

MINUTES
COMMUNITY REDEVELOPMENT AGENCY
JACKSON CITY HALL – SECOND FLOOR CONFERENCE ROOM
JANUARY 13, 2021 – 11:00 A.M.
(VIRTUAL MEETING)

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

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

Others Present: Ethan Darety, Horne
Brian James, Healthy Community
Chris Alexander, Healthy Community
Nick Latimer, Spragins, Barnett & Cobb
Hal Crocker, Healthy Community
Callesia Smith
Edward

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

The minutes for the October 14, 2020 were approved on a vote of 4 in favor, 1 opposed (Baylor) as submitted, on motion of Monte Jones, seconded by Sammy West.

UPDATE – Ethan Darety, Horne, presented the September, October and November 2020 financials to the board for approval.

After the discussion, Monte Jones made a motion to approve the financial statements for September, October and November 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 Blight Elimination Program (BEP). Brian stated that this year, they are projected to do twenty BEP properties. Last year, Brian stated that they were able to do thirty-six properties, which most are still pending. As a result, some of the thirty-six properties will be counted toward this year's transactions.

Brian also gave an update on the THDA Tennessee Loan Repair Program (TLRP). Brian stated that last year there were three repairs. This year, Brian stated that they are looking to do around five to seven repairs as they improve their system.

UPDATE – Chris Alexander, Healthy Community, was also present and stated that THDA is phasing out the BEP through June. The properties that are currently targeted will have to go to THDA within the next three months or else it will go away after June.

Afterwards, Chris gave another update about the THDA affordable housing grant. Chris stated that the THDA board voted to approve and allow people to submit applications for the 2020 HOME CHDO Mini-Round Program at their November board meeting. This grant will allow THDA to help different non-profits

to finance approximately one million dollars to build affordable single-family homes. Chris stated that there will only be three award winners in the West, Middle and East Tennessee areas. Southwest Development will be the main grant applicant and the CRA will help assist with down payment assistance for homeowners when trying to sell the homes. The CRA will offer up to \$5,000.00 per house. Applications are due February 11th and by March 12th, there should be notice if the grant was awarded. Chris added that if they receive the grant, the goal is to construct six homes.

Consideration of a redevelopment proposal for the former Rockabilly Museum site, submitted by Adam Ferguson – Stan Pilant presented the proposal and gave a brief background of the Rockabilly Museum. He explained that when the Rockabilly museum shut down and the property came back to the city, the city did not have use for the building and property. These two properties are located at 105 Church Street and the property next to it, which was the stage for the Rockabilly Museum. Pilant stated that the City Council closed the alley in between the two properties so they could be joined together.

Pilant added that he had a discussion with the Mayor about the best way to take proposals for the redevelopment area. They both agreed that the CRA was the best process to receive and review the proposals to make a recommendation to the City Council.

A proposal was received from Mr. Adam Ferguson. The purchaser will pay \$30,000.00 to the city for the property and intends to renovate the existing structure and revitalize the green space, investing roughly \$500,000.00. The purchaser aims to create a mixed use space of work, live, and play for the property to respect its history, but to also be a compliment to the property. The purchaser has also recently purchased property at 118 North Liberty Street, which is close to the Rockabilly Museum, to invest into downtown to improve the area.

There was some discussion about when this process would begin. Pilant explained that after acquisition of the property, the purchaser will begin their due diligence to start the project immediately upon acquisition with the help of a company that will assist with the design, construction and renovation.

There was also discussion about what if the work is not done or what if the purchaser does not follow through with what they have said. Pilant stated that this property is owned by the city. The purchaser will go into a contractual agreement with the city, which can be structured to what they want. Pilant also stated that all funds from the purchaser will be received by the city, not the CRA.

There was further discussion about if JDDC was notified about the redevelopment proposal. Brian James, Healthy Community, stated that this property will be on next month's agenda to be addressed.

The planning staff recommended that the CRA recommend the proposal to the City Council.

A motion was made by Monte Jones, seconded by Sammy West to recommend the redevelopment proposal to the City Council for the former Rockabilly Museum site, submitted by Adam Ferguson. Motion passed unanimously.

Review and acceptance of the CRA Audit Report for fiscal year ending June 30, 2020 – Chair Vicki Lake presented the CRA Audit Report for fiscal year ending June 30, 2020 to the board. There were no findings on this year's audit.

A motion was made by Sammy West, seconded by Monte Jones to approve the CRA Audit Report for fiscal year ending June 30, 2020. Motion passed unanimously.

Consideration of a request from Healthy Community, LLC to exercise its option to purchase seven lots (205, 206, 207, 208, 209, 210, & 211) on McCowat Street and two lots (262 & 268 West Deaderick Street) in the Jackson Walk II redevelopment area - Chris Alexander, Healthy

Community, presented the request and explained that there was an agreement with the CRA from 2018 to have the option to purchase lots within the Jackson Walk II redevelopment area, which includes High Point Apartments, West Deaderick Street, Campbell Street and McCowat Street. Healthy Community has been exercising their options and within the last three years, there have been a total of ten lots purchased. As of now, Healthy Community is ready to exercise their options for the remaining nine lots. Chris stated that their intention is to continue what has been done for the past eight years, which is to build new single-family housing in the area.

Monte Jones informed the board that the District 1 committee met and recommends approval of this request. The recommendation passed unanimously.

Consideration of a request from Healthy Community, LLC to obtain appraisals for the last four remaining Lambuth Endowment Properties, in order to market these properties for sale - Chris Alexander, Healthy Community, presented the request and explained that over the years, Healthy Community has sold properties around Lambuth University's campus. Currently, they are down to their last four properties, which two of those properties are rented. Chris explained that the District 1 committee agreed that the CRA should get out of the rental business and sell the homes. He stated that he would like to hire an appraiser to look at the four properties to give an evaluation to market the properties for sale. Chris added that the two properties that aren't being rented will need investment in them and suggested to the CRA to not put money into those properties and to sell them as is. Once the appraisals are done, the tenants that are in the two properties will be notified first to give them the option to purchase the homes.

Monte Jones informed the board that the District 1 committee met and recommends approval of this request. The recommendation passed unanimously.

Consideration of a request from Healthy Community, LLC to purchase the remaining vacant land on the site of the former West Jackson Elementary School and Old Gym Lot to build single family homes - Chris Alexander, Healthy Community, presented the request and explained the location of the land on the site. Chris stated that Healthy Community anticipates building approximately fifteen single-family homes and are offering \$50,000.00 to purchase the land. Healthy Community will have substantial development costs and redevelop the old elementary school property due to there not being any existing streets, curves, gutters, water, sewer and electrical.

Stan Pilant stated that the properties located on McCowat, West Deaderick, West Jackson Elementary School and Old Gym Lot were all a part of the original redevelopment plan that was submitted as part of Jackson Walk. This phase of development was approved years ago.

Chris also added that a ninety-day close has been put in place to allow Nick Latimer, Spragins, Barnett & Cobb, to get the CRA the title from the school system for the property.

There was some discussion about the difference between the Rockabilly Museum property and this property going through the public notice process and asking for a proposal. Pilant explained that this particular property was a part of the original redevelopment plan that was vetted through a public notice process and was approved by the CRA years ago. Pilant also explained that the CRA is finally carrying out what has already been approved versus a project that hasn't been submitted before and providing a public notice. Chair Vicki Lake also added that all notices are posted on the City's website.

Monte Jones informed the board that the District 1 committee met and recommends approval of this request. The recommendation passed unanimously.

Consideration of a request to authorize Chair Vicki Lake to contribute up to ten lots, owned by the CRA, for the THDA 2020 Home CHDO Mini-Round Program - Chris Alexander, Healthy Community, presented the request and stated that the CRA has twenty lots on Dupree Street and Hatton Street. Two thirds of those lots have been acquired through the Blight Elimination Program. The other third of lots have been acquired by the City over the years through tax sales and foreclosures. Recently, those properties were transferred from the City to the CRA since they are in the redevelopment area. As Healthy Community works with Southwest Development to get the THDA grant to build back affordable housing, the application will have what lots are available and how they will be acquired.

Hal Crocker, Healthy Community, added that he would like the twenty lots to become available and donated as an in-kind donation for the grant to build back affordable homes. He explained that the CRA would give Chair Vicki Lake authority to donate the lots for the grant.

There was some discussion if there were ten or twenty lots. Chris clarified that originally, it was ten lots. Once he updated his records with Southwest Development, there were actually twenty lots.

There was also discussion about building six homes with a million-dollar grant. Chris explained that THDA is a part of this grant. The grant award winners can spend up to \$150,000.00, more or less, to build a three bedroom, two bath house.

Hal clarified that overall, the CRA is not limited to just building six homes. More homes can be built because this grant is a reprogrammable fund. He also stated that if Southwest Development is successful, THDA will make a million dollars available to them for the construction of homes. There will also be some incentive for the homeowners and down payment assistance. If six homes are built and sold, there will be enough money left over for reprogramming to build more homes. Hal stated that over time, the million dollars may enable the construction of fifteen to twenty homes depending on how they sell, other expenses and what kind of homeowner expenses is needed.

There was further discussion about if each property could support a single-family home or if any of the smaller lots would have to be combined together. Chris Alexander, Healthy Community, clarified that they would evaluate with Southwest Development to replat the lots so they are more uniformed lot sizes.

A motion was made by Jimmy Trice-Baylor, seconded by Monte Jones to approve the authorization of Chair Vicki Lake to contribute twenty lots on Hatton Street and Dupree Street for the THDA grant that will be written by Southwest. Motion passed unanimously.

Update on the schools - Hal Crocker, Healthy Community, stated that due to the pandemic, it has affected some staffing issues for the subcontractors. Manufactures have also been impacted which has caused materials and equipment to be delayed. In spite of, the schools are on schedule to be completed in time for the upcoming school session in the Fall. Hal explained that Healthy Community's commitment to the school system, City and County is to continue working on building the tax base and revitalizing the neighborhoods around the new schools. Hal believes that this will help the community to pay for the school's growth by increasing the property tax base in the area. He also believes that the schools are playing a huge part in the increase of interest in the living area.

Chris Alexander, Healthy Community, added that he will notify the CRA board within the upcoming month to do a tour of JCM and Madison Academic if anyone is interested.

There being no further business, the meeting was adjourned.



Vicki Lake, Chair

3-10-21
Date


Jimmy West - Vice Chair