

**CIA Committee Agenda
Thursday, April 2 9:00am
1st Floor Conference Room – Historic Courthouse**

Ask all in attendance to sign in

1. Prayer/Pledge

2. Approval of Agenda

3. Public Comments Regarding Agenda Items:

Community members will have 3 minutes to provide comments on topics that relate to agenda items

4 Review and recommend candidates for Board of Equalization See attached

Note Jack Cox would like to serve as an alternate only

5 Presentation and request from Sam Edwards with the Johnson City Housing Authority see attached

6 Updated request from the Communications taskforce to establish a social media presence by creating an official Facebook account, see attached

(see attached)

7 Old Business

8 New Business

Adjournment

Overview:

The CIA Committee deals with all matters concerning commercial, industrial and agricultural business development and expansion. This committee shall focus on recruitment and retention of industry, job creation and workforce development in Washington County. These responsibilities will be performed in conjunction with the Washington County Economic Development Council. Annually this committee shall review any active TIF agreements, and review and recommend for or against proposed TIF agreements and TIF expenditures



Board and Committee Service Application

Current Washington County Boards & Committees

Agricultural Extension
 Airport Authority
 Animal Control
 Audit Committee
 Board of Zoning Appeals
 East Tennessee Railroad Authority
 Planning
 Equalization
 EMS
 Board of Health
 Health Council

Industrial Development Board of Washington County
 Investment
 Johnson City Energy Authority ("BrightRidge")
 Johnson City Development Authority
 Johnson City Development Authority -- TIF
 Library
 Holston River Library
 Public Records
 Purchasing
 Solid Waste
 911

Please Note: Applicant must be a Washington County, Tennessee resident to be eligible for service.
 Completion of this application does not guarantee appointment.

Applications are kept on file during the calendar year of receipt, and are purged after June 30th of each year. If not appointed, you must submit a new application in each subsequent year.

Washington County welcomes your interest in learning more about how you can bring your experience and skills to service to this community. Please feel free to email or phone the County Mayor and/or your County Commissioner. Contact information is available on the Washington County website, washingtoncountyttn.org.

Name Cox JACK
 First Last
 Address 1105 Woodmont Dr.
 Street Address J.C.TN.
 Address Line 2 _____
 State / Province / Region 37601
 Postal / Zip Code _____
 Home Phone Number 423-202-1011 - 423-928078
 ### ### ####

only as alternate

Work Phone Number

423-926-8511

####

JACK@SHANNON.JC.COM

Email address at which you can be reached

84 years

Length of residency in Washington County, TN

Please identify and rank Board(s) and Committee(s) on which you are interested in serving:

Equalization

Please identify your qualifications and particular areas of interest:

50 yrs. Business Owner and Real Estate Broker

Please describe any previous experience serving on boards and committees, if applicable:

3-2yr terms on J.C. Dev. Authority

Treasurer J.C. Boys Club 15 years

Church Board of Trustees

Date

07/09/2026

MM DD YYYY

By signing below, I affirm that the information I have provided is true and accurate, and I acknowledge my understanding that this application and the information I submit in conjunction with it may be responsive to a request for public records under the Tennessee Public Records Act, T.C.A. § 10-7-501 et. seq.

Signature:

[Handwritten Signature]

Printed Name:

JACK COX



Board and Committee Service Application

Current Washington County Boards & Committees

Agricultural Extension
Airport Authority
Animal Control
Audit Committee
Board of Zoning Appeals
East Tennessee Railroad Authority
Planning
Equalization
EMS
Board of Health
Health Council

Industrial Development Board of Washington County
Investment
Johnson City Energy Authority ("BrightRidge")
Johnson City Development Authority
Johnson City Development Authority -- TIF
Library
Holston River Library
Public Records
Purchasing
Solid Waste
911

Please Note: Applicant must be a Washington County, Tennessee resident to be eligible for service. Completion of this application does not guarantee appointment.

Applications are kept on file during the calendar year of receipt, and are purged after June 30th of each year. If not appointed, you must submit a new application in each subsequent year.

Washington County welcomes your interest in learning more about how you can bring your experience and skills to service to this community. Please feel free to email or phone the County Mayor and/or your County Commissioner. Contact information is available on the Washington County website, washingtoncountyttn.org.

Name ANN HOLDEN

First 707 OLD STATE Last ROUTE 34

Address JONES BOROUGH

Street Address

Address Line 2 TN

State / Province / Region 37659

Postal / Zip Code

Home Phone Number 520-870-7403
####

Work Phone Number

####

ann.holden@gmail.com
Email address at which you can be reached

4.5 yrs
Length of residency in Washington County, TN

Please identify and rank Board(s) and Committee(s) on which you are interested in serving:

BOARD OF EQUALIZATION

Please identify your qualifications and particular areas of interest:

BOE 2024-2025
CITY OF TUCSON BOARD OF ADJUSTMENTS (8 YEARS)

Please describe any previous experience serving on boards and committees, if applicable:

ABOVE

Date
11/3/2026
MM DD YYYY

By signing below, I affirm that the information I have provided is true and accurate, and I acknowledge my understanding that this application and the information I submit in conjunction with it may be responsive to a request for public records under the Tennessee Public Records Act, T.C.A. § 10-7-501 et. seq.

Signature:  Printed Name: ANN HOLDEN



Board and Committee Service Application

Current Washington County Boards & Committees

Agricultural Extension
Airport Authority
Animal Control
Audit Committee
Board of Zoning Appeals
East Tennessee Railroad Authority
Planning
Equalization
EMS
Board of Health
Health Council

Industrial Development Board of Washington County
Investment
Johnson City Energy Authority ("BrightRidge")
Johnson City Development Authority
Johnson City Development Authority -- TIF
Library
Holston River Library
Public Records
Purchasing
Solid Waste
911

Please Note: Applicant must be a Washington County, Tennessee resident to be eligible for service.
Completion of this application does not guarantee appointment.

Applications are kept on file during the calendar year of receipt, and are purged after June 30th of each year. If not appointed, you must submit a new application in each subsequent year.

Washington County welcomes your interest in learning more about how you can bring your experience and skills to service to this community. Please feel free to email or phone the County Mayor and/or your County Commissioner. Contact information is available on the Washington County website, washingtoncountyttn.org.

Name Michael James
First Last

Address 1712 Sundale Rd

Street Address Johnson City

Address Line 2 TN

State / Province / Region 37604

Postal / Zip Code

Home Phone Number 423-426-4446
####

Work Phone Number

423-476-4446

####

JTaship@consultant@gmail.com

Email address at which you can be reached

20 years

Length of residency in Washington County, TN

Please identify and rank Board(s) and Committee(s) on which you are interested in serving:

Equalization
East Tennessee Railroad Authority

Please identify your qualifications and particular areas of interest:

Served on this board past two years

Please describe any previous experience serving on boards and committees, if applicable:

Served on the board past two years
Worked with numerous Rail Carriers during military and post period

Date

01/25/2026

MM DD YYYY

By signing below, I affirm that the information I have provided is true and accurate, and I acknowledge my understanding that this application and the information I submit in conjunction with it may be responsive to a request for public records under the Tennessee Public Records Act, T.C.A. § 10-7-501 et. seq.

Signature:

Printed Name:

Michael James



Board and Committee Service Application

Current Washington County Boards & Committees

Agricultural Extension
 Airport Authority
 Animal Control
 Audit Committee
 Board of Zoning Appeals
 East Tennessee Railroad Authority
 Planning
 Equalization
 EMS
 Board of Health
 Health Council

Industrial Development Board of Washington County
 Investment
 Johnson City Energy Authority ("BrightRidge")
 Johnson City Development Authority
 Johnson City Development Authority -- TIF
 Library
 Holston River Library
 Public Records
 Purchasing
 Solid Waste
 911

Please Note: Applicant must be a Washington County, Tennessee resident to be eligible for service. Completion of this application does not guarantee appointment.

Applications are kept on file during the calendar year of receipt, and are purged after June 30th of each year. If not appointed, you must submit a new application in each subsequent year.

Washington County welcomes your interest in learning more about how you can bring your experience and skills to service to this community. Please feel free to email or phone the County Mayor and/or your County Commissioner. Contact information is available on the Washington County website, washingtoncountyttn.org.

Name FRED MALONE JR.

First FRED Last MALONE JR.

Address 164 Couch Road

Street Address 164 Couch Road

Address Line 2 TN Wash. Co. / EAST TN

State / Province / Region TN

Postal / Zip Code 37629-6147

Home Phone Number 423-299-8972

####

celv
Work Phone Number

477-11-6284
####

fhls.malone2@emb27@gmail.com
Email address at which you can be reached

2 1/2 yrs. 1970 when we moved back here from N.C.
Length of residency in Washington County, TN

(born in Wash. Co.) EXCEPT FOR A FEW MONTHS IN THE EARLY 80'S WHEN WE MOVED TO MEMPHIS
Please identify and rank Board(s) and Committee(s) on which you are interested in serving.

County Board of Equalization

Please identify your qualifications and particular areas of interest:

High School
Forsyth Tech. Institute, Winston-Salem, NC
Apprentice in Electronic Equip. Technology - Not State
of 2 yrs. in HVAC's / mechanical maintenance

Please describe any previous experience serving on boards and committees, if applicable:

President (for 4 years?) of E. TN Chapter
of the TN Manufact Home Mfg. Assoc. -
Upper E. TN Chapter

Date

02/21/2016
MM DD YYYY

CONTRACTOR E-TN MANUFACTURED HOUSING ASSOCIATION

By signing below, I affirm that the information I have provided is true and accurate, and I acknowledge my understanding that this application and the information I submit in conjunction with it may be responsive to a request for public records under the Tennessee Public Records Act, T.C.A. § 10-7-501 et. seq.

Signature:

Printed Name:

Fred A. Malone, Jr.

MEMORANDUM

TO: Washington County Commission
FROM: Johnson City Housing Authority
SUBJECT: Payment in Lieu of Taxes Agreement between JCHA and
Fairview Apartments, LP
DATE: March 24, 2026

Johnson City Housing Authority (JCHA) manages eleven separate sites with 780 residential units, which, together with the housing vouchers it manages, provides housing to 1,454 low- to moderate-income households in Johnson City. One of JCHA's sites is known as the Fairview community, located between Steele Street, E. Watauga Avenue, and E. Fairview Avenue.

The Fairview units were built by JCHA in the mid-1950s. By 2016, they had become so expensive to repair and maintain that JCHA closed the site and started seeking funding to rebuild it. That funding has been elusive until the past year. Traditionally, housing authorities including JCHA built and remodeled residential units with direct funding from the federal Department of Housing and Urban Development. But HUD has been transitioning away from this model toward public-private partnerships and other funding mechanisms for many years, ending direct funding for new public housing altogether in 1996. Instead, housing authorities and other developers of low- and moderate-income housing are increasingly relying on Low Income Housing Tax Credits (LIHTCs) to make these developments financially feasible. Each year, the Tennessee Housing Development Agency (THDA) awards a limited amount of tax credits on a competitive basis, with a certain amount earmarked for public housing authorities.

In 2025, JCHA applied for and was awarded \$18 Million in low income housing tax credits from THDA to attract a private investor to help rebuild the site with 96 new housing units.

In order to take advantage of the tax credits, JCHA must lease the property to an entity it created and controls, called Fairview Apartments, LP. A private investor will eventually own an equity interest in Fairview Apartments, LP, but JCHA will continue to have the controlling interest and manage the project.

Generally, JCHA property is exempt from property taxes under state law. JCHA has a long-standing Cooperation Agreement with the City to make payments in lieu of taxes to Johnson City to offset the cost of services the City

provides to JCHA property. Under the Cooperation Agreement, JCHA pays to the City 10% of the shelter rent it receives from tenants. Currently, that amount for the Fairview site is zero, because the site is not in use.

Because the use of LIHTC funding requires a long-term lease of JCHA property to an entity partially owned by a private investor, the leasehold interest itself may become taxable unless there is a second agreement between the JCHA and the entity, and the agreement must be approved by both the City and Washington County. Therefore, JCHA is requesting the City and County approve the proposed agreement presented. Under this agreement, Fairview Apartments, LP would pay the same amount to the City that is due under the city's Cooperation Agreement with JCHA: 10% of shelter rent from residents at the new Fairview Apartments. Once the project is built and occupied, this will provide an *increase* in payments to the City.

After the project is complete and has been in use for fifteen years, the project will either be returned to JCHA and remain tax exempt as public housing authority property (subject to the 10% of shelter rent payments due under the City/JCHA Cooperation Agreement), or it will be purchased by the investor, and become taxable just like any other privately-owned property.

The plans to rebuild Fairview Apartments promise 96 new housing units that will be energy efficient, and include community amenities such as bike racks, a playground, a community center with free computer and copier access, free laundry facility, covered mail kiosk, and community garden beds. A working site plan is included with this memo to give you an idea of what is planned. JCHA is excited to be able to redevelop the Fairview site into an asset for the community and provide much-needed housing in Johnson City.



JOHNSON CITY HOUSING AUTHORITY - NEW FAIRVIEW DEVELOPMENT

**WASHINGTON COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION No. _____

**RESOLUTION APPROVING A PAYMENT IN LIEU OF TAXES PROGRAM FOR THE
JOHNSON CITY HOUSING AUTHORITY AND COOPERATION AGREEMENT
BETWEEN JOHNSON CITY HOUSING AUTHORITY AND FAIRVIEW
APARTMENTS, LP**

WHEREAS, the Johnson City Housing Authority (“JCHA”) is authorized by *Tennessee Code Annotated § 13-20-104* et seq.; as amended (the “ACT”), among other things, to establish a payment in lieu of ad valorem taxes program (“PILOT program”) for lessees operating Low-income housing tax credit (“LIHTC”) property as defined by § 42 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, JCHA, so that it may continue its public benefit purposes of providing safe, decent, and affordable housing for low and moderate income families within Washington County, wishes to provide PILOT programs restricted exclusively for projects developed through the assistance of LIHTCs; and

WHEREAS, JCHA has created Fairview Apartments, LP and will retain managerial control over Fairview Apartments, LP; and

WHEREAS, Fairview Apartments, LP has applied for and been granted an award of LIHTCs to develop and operate qualified multi-family housing for low- and moderate-income families on property owned by JCHA known as the Fairview Property; and

WHEREAS, pursuant to authorization under the Act, property owned by JCHA is exempt from all property taxation; and

WHEREAS, in order to facilitate development, redevelopment, or operation of LIHTC properties, JCHA shall enter into a lease agreement with Fairview Apartments, LP for the Fairview Property which Fairview Apartments, LP will develop and operate as a LIHTC property; and

WHEREAS, Fairview Apartments, LP has requested JCHA to enter into a PILOT Agreement by which it will make payments in lieu of ad valorem taxes and its leasehold on the Fairview Property shall not be assessed ad valorem property taxes; and

WHEREAS, JCHA and Fairview Apartments, LP are willing to enter the PILOT Agreement attached hereto as Exhibit A; and

WHEREAS, Washington County finds and declares that the PILOT program and the PILOT Agreement attached hereto as Exhibit A are in furtherance of JCHA’s public purposes set forth in the Act.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
WASHINGTON COUNTY, TENNESSEE THAT:**

SECTION 1. The Board of County Commissioners of Washington County hereby finds that the PILOT program for LIHTC properties proposed by Johnson City Housing Authority is in furtherance of Johnson City Housing Authority's public purpose.

SECTION 2. The Board of County Commissioners of Washington County hereby delegates the authority to negotiate and accept payments in lieu of ad valorem taxes from the housing authority's lessees operating Low Income Housing Tax Credit property pursuant to Tennessee Code Annotated § 13-20-104(f).

SECTION 3. The Board of County Commissioners of Washington County hereby approves the PILOT Agreement, in form and substance similar to Exhibit A, between Johnson City Housing Authority and Fairview Apartments, LP.

SECTION 4. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

/signatures/

Washington County CIA Committee

Washington County Social Media Communications

Bridging the Communication Gap

The goal of our communications efforts is to provide a clear, accurate and timely flow of information between our government and our citizens.

Corporate Image recommends increasing transparency by establishing a social media presence (i.e., Facebook).

**Upon the launch of the county Facebook page, the commenting feature will remain disabled. County officials will determine any future changes to this policy.*



Facebook

What:

Regularly scheduled messaging about:

- County government activities (meetings, programs, etc.)
- Community events (festivals, etc.)
- Public alerts (weather-related closures, etc.)

Who:

In addition to the county website, constitutional officers (county mayor, assessor of property, etc.), department heads and the county commission will be sources of information.

When:

The proposed trial period is May, June and July 2026.

Cost:

For the trial period, Corporate Image estimates a monthly cost of approximately \$1,800 for turnkey account management. This assumes the company will be responsible for creating monthly content calendars and drafting/publishing all content.

The company will also be available to designated officials to post additional content determined to be informative to the public (i.e., new county programs, project updates, etc.)

Proposed May 2026 Calendar

SAMPLE

DATE	TOPIC	COPY
Monday, May 4	<i>Meetings for the Week of May 4</i>	<p>Washington County committees scheduled to meet this week include:</p> <p>Tuesday, May 5 Board of Zoning & Appeals at 9 a.m. Regional Planning Commission at 4 p.m.</p> <p>Wednesday, May 6 Rules Committee at 8 a.m. Commercial, Industrial & Agriculture Committee at 9 a.m. Purchasing Commission at 10:30 a.m. Investment Committee at 11 a.m. Employee Compensation & Benefits Committee at 11:30 a.m. Health, Education & Welfare Committee at 1 p.m. Public Works Committee at 3 p.m. County-Owned Property Committee at 4 p.m. Public Safety Committee at 5 p.m.</p> <p>Thursday, May 7 Budget Committee at 9 a.m.</p> <p>For more information, visit https://washingtoncountyttn.org/AgendaCenter</p> <p>#WashCoTN #OpenGovernment #StayInformed</p>
Thursday, May 14	<i>County Commission Meeting Agenda</i>	<p>The Washington County Commission's next meeting is set for Monday, May 18, at 6 p.m. in Courtroom 7 of the George P. Jaynes Justice Center, located at 108 W. Jackson Blvd. in Jonesborough.</p> <p>#WashCoTN #OpenGovernment #StayInformed</p> <p>To view the agenda, click here.</p>



Facebook Posting Process

Corporate Image will develop a monthly content calendar and draft posts using information from the county's website, as well as event calendars from other local organizations (chambers of commerce, etc.). The company plans to post 2-3 times per week.

Corporate Image will request approval of the content calendar and posts from the county mayor and county attorney.

Once approved, the posts will be scheduled according to the dates on the content calendar.