The financial statements were unanimously approved as submitted.

**UPDATE** – Brian James, Healthy Community, was present and gave an update on the THDA Blight Elimination Program (BEP) grant. Brian stated that the THDA BEP grant is set to end on March 31<sup>st</sup> and plans to submit ten more applications, which will total around one hundred properties submitted through the program.

Brian also gave an update about the THDA Tennessee Loan Repair Program (TLRP). Brian stated that they have successfully completed five THDA TLRP home improvements and are currently in progress for five additional repairs/renovations. TVA has committed to partner with the Home Uplift Program to help upgrade low-income single-family homes in Jackson to help maximize resources to help homeowners in need of assistance.

**UPDATE** – Chris Alexander, Healthy Community, was also present and gave an update on the Neighborhood Stabilization Program. The builder Irvin Britt, with Three Group Construction, will complete

building two homes on Wells Street by the end of the month. The homes will be sold to low to moderate income households.

Chris also gave an update about the public-private partnership between the CRA, Healthy Community, LLC, HCEP and the Jackson-Madison County School System. Chris stated that both JCM and Madison Academic are on schedule for completion and he would like to invite the CRA Board for a tour of the two schools.

**Consideration of a proposal from The Care Center of Jackson** – Chris Alexander, Healthy Community, presented the proposal to the board and gave a brief background about The Care Center of Jackson. He also explained that the proposed development will be on two lots owned by the City of Jackson and JEA on North Liberty Street and North Church Street.

Mark Taylor, Vice Chairman of The Care Center, was present and addressed the board about the history of the Care Center and their vision for expanding the campus on North Liberty Street. There are plans to develop a Director's House and housing for family living.

There was some discussion about the responsibility of the CRA's involvement with The Care Center. Mr. Crocker explained that the CRA will provide oversight of the development and infrastructure and will make sure it is consistent with the redevelopment plan.

A motion was made by Jay Bush, seconded by Monte Jones to recommend approval of the proposal from The Care Center of Jackson. Motion passed unanimously.

**Consideration of a proposal from Younger Associates for an economic study for District 2** – Stan Pilant informed the board that representation from Younger Associates was not present to present their proposal. As a result, Mr. Pilant postponed action on the proposal until the applicant is present to address the board in more detail about their proposal.

Jimmie Trice-Baylor questioned if a RFP be publicized to allow an opportunity for more proposals to be submitted for an economic study for District 2.

There was also discussion about the length of the process. Stan Pilant explained that it could take anywhere from three weeks to a month to allow the process to be publicized, have the proposals submitted in and be evaluated.

A motion was made by Jimmie Trice-Baylor, seconded by Sammy West to request proposals for an economic study with District 2. Motion passed on a vote of 4 in favor, 1 opposed (Jones).

There being no further business, the meeting was adjourned.

  
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Vicki Lake, Chair

6/9/21  
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Date