

**EAST RIDGE HOUSING & REDEVELOPMENT AUTHORITY'S ANNUAL REPORT
PURSUANT TO
TENN. CODE ANN. § 13-20-412**

To the Mayor for the City of East Ridge, Tennessee:

WHEREAS, on April 27, 2017, the City Council for the City of East Ridge, Tennessee duly authorized the organization and establishment of the East Ridge Housing and Redevelopment Authority (the "Authority") under the laws of the Tennessee Housing Authorities Act, T.C.A. § 13-20-201 et seq.; and

WHEREAS, on August 28, 2017, the Tennessee Secretary of State, Department of Business Services, approved the Authority's Verified Application for Certification and recorded a copy of the same in the appropriate book of record in the Secretary of State's Office pursuant to T.C.A. § 13-20-403(b); and

WHEREAS, pursuant to the provisions of T.C.A. § 13-20-412 of the Tennessee Housing Authorities Act, the undersigned commissioners are required to submit a report of the activities of the East Ridge Housing and Redevelopment Authority for the purposes set forth in the Tennessee Housing Authorities Act.

NOW THEREFORE, the Authority, by and through its Commissioners, hereby submits this Annual Report prepared pursuant to T.C.A. § 13-20-412 and requests that a copy of the same be filed with the City Clerk for the City of East Ridge, Tennessee.

IN WITNESS WHEREOF, the undersigned Chair has hereunto executed, published, subscribe, and declared this document to be the Annual Report prepared pursuant to T.C.A. § 13-20-412 this 21st day of MARCH, 2018.



Darwin Branam, *Chair of East Ridge
Housing & Redevelopment Authority*

ANNUAL REPORT (2017-2018)

During the inception year following the certification of the East Ridge Housing & Redevelopment Authority (the “Authority”), the Authority has performed the following activities:

1. Five (5) Commissioners were appointed by Mayor Lambert on June 30, 2017, those Commissioners being named as follows with their respective term of office:

NAMES	OFFICIAL RESIDENCES	TERM OF OFFICE
Curtis Adams		1
Earl Wilson		2
Ruth Braly		3
Eddie Phillips		4
Darwin Branam		5

2. On November 1, 2017, the Commissioners adopted Bylaws to govern the affairs for the Authority, a copy of which is on file with the Clerk for the City of East Ridge.
3. On January 25, 2018, the Authority received an allocation of \$20,000.00 from the City of East Ridge to be used to cover expenses and fees associated with various professionals in connection with preparation of a Redevelopment Plan and to assist in carrying out the lawful duties of the Authority.
4. The Authority met several times to discuss and adopt a Redevelopment Boundary Area Map for consideration of a Redevelopment Plan. On January 24, 2018, the Authority lawfully approved a Boundary Area Map consisting of properties located within the Border Region District as well as adjacent properties to the District and along Ringgold Road which area is approximately 1,617 acres in size. On March 7, 2018, the Authority modified and reaffirmed the Boundary Area for inclusion within the Redevelopment Plan.
5. The Authority met numerous times to discuss and take action on a Redevelopment Plan pursuant to T.C.A. § 13-20-203. The Redevelopment Plan for the City of East Ridge, Tennessee is a document to be approved by the City Council of East Ridge and serves as a plan for acquisition of properties, relocation of the displaces, removal of existing improvements, installation of new site improvements, resale of improved land, and/or designation of uses permitted in redevelopment of new sites. Authority for such an undertaking is provided by Chapter 20 of Title 13 of the Tennessee Code Annotated. The purpose of the Redevelopment Plan is to address the livability needs of surrounding neighborhoods and the long-term economic vitality of the City’s retail districts.

6. On March 21, 2018, the Authority officially approved a Redevelopment Plan in accordance with such authority that is sufficiently complete to
 - i. Indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and
 - ii. Indicate proposed land uses and building requirements in the Project Area; and
 - iii. Indicate the method of relocation of residents and businesses in such areas.

7. The Redevelopment Plan is a direct result of the emphasis that the City of East Ridge has placed on redevelopment of the City. Goals associated with this Plan include protection and enhancement of existing neighborhoods, increased strength for existing and prospective commercial areas, improving the transportation system, protecting the environment and identifying opportunities for community facilities, parks and recreation. It is the Authority's desire and intent that the adoption of the Redevelopment Plan will provide an incentive for business owners, individual residents, developers and property owners, both existing and prospective, to seek creative approaches for renovation and development of the properties in the area, thereby initiating through private development renovation of the area structures and revitalization of the community.

RECOMMENDATIONS: The Authority submits the following recommendations that it suggests are necessary in order to carry out the purposes of the Tennessee Housing Authorities Act, T.C.A. § 13-20-203 *et seq.*

1. Approval of the Redevelopment Plan is required under Tennessee law before the Authority may carry out the directives of the Plan. The Authority recommends that the City hold a public "Town Citizens Meeting" to further discuss the provisions of the Plan and to address the concerns of the citizens.

2. Following the public meeting, the Authority recommends that the City Council conduct a public hearing on the approval of the Redevelopment Plan, provided that proper notice as required under the Tennessee Housing Authorities Law is provided.

3. At the conclusion of the public hearing on the Redevelopment Plan, the Authority recommends that the City Council entertain a motion to approve the Redevelopment Plan, which approval will provide the Authority with the applicable authority and power to carry out the provisions of the Redevelopment Plan.

4. The Authority recommends that City Council consider an allocation of funds in the upcoming 2018-2019 Fiscal Year Budget which would allow the Authority to carry out the directives bestowed upon the Authority pursuant to Resolution 2646.