

MINUTES
JACKSON COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – FIRST FLOOR
BEN LANGFORD MEETING ROOM
DECEMBER 8, 2021 – 2:00 P.M.

Members Present: Vicki Lake, Chair
Johnny Dodd
Sammy West
Sherita Graham
Jimmie Trice-Baylor
Joey Hale
Monte Jones

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 Fred Spight
Hannah Mathis, Planning Dept. Charles Adams
Lauren Kirk, Mayor's Office Nick Latimer, Spragins, Barnett & Cobb
Abby Palmer, Mayor's Office

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

The minutes for the July 14, 2021 meeting were unanimously approved as submitted, on motion of Monte Jones, seconded by Sammy West.

Afterwards, Chair Vicki Lake welcomed new CRA board member, Joey Hale.

UPDATE – Hal Crocker, Healthy Community, gave an update on JCM and Madison Academic construction. Both schools have reached substantial completion. JCM completed its construction on August 27, 2021 and students started attending classes in September 2021. The field house, however, is waiting upon the delivery of its bleachers. Madison Academic completed its construction on October 29, 2021. The school system plans for students to begin attending the new campus after the holiday break.

UPDATE – Chair Vicki Lake stated that the new market tax credit entities had a \$25,000 grant available upon the completion of JCM. She mentioned that JCM Middle School had 70 students sign-up for band, but there were not enough band instruments for the students. The grant will fund brand new band instruments for the students. She also hopes to have a similar opportunity for Madison Academic.

UPDATE – Chris Alexander, Healthy Community, gave an update on the THDA Neighborhood Stabilization Program. He stated that the bid process is complete for the next two NSP homes, which will be located at 228 and 232 Morgan Street. The lowest bidder, Jason Leonard, Superior Development, will construct the homes.

UPDATE – Chris also gave an update on Southwest Community Development. Currently, Southwest is preparing to break ground on the 2020 HOME CHDO Mini-Round Program's first two grant homes

located at 175 and 186 Dupree Street. The program will allow THDA to help finance one million dollars for the construction of six affordable single-family housing units. Once each home is sold, the proceeds will be reinvested to continue construction for more affordable housing. The goal is to get a minimum of ten new homes built as a result of this grant.

UPDATE – Brian James, Healthy Community, gave an update on the improvements project for Morgan Street. Brian stated that Morgan Street improvements for the road paving, sidewalks, and curbs are currently out for bid. The bid opening date will begin on Friday, December 17, 2021 and will be reviewed sometime in Spring of 2022.

Consideration of two proposals submitted by CWA Development, LLC and Build Comm for Legacy Estates, for the development of the 9 acres between Phillips and Cartmell Streets – Chair Vicki Lake informed the board that the District 2 Subcommittee met to review the proposals submitted.

On behalf of the District 2 Subcommittee, Sammy West recommended that Build Comm for Legacy Estates be approved in concept due to the proposal being primarily affordable housing, which is a huge need for the District 2 area.

Johnny Dodd, District 2 Subcommittee, also added that the company is financially committed to start the project off with one million dollars.

Stan Pilant stated that the company plans to move quickly with an aggressive time schedule to construct 29 homes within one year and a half for their first phase. The company is also looking into other investments with more phases in Jackson. Once the project is approved by the CRA, a development contract will be created.

Joey Hale expressed his concern about the extremely low pricing for the construction of the homes.

Mr. Pilant stated that the subcommittee addressed the same concerns with Build Comm. The company explained that while profit is important, they would not maximize profit in the development. Build Comm is confident in providing affordable housing to Jackson.

Mr. Pilant also discussed the concerns toward qualifying individuals for the homes, which has been a problem in the past for the Phillips Street and Cartmell Street areas. Build Comm explained to the subcommittee that people are currently involved at the local level to make it possible for people to become qualified for the homes and tax credits will help towards down payment assistance. The prequalifying process will occur before and during the construction phase of the homes.

Lauren Kirk, City of Jackson, mentioned that the City and County are looking to work together on building the Child Care Center in the industrial district around the new development on Phillips and Cartmell Streets.

Afterwards, the District 2 Subcommittee recommendation was approved unanimously.

Presentation of SizeUp – Hannah Mathis, Associate Planner, gave a presentation of SizeUp, provided by the Jackson Chamber. The tool provides access to large data that allows small businesses to understand our market and to see comparisons with existing competitors. The tool is free and readily accessible to anyone that is in the labor region of West Tennessee.

Consideration of the purchase of 3 properties on McCorry Street for Homeless Shelter – Chair Vicki Lack mentioned that last winter, the City contracted with Tennessee Homeless Solutions to operate a warming center at the Civic Center for homeless men, which was very successful. As a result, there have been efforts to find a permanent homeless shelter for men.

The CRA currently owns a portion of the property on McCorry Street and hopes to purchase three additional lots, totaling \$95,800 to build the new homeless shelter. The CRA will then donate those lots to the City.

The City has contracted with Tennessee Homeless Solutions to operate the shelter and has received HUD grants totaling \$1.4 million through the Jackson Housing Authority for construction. There are hopes to break ground by the beginning of the year.

The low barrier shelter will house 30 men and will become interchangeable from single occupancy to double occupancy for when COVID-19 numbers are high or low.

For the upcoming winter, Tennessee Homeless Solutions has a winter plan to address homelessness.

A motion was made by Johnny Dodd, seconded by Joey Hale to approve the purchase of three properties on McCorry Street for a Homeless Shelter. Motion passed unanimously.

Consideration of a request for \$135,000 from the general fund to complete a NSP home on Morgan Street – Chris Alexander, Healthy Community, stated that two new NSP homes will be constructed on Morgan Street and, preferably, built at the same time. However, due to the increased cost of construction materials and labor, funds are approximately \$135,000 short to start building the second home. The \$135,000 from the general fund will fund the gap to complete the construction of the home. Once either home sells, the proceeds will be reimbursed back to the general fund.

Afterwards, there was a brief discussion on the history of District 1 and District 2 Tax Increment Financing (TIF) funds.

A motion was made by Sammy West, seconded by Johnny Dodd to approve the request of \$135,000 from the general fund to complete a NSP home on Morgan Street. Motion passed unanimously.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair

11/21/22

Date