

**MINUTES**  
**JACKSON COMMUNITY REDEVELOPMENT AGENCY**  
**JACKSON CITY HALL – FIRST FLOOR**  
**BEN LANGFORD MEETING ROOM**  
**JANUARY 12, 2022 – 11:00 A.M.**

**Members Present:** Vicki Lake, Chair  
Sammy West  
Sherita Graham  
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  
Hannah Mathis, Planning Dept.  
Nick Latimer, 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 December 8, 2021 meeting were unanimously approved as submitted, on motion of Monte Jones, seconded by Sammy West.

**UPDATE** – Chris Alexander and Hal Crocker, Healthy Community, gave an update on Madison Academic High School and Jackson Central Merry.

Madison Academic High School held its first day of classes in its new, state of the art building located adjacent to the University of Memphis-Lambuth Campus on Monday, January 10, 2022.

The fieldhouse/gymnasium for Jackson Central Merry is expected to have final inspections by the end of the week with the possibility to host a basketball game by the end of the month.

Chair Vicki Lake also mentioned that JCM Middle School students received their band instruments provided by a \$25,000 grant.

**UPDATE** – Chris Alexander gave an update on the Neighborhood Stabilization Program (NSP) and Southwest Community Development.

Jason Lenard, Superior Development, is set to break ground this week on the next two NSP homes at 228 and 232 Morgan Street.

Southwest Community Development is preparing to break ground by the end of the month on the 2020 HOME CHDO Mini-Round Program's first two grant homes at 175 and 186 Dupree Street.

**UPDATE** – Chris Alexander also gave an update on Morgan Street improvements for the road paving, sidewalks and curbs. He stated that it is currently out for bid again due to not having any companies bid during the last bid cycle. The new bid opening date will be January 14, 2022.

**UPDATE** – Brian James, Healthy Community, gave an update on the contracts for the homeless shelter. Brian stated that he has executed purchase contracts for three residential lots identified by the City of Jackson and the CRA for the construction of a new homeless shelter on McCorry Street. The plan is to close on all three purchases by the end of the month on Friday, January 12, 2022.

**UPDATE** – Brian James also gave an update on the Blight Elimination Program (BEP). Brian presented a comprehensive list of available BEP lots detailing dates that each lot would be available for purchase.

In addition, Brian mentioned that Habitat submitted a proposal to purchase a BEP lot to build a single-family home at 201 Pleasant Street to provide affordable housing to 1 of 4 qualified participating families. Brian stated that the proposal will be presented to the City Council, however, Habitat will need to go through a design review process for the design of the home prior to moving forward since the lot is in a redevelopment area.

Afterwards, Brian also discussed properties that are committed towards redevelopment efforts, for friendly sales and adjacent neighbors.

**UPDATE** – Chair Vicki Lake mentioned that the state issued a RFP for planning grants in each region. The West Tennessee Healthcare Foundation was chosen as the applicant for West Tennessee to apply for a \$25,000,000 grant that will go towards affordable housing by the end of March 2022.

**UPDATE** – Chris Alexander also mentioned that the District 1 Subcommittee will hold a meeting next week to discuss goals and priorities for 2022.

**Consideration of a proposal to transfer CRA property located at either 367, 369, 381 or 376 Preston Street to the City** – Chair Vicki Lake informed the board that the Tennessee Department of Economic and Community Development (TNECD) and Tennessee Department of Mental Health and Substance Abuse Services (TMHSAS) is offering a grant up to \$750,000 for addiction recovery housing. The City is required to be the applicant and owner of the property.

Pathways Behavioral Health Services currently has an agreement with the City to pay \$1.00 a year to lease 427 Preston Street and 527 Berry Street for mental health housing. The CRA wants to collaborate with the City to use the grant to renovate both homes with each costing \$25,000 for renovations.

In addition, Pathways wants to partner with the City to also construct a new 3-4 bedrooms recovery house on a lot owned by the CRA located at either 367, 369, 381 or 376 Preston Street that will be deeded to the City.

The grant application will be available at the end of January 2022 and will be due March 2022. However, the City Council will need to pass a Resolution at the February 1, 2022 meeting agreeing to the grant application.

A motion was made by Joey Hale, seconded by Monte Jones to approve the transfer of one or two CRA properties located at either 367, 369, 381 or 376 Preston Street to the City. Motion passed unanimously.

**Other Business** – Mr. Stan Pilant informed the board that the City has asked the CRA to act on their behalf to solicit proposals for property located at the intersection of West Lafayette Street and West Main Street (The Triangle), minus a small portion of the property which will be used for the Bicentennial art piece. Mr. Pilant stated that once the RFP is posted and proposals have been received, the CRA will review them and make a recommendation to the City Council for a final decision.

There being no further business, the meeting was adjourned.

  
\_\_\_\_\_  
Vicki Lake, Chair

2/9/22  
\_\_\_\_\_  
Date