

**MINUTES**  
**JACKSON COMMUNITY REDEVELOPMENT AGENCY**  
**JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM**  
**JUNE 9, 2021 – 11:00 A.M.**

**Members Present:** Vicki Lake, Chair  
Johnny Dodd  
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  
Henry Turley, Healthy Community  
Paula Barron, Horne  
Celeste Scott, KMHG  
Patti Pickler, SWHRA/CDC  
Nick Latimer, Spragins, Barnett & Cobb  
Chris Alexander, Healthy Community  
Hal Crocker, Healthy Community  
Juanita Jones, KMHG  
Lana Suite, Younger Associates  
Sonny Phillips, COJ

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

The minutes for the March 10, 2021 were unanimously approved as submitted, on motion of Monte Jones, seconded by Johnny Dodd.

**UPDATE** – Patti Pickler, SWHRA/CDC, was present and gave an update on the THDA 2020 Home CHDO Mini-Round Program Award of \$1,000,000. A press release will take place at the next scheduled date of the CRA meeting.

**UPDATE** – Chris Alexander, Healthy Community, was present and introduced Henry Turley. Henry Turley is a partner in Healthy Community that developed the Jackson Walk area.

Henry Turley stated that he was impressed and admired the CRA.

**UPDATE** – Brian James, Healthy Community, was present and gave an update on the Blight Elimination Program (BEP), which has ended. Within the last four years of the program, 96 homes have been demolished.

Brian also gave an update about the THDA Tennessee Loan Repair Program (TLRP). Currently, there have been five home improvements and are in progress for three additional renovations.

**UPDATE** – Chris Alexander gave an update on the Neighborhood Stabilization Program. There has been two new homes completed on Wells Street. Chris stated that one home was sold in May and the other home will be closed on June 10<sup>th</sup>. The proceeds from the two sales will allow construction for two more homes on Morgan Street.

**UPDATE** – Hal Crocker, Healthy Community, was present and gave an update on the Care Center. Hal briefly discussed the background of the Care Center and the services provided to homeless and abused women and children. Hal stated that they want to acquire property closer to their campus to construct temporary housing and a Director's home. JEA has been asked to become a partner of this project and it has been presented to the JEA board. Hal also discussed that the Care Center is working on a loan application that would help with financing.

Afterwards, Chair Vicki Lake asked permission from the board to authorize the loan application process.

Hal also gave an update on JCM and Madison Academic construction. Both schools are doing well and are on schedule for the Fall.

**UPDATE** – Paula Barron, Horne, presented the February and March 2021 financials to the board for approval.

After the discussion, Johnny Dodd made a motion to approve the financial statements for February and March 2021, seconded by Sherita Graham. The financial statements were unanimously approved as submitted.

**Consideration of an offer made by Superior Development to purchase 129-133-137 West Deaderick Street for \$60,000** – Chris Alexander presented the offer to the board and stated that Jason Lenard wants to purchase the lots for \$20,000 per lot.

A motion was made by Jay Bush, seconded by Johnny Dodd to approve the offer from Superior Development. Motion passed unanimously.

**Presentation from Younger Associates for an economic study for District 2** – Stan Pilant mentioned that at the previous meeting, the board expressed interest in receiving other proposals for an economic study. Mr. Pilant stated that once more proposals are submitted, there will be a chance for them to present it to the board.

Lana Suite, Younger Associates, was present and presented the proposal that will cover the east Jackson area. She discussed the components that Younger Associates will focus on, which will include the market and demographic data, psychographic profile, retail gap analysis and a review of what is in the area for business and industry. Lana also stated if Younger Associates were to move forward with the study, that she would like the opportunity to see what is needed to create a custom research overview.

Afterwards, there was some discussion on the length of the process and possible recommendations.

There was also discussion about the first study conducted in 1998 or 1999 and if there could be an executive summary or an analysis provided to compare and contrast the studies to current time.

**Consideration of a request to metal detect on CRA vacant properties, submitted by Howard Boyd** – Vicki Lake, Chair, presented the request to the board and stated that Mr. Boyd, a West Tennessee Relic Hunter, has asked permission to metal detect on CRA properties.

Nick Latimer questioned if there was any type of release of liability with the city.

Stan Pilant stated that Mr. Boyd has agreed and is willing to sign any release of liability.

Hal Crocker suggested to approve this request as a policy since there have been several requests to metal detect on CRA properties.

A motion was made to table this request until a form or policy is created to present at the next meeting. Motion passed unanimously.

**Consideration of the Whitehall Community Garden proposal from Keep My Hood Good** – Juanita Jones, Brian James and Celeste Scott, KMHG, was present to present their proposal to the board. Brian discussed that two lots from the Blight Elimination Program on Whitehall Street will be used for KMHG and its community garden.

Afterwards, Stan Pilant questioned the CRA's involvement toward the project.

Brian clarified that the CRA will donate the two BEP lots to Keep My Hood Good.



A motion was made by Johnny Dodd, seconded by Jimmie Trice-Baylor to approve the lots donated by the CRA to Keep My Hood Good. Motion passed unanimously.

**Consideration of a request to pay the \$500 deductible to repair/replace a fence damaged from a fallen tree on a BEP lot on 372 Preston Street** – Chris Alexander presented the request to the board. Chris stated that a tree had fallen from a storm on the backside of Lee and Jennifer Exum's property. They are asking the CRA to consider paying the deductible to fix the fence.

Nick Latimer stated that the owners would need to sign a release.

Jimmie Trice-Baylor expressed her concern about this possibly opening a door to this particular situation coming up in the future.

A motion was made by Johnny Dodd, seconded by Sherita Graham to approve the request as a case-by-case basis. Motion passed on a vote of 5 in favor, 1 opposed (Jones).

**Consideration of a request for \$40,000 from the general fund to complete NSP homes on 228 and 232 Morgan Street** – Chris Alexander presented the request to the board for the construction of two new homes on Morgan Street. Chris stated that because materials have increased in price, there might be a need for extra funds to build the two homes. Once the two homes sell, the funds will be reimbursed back to the general fund.

A motion was made by Monte Jones, seconded by Johnny Dodd to move the \$40,000 from the general fund to the NSP if needed. Motion passed unanimously.

**Other Business** – Stan Pilant briefly discussed a proposal submitted by Davey Parker requesting to acquire two lots from the CRA that would allow him to expand parking space at a building he owns on North Royal Street. Mr. Pilant stated that the lots have been held for the purpose of building new construction in the future for the redevelopment area. Mr. Pilant recommended one smaller lot adjacent to Mr. Parker's building be sold for \$3,000 that would allow an estimate of nine additional parking spaces.

Davey Parker, Elite Legacy, LLC, was present and presented the proposal to the board to request the CRA to donate two lots on 643 and 635 North Royal Street. Mr. Davey owns the building located at 645 North Royal Street and hopes to bring life, revitalization and strength to the East Jackson community by operating three different businesses in the facility. These businesses will include real estate, travel agency and bail bonding to inspire homeownership and business development in the community. This donation will allow adequate parking space for future employees. Mr. Davey also wants to partner with JCM and JCM Early College High to incorporate a mentorship program for future business owners.

Afterwards, there was some discussion about the length of time the property has been owned by the city and county and a reasonable amount of time to hold the properties.

Mr. Davey suggested that once he hires a certain amount of employees, he would revisit back with the CRA to see if the lots are still available for additional parking space.

A motion was made by Johnny Dodd, seconded by Jimmie Trice-Baylor to approve the sale of property for \$3,000. Motion passed unanimously.

There being no further business, the meeting was adjourned.

  
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Vicki Lake, Chair

Date 07/14/2021