

**JACKSONVILLE CITY COUNCIL MEETING  
THURSDAY, FEBRUARY 5, 2026  
JACKSONVILLE CITY HALL EXECUTIVE CONFERENCE ROOM  
315 S. RAGSDALE  
12:00 PM**

[IGNORE\_INDENT]

**Meeting Items**

<b>CALL TO ORDER</b>	<b>12:00 p.m.</b>
<b>INVOCATION</b>	<b>Mayor Randy Gorham</b>
<b>CITIZEN PARTICIPATION</b>	<b>None</b>
<b>PRESENTATION BY DEEP BLUE INVESTMENTS TO PRESENT THE CITY'S QUARTERLY INVESTMENT REPORT</b>	<b>Ken Couch and Dominique with Deep Blue Investments gave the quarterly investment review for the fourth quarter of 2025.</b>
<b>QUARTERLY FINANCIAL REPORT BY FINANCE DIRECTOR ROXANNA BRILEY</b>	<b>Finance Director Roxanna Briley presented the quarterly financial report to Council.</b>
<b>PRESENTATION OF ZACTAX SALES TAX ANALYSIS</b>	<b>City Manager James Hubbard gave a brief presentation over the sales tax analysis by ZacTax given at the JEDCO Board meeting.</b>
<b>READING OF A RESOLUTION IN SUPPORT OF A JACKSONVILLE ECONOMIC DEVELOPMENT CORPORATION PROJECT INVOLVING AN EXPENDITURE BY JEDCO IN EXCESS OF \$10,000 AND AN AMOUNT NOT TO EXCEED \$350,000 TO TYTON HOLDINGS INC. WHICH SHALL INCLUDE IMPROVEMENTS TO THE EXISTING MANUFACTURING FACILITY AND CONDITIONED UPON THE CREATION OF AT LEAST THIRTY (30) NEW FULL-TIME PRIMARY JOBS IN THE CITY OF JACKSONVILLE</b>	<b>JEDCO President Shane Pace presented the first reading of a resolution in support of a project involving an expenditure by JEDCO in excess of \$10,000 and not to exceed \$350,000 that will create jobs for Jacksonville. This company is a fabrication company that builds modular frames used in data centers and HVAC cooling systems.</b>
<b>CONSIDER WITH POSSIBLE ACTION CREATION OF A NEW MATCHING GRANT PROGRAM TO ENCOURAGE INFILL HOUSING DEVELOPMENT</b>	<b>JEDCO President Shane Pace spoke on the housing market being constrained and the importance of focusing on doing what we can to help our communities infill vacant lots with new homes. He would like to focus on all the districts with these grants. An overview of the program is to provide \$10,000 in performance-based incentives per completed home at a cap of \$250,000. This grant tops out at \$150,000 and one builder can't build more than 10 homes. This incentivizes the blue-collar workers that we're trying to move to this town to build in our communities. These homes won't be in a new development, they will be built within established neighborhoods with maintained infrastructure. Mayor Pro-Tem asked a question about a minimum to this grant, mainly tiny homes. Mr. Pace verified that the JEDCO board put an 1,100 square foot minimum on new homes. Mayor Randy Gorham asked if this is restricted to builders only. Mr. Pace explained that this grant is only issued once the build is complete and a certificate of occupancy has been issued. Councilman Rob Gowin asked if the grant could be subject to duplexes for landlords to rent out. Mr. Pace explained that this is strictly for single-family homes. Councilwoman Letitia Horace asked about the verification process to ensure that builders aren't selling to entrepreneurs or businesses that intend to purchase homes to rent out. Mr. Pace explained that policing such a thing would be difficult but let the Council know he would speak more with the City Attorney, Brett Brewer, and come up with more guidelines to ensure that the buyer would be an individual and not a business. Councilman Rob Gowin asked if this would allow modular homes to be built. Mr. Pace said that the current application does exclude modular homes, but the board can add that this is for standard construction alone.</b>

**The process goes as follows:**

- 1. A builder comes to the JEDCO Board and submits an application.**
- 2. The JEDCO Board will review the application to verify the home is being built in the spirit of the grant's intentions.**
- 3. Once the home is built and the certificate of occupancy is issued, the \$10,000 will be issued to the builder.**

**No action was taken.**

**REVIEW AND DISCUSS THE AGENDA FOR REGULAR COUNCIL MEETING 10TH DAY OF FEBRUARY, 2026 (SEE ATTACHED PROPOSED AGENDA) NO ACTION TO BE TAKEN**

**City Manager James Hubbard went over the February 10, 2026, City Council Agenda. No action taken.**

**QUESTIONS, COMMENTS, DISCUSSION**

**City Manager James Hubbard explained the next Agenda Workshop would be a little longer than usual due to the hefty presentations. Mr. Hubbard gave a brief update on the Canada Street and HWY 175 project. The full HWY 175 project is expected to be completed Fall 2028.**

**ADJOURN**

**1:29 PM**

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Randy Gorham, Mayor  
City of Jacksonville**

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Dianah Surber, City Clerk**