

**MINUTES**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM**  
**SEPTEMBER 9, 2020 – 11:00 AM**

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

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

**Others Present:** Ethan Darety, Horne  
Paula Barron, Horne  
Chris Alexander, Healthy Community  
Hal Crocker, Healthy Community  
Brian James, Healthy Community  
Nick Latimer, Spragins, Barnett & Cobb  
Adam Friedman, Jackson Sun  
Lasherica Thornton  
Paul Taylor

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

The minutes for the March 19, 2020 were unanimously approved as submitted, on motion of Monte Jones, seconded by Sammy West.

**UPDATE** – Ethan Darety, Horne, presented the January, February, March, April, May, and June 2020 financials to the board for approval.

After the discussion, Monte Jones made a motion to approve the financial statements for January, February, March, April, May, and June 2020 that was 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 BEP (Blight Elimination Program). Brian expressed that they are expecting to be done submitting BEP applications by the end of November, which will be another 15 applications that they have already scheduled earlier this year. They are currently working on a BEP strategy to figure out how to strategize their lots.

Afterwards, Brian gave a brief overview of what the program is about to inform the new board members. He explained to the board members that the BEP is a grant program through the THDA (Tennessee Housing Department Agency) to enable blight properties to be torn down and redeveloped. The BEP is currently up to 77 lots.

**UPDATE** – Brian James, Healthy Community, also gave an update on the TRLP (Tennessee Repair Loan Program). He announced that they have started two new applications in the past month and is hoping to have the loan closing by Friday. The projects are currently at 228 E. Deaderick St. and 209 Orchard St and will be starting repairs sometime next month. He also announced that repairs have already been started on 94 Labelle St. In all, all projects are expected to be completed by the end of November. Healthy

Community is very excited about helping with the home repairs and are also hoping to get at least two more in before the year is out.

Afterwards, Brian gave a brief overview of what the program is about to inform the new board members. He explained to the board members that the TRLP, which is a forgivable loan Program, enables the elderly and low income homeowners to repair their homes.

Chris Alexander, Healthy Community, was also present and explained that the repairs that are done through this program will allow for any repair costing up to \$25,000 which includes: new roof, windows, exterior repairs, etc.

**UPDATE** – Chris Alexander, Healthy Community gave an update about a conference call that he and Brian will have on the following day with TVA. He explained that TVA has a Hope Uplift Program that provides weatherization for low-income residents. This will include: new HVAC units, hot water heaters, and windows up to \$8,000. Chris expressed how they are looking into and hoping to partner up with TVA to use both the \$25,000 and \$8,000 together for the low-income residents.

Brian James, Healthy Community expressed how they are partnering with Habitat. He explained that they have worked with Habitat on the last two repair programs through Habitat's Aging in Place Program.

Chris Alexander, Healthy Community expressed how he and Brian, for the last six months, have been working with Cynthia with THDA to acquire a grant to build back affordable homes on the BEP lots. They want to focus on Dupree St. where they currently have at least eight lots on that street to allow a demonstration project for THDA, who put together the Pilot Program. He mentioned that Cynthia felt appreciative of all the work that all the programs have brought forward and felt that we would be a good pilot to do that. This Pilot Program will provide a million dollars in financing to build affordable homes. Chris expressed that with the million dollars, they will be able to provide at least seven homes with that program. A benefit of the program is that if a home is sold, the proceeds will go back into building more homes. Chris mentioned that they ideally would want to build about 20 homes.

Chris Alexander, Healthy Community also expressed that he and Vicki Lake, Chair, have been working on the Capacity Building Grant. This is a strategic planning grant through the THDA that has currently been put on pause. They are currently waiting on hearing back from THDA of how long they are going to extend the implementation on the strategic planning grant.

**UPDATE** – Vicki Lake, Chair, gave an update that in August, \$50,000 was paid to the hospital to continue their payments with them. She also expressed that they are close to being finished with that obligation.

**Consideration of a redevelopment plan submitted by Michael Miner, Mound City Redevelopment, LLC** – Stan Pilant presented the redevelopment plan to the board. He explained that the plan consisted of five phases with three duplexes to be built in each phase, not single family homes, that focuses on seniors and veterans. The duplexes will fit within the current zoning in the area. Mr. Pilant stated that the design of the homes will need to be approved by the Planning Commission through the design review process.

Mr. Pilant expressed that he met with Mr. Miner and has asked him to show other examples of designs that will be affordable and attractive. Mr. Pilant also expressed that he would work with Mr. Miner on a few things that would make a duplex more attractive by removing elements such as: side by side doors and parking in the front of the duplex, which also take away from the curb appeal of the home. Mr. Pilant mentioned that the timing on the project was a bit too quick and aggressive, but it is something that can be worked through over time.

Jimmie Trice-Baylor commented that she was very familiar with Mound City and asked if Mr. Miner had gotten feedback from the families that are currently still living in the community. Ms. Baylor was concerned because the community already has two public housing developments in the area, and she wasn't sure if they were all filled. She also expressed how she was concerned with the number of multi-family housing units that are being proposed for that community.

Vicki Lake, Chair, suggested that Mr. Pilant go back and talk things over again with Mr. Miner.

A motion was made by Sammy West, seconded by Jimmie Trice-Baylor to postpone action on the redevelopment plan until October to give Mr. Miner a chance to address some of the concerns. Motion passed unanimously.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair

10/14/20

Date