

MINUTES
CITY COUNCIL MEETING
MAY 1, 2018

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, May 1, 2018, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Councilmembers Charles “Pepper” Bray; Ernest Brooks II; Harvey Buchanan; David Cisco; Johnny Dodd; Vicky Foote; Ross Priddy; Charles Rahm; and Randy Wallace present. Also present was Anita Brooks, recorder of the minutes.

Rev. Ronald Benton, Sr., Pastor of Mt. Moriah Baptist Church, gave the invocation. Councilmember Johnny Dodd led the audience in the Pledge of Allegiance to the Flag.

The minutes of the April 3, 2018, meeting were approved and signed.

Mayor Gist extended an invitation for public comment to anyone present who wished to express comments related to any new business item on the meeting agenda.

Mayor Gist proclaimed the week of May 13-19, 2018, as National Women’s Health Week and May 17, 2018, as Women’s Health Day in the City of Jackson. Mayor Gist also proclaimed Saturday, May 12, 2018, as Letter Carriers’ Stamp Out Hunger Food Drive Day in the City of Jackson.

Councilmember Buchanan asked City Planner Stan Pilant to give the City Council an overview on the measurable outcomes that are expected in CRA (Community Redevelopment Agency) TIF (Tax Increment Financing) Districts 1 and 2. Mr. Pilant gave the objectives of the TIF Districts and stated that monies from TIF, Housing and Urban Development Section 108 dollars and local funds are used to carry

out redevelopment efforts in TIF Districts 1 and 2. Mr. Pilant further stated that the process of creating TIF District 1 was started back in 2009; the process of creating TIF District 2 was started in 2010. Mr. Pilant also stated that funds from TIF, Section 108 dollars and some local funds are used for public infrastructure in TIF District 1 and for economic development opportunities to spur residential development in TIF District 2. Mr. Pilant gave the boundaries of both districts and answered questions relative to the expiration of the current TIF Districts, the importance of residential development to a TIF District and job requirements for receiving Section 108 dollars.

Hal Crocker of Healthy Community, LLC stated that his corporation, partnered with the Henry Turley Company, were selected in 2009 by the City Council and the CRA Board of Directors to be the CRA's Master Developer for TIF District 1. Mr. Crocker further stated that they came up with a plan of bringing different aspects to improve the quality of life for citizens who live in the area they named "Jackson Walk." Mr. Crocker then stated that they developed a retail center in the downtown area; they worked with the West Tennessee Farmers' Market and they worked with the Jackson Madison County General Hospital to develop the concept of LIFT (Living In a Fit Tennessee) which includes a fitness center, wellness center, and a walk-in clinic. Mr. Crocker further stated that they looked for different kinds of amenities to improve the area because they wanted to create an environment where people could live and walk to different areas downtown without having to get into a car to shop, be entertained or dine. Mr. Crocker stated that when they were selected as the Master Developer for TIF District 1, they developed a 5-Year Plan with priorities and goals for the CRA which included the following: (1) the completion of 40 new homes; (2) look for ways to improve the infrastructure in the neighborhood and encourage other people to invest in their homes;

and (3) stimulate on going private developments to bring new dollars to the area. Mr. Crocker then stated that so far, they have built 34 new homes in their first five years since the LIFT facility was built adding approximately six million dollars in value of property taxes in the area that contributes to the TIF and they have had 2.5 million dollars that has been re-invested in existing housing stock, renovations and improvements in the area. Mr. Crocker also stated that Jackson Walk retail shops had approximately six million dollars in taxable sales last year. Chris Alexander pointed out that approximately 210 jobs have been created in the Jackson Walk area. Councilmember Cisco commended Mr. Crocker and his group for the great job they have done in revitalizing TIF District 1. Councilmember Foote asked Mr. Crocker if it would be possible to have a portable stage under the pavilion at the Amphitheater for musicians and Mr. Crocker stated that he would pass her request to Jimmy Exum who is the Chairman of the Amp committee. Mayor Gist stated that the City has not received the proceeds of taxes in the City's General Fund because it is going back to the Community Redevelopment Agency to continue to build the district. Mayor Gist also stated that there have been numerous State and National awards presented to not only the City of Jackson but to Healthy Community, LLC for their efforts in TIF District 1.

David Hunt, CRA Master Developer for TIF District 2, stated that there have been several hit and misses in pursuing residential development for TIF District 2 over the last three or four years so he turned his attention to trying to create jobs through economic development and retail. Mr. Hunt outlined the following plans and goals for TIF District 2: (1) Secure Federal New Market Tax Credits to revitalize Lane College and surrounding area; (2) Create partnerships with the Jackson Madison County School System to develop a P3 (Private Public Partnership) to build a new school in East

Jackson; and (3) Bring residential development to TIF District 2. Mr. Hunt also stated that he has built a brand new retail center at the corner of Whitehall Street and Dr. F.E. Wright Drive and he is hoping to have the retail center completely leased by the end of summer. Councilmember Buchanan encouraged Mr. Hunt not to give up on his efforts to revitalize TIF District 2. Councilmember Dodd and Mayor Gist recognized CRA Board members who were in the audience and thanked everyone for their redevelopment efforts.

This being the time and place advertised for a public hearing to consider an Ordinance to annex, a Resolution to adopt a Plan of Service, and an Ordinance to zone an area referred to as "Deeden," generally located east of Brays Lane on the east side of Raines Spring Road, Mayor Gist declared the public hearing open. Mayor Gist then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Gist declared the public hearing closed. On the motion of Councilmember Cisco, seconded by Councilmember Rahm, the ordinance was approved 8-0-1, with Councilmember Wallace abstaining. The proposed zoning for the Deeden annexation area is I-2.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located at 602 South Missouri Street from RG-1/C (General Residential/Conservation) District to I-2 (Light Industrial) District (.70± acres) and from RG-1 (General Residential) District to I-2 (Light Industrial) District (.50± acres), two tracts, containing a total of 1.2 acres, more or less, submitted by Dennis Henderson of Deeden Inc., Mayor Gist declared the public hearing open. Mayor Gist then asked if there was anyone present who wished to speak in opposition to or in support of the

passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Gist declared the public hearing closed. On the motion of Councilmember Rahm, seconded by Councilmember Dodd, the ordinance was approved 8-0-1, with Councilmember Wallace abstaining.

A report on Debt Obligation, State Form No. CT-0253, closing document on a nine million dollars Tennessee Municipal Bond Fund loan, as required by the State Comptroller's Office, was presented to the City Council.

On the motion of Councilmember Dodd, seconded by Councilmember Rahm, unanimous approval was given to a pre-disaster contract with Ford Construction Company, based upon unit pricing, lowest and best bid received.

On the motion of Councilmember Dodd, seconded by Councilmember Brooks, unanimous approval was given to a contract with a business known as Accurate Law Enforcement for ballistic vests for Jackson police officers, lowest and best bid received.

On the motion of Councilmember Buchanan, seconded by Councilmember Dodd, unanimous approval was given to a contract with Blue Cross Blue Shield of Tennessee for administrative services for health, dental, HIPPA, cobra, vision and stop loss re-insurance.

On the motion of Councilmember Brooks, seconded by Councilmember Wallace, unanimous approval was given to the re-appointment of Beverly Absher Bone to the Jackson Municipal Regional Planning Commission.

On the motion of Councilmember Dodd, seconded by Councilmember Foote, unanimous approval was given to the re-appointments of Willie Moore and Vicki Lake to the Jackson Community Redevelopment Agency.

On the motion of Councilmember Buchanan, seconded by Councilmember Dodd the following budget amendment requests were approved 8-1, with Councilmember Priddy voting nay:

CAPITAL		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
315-44410-900	Civic Center	44,000	423,044.56	467,044.56
<i>Revenue:</i>				
315-37900	From Fund Balance	4,758,947.19	423,044.56	5,181,991.75

Budget amendment for Civic Center riser seating in the amount of \$423,044.56 that needs to be repaired/replaced before the Miss Tennessee Pageant in June. This will require a draw on fund balance.

On the motion of Councilmember Buchanan, seconded by Councilmember Dodd, unanimous approval was given to the following budget amendment requests:

COMMUNITY DEVELOPMENT		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
125-52020-738	Community Development Block Grants	533,396	42,813	576,209
125-52020-739	Home Program Expenses	251,791	181,946	433,737
<i>Revenue:</i>				
125-34800	Home Program Income	251,791	181,947	433,737
125-37300	CDBG Program Income	533,396	42,813	576,209

Budget amendment for the Community Development Fund for carryover funds from previous years for the Community Development Block Grant and also for the Home Program.

On the motion of Councilmember Bray, seconded by Councilmember Foote, unanimous approval was given to the payment of invoices over \$10,000.

There being no further business, the meeting was adjourned.

JERRY GIST, MAYOR