

MINUTES
JACKSON COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – FIRST FLOOR
BEN LANGFORD MEETING ROOM
JULY 14, 2021 – 11:00 A.M.

Members Present: Vicki Lake, Chair
Johnny Dodd
Sammy West
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
Hal Crocker, Healthy Community Paula Barron, Horne
Mario Irigoyen Davey Parker
Lewis Cobb, Spragins, Barnett & Cobb

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

The minutes for the June 9, 2021 were approved contingent upon correcting minor errors, on motion of Johnny Dodd, seconded by Sherita Graham.

UPDATE – Paula Barron, Horne, presented the April and May 2021 financials to the board for approval.

After the discussion, Sherita Graham made a motion to approve the financial statements for April and May 2021, seconded by Sammy West. The financial statements were unanimously approved as submitted.

UPDATE – Brian James, Healthy Community, was present and gave an update on the Blight Elimination Program (BEP). Brian stated that the grant is ending and currently in the process of scheduling demolitions for the last seven homes. There has been 95 blighted homes demolished during the last four years of the program.

UPDATE – Chris Alexander, Healthy Community, gave an update on the Neighborhood Stabilization Program. Two properties have recently sold. The proceeds from the two sales will allow the opportunity to construct two more homes on Morgan Street. As a result, this will bring the total number of new NSP homes built to 14 and 3 homes renovated.

UPDATE – Hal Crocker, Healthy Community, gave an update on JCM and Madison Academic construction. Both schools are doing well and are on schedule to open in the Fall.

UPDATE – Chair Vicki Lake gave an update on the Care Center. Currently, the Care Center has an option to purchase properties from JEA on North Liberty Street. A Federal Home Loan Bank grant will be written to build two single-family attached homes that will hold 14 women for permanent housing. The Care Center will build in three phases for a total number of five homes. She also stated that the

UPDATE – Brian also gave an update on Keep My Hood Good. On Tuesday, July 13, 2021, a ceremony was held to document the journey of the community garden project. Brian stated that the event turned out great and believes that the project will be good for the community.

Consideration of an offer made by Mario and Jan Irigoyen to purchase a vacant CRA lot located at 307 Johnson Street for \$8,000– Chris Alexander presented the offer to the board and stated that Mario and his wife have previously renovated six older homes on West Deaderick Street and Johnson Street. In addition, they want to purchase the front half of the lot on 307 Johnson Street. The CRA will maintain the back portion of the lot.

Mario Irigoyen was present and stated that he purchased property at 303 Johnson Street, however, the lot is extremely too small for a place to park. He stated that the lot next door, 307 Johnson Street, has been vacant for some time and wants to purchase half the lot to be able to have additional room for parking.

A motion was made by Jay Bush, seconded by Sammy West to approve the sale of the front half of 307 Johnson Street for \$8,000 to Mario and Jan Irigoyen. Motion passed unanimously.

Discussion of Master Developer process for District 2 – Chair Vicki Lake discussed that the CRA needed to go through the process to send out a request for qualifications for a Master Developer for District 2. She mentioned that at the last CRA meeting, Younger Associates presented a plan for an economic study for District 2. However, a Master Developer will be selected first to work with future firms.

There will be a RFQ for a Master Developer and the District 2 Sub Committee will meet to review all RFQs received. Afterwards, they will make a recommendation to the CRA. Once a Master Developer is selected, selecting proposals for the economic study will proceed.

Jimmie Trice-Baylor expressed her concern towards moving forward with a Master Developer before the economic study.

Chair Vicki Lake stated that she would like the opportunity to invite Looney Ricks Kiss, Architectural firm, to come back and update the economic study from the first one that was done before.

Mr. Pilant stated that the firm is well respected in design and was involved in the original redevelopment plans. He explained that the plan is to allow the future Master Developer walk through the process of the economic study with the firm.

Reconsideration of the sale of property located at 643 North Royal Street to Davey Parker – Stan Pilant mentioned that at the last meeting, the CRA voted to sell Mr. Davey Parker a track of land adjacent to his building on North Royal Street. Since then, there had been questions raised about Mr. Parker selling his property and not pursuing what the CRA based their decision on at the time.

Davey Parker was present and explained that it was brought to his attention that his building was pending for sale on the internet. However, the information was incorrect in the CWTAR system. Mr. Parker stated that he is not selling his building and has his title from where he purchased the property. Mr. Parker further stated that he has no intentions on selling the building because he wants to grow and help the community.

Johnny Dodd questioned if there has been any improvements or made any contacts since the last meeting.

Mr. Parker stated that his daughter communicated with the Principal of JCM and was informed that once school begins, they will be in contact to incorporate his plans for the students. He also stated that interior and exterior renovations have been made to the building.

Johnny Dodd also requested Mr. Parker come back in six months to give an update on his progress.


Discussion of the policy for metal detecting on CRA properties – Chair Vicki Lake mentioned that at the last meeting, there was some discussion on creating a policy to metal detect on CRA properties. Since then, the policy has been created and was discussed in detail to the board for adoption.

A motion was made by Johnny Dodd, seconded by Jimmie Trice-Baylor to adopt the metal detecting policy on CRA properties. Motion passed unanimously.

Other Business – Chris Alexander questioned if there were any updates on the Capacity Building grant.

Chair Vicki Lake explained that when COVID-19 hit, she asked THDA for an extension through the end of the year or the end of the fiscal year for the grant. She stated that THDA was fine with the request for an extension.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair



Date