



**CITY OF JACKSON**  
**MAYOR & BOARD OF ALDERMEN STUDY SESSION**  
**Monday, August 04, 2025 at 6:30 PM**  
**Board Chambers, City Hall, 101 Court St.**

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**AGENDA**

**DISCUSSION ITEMS**

1. Request from RCH Development, LLC for a resolution of support for a senior housing grant application
2. Discussion of previously tabled items (unspecified)
3. Additional items (unspecified)

Posted on 8/1/2025 at 4:00 PM.



# City of Jackson

**TO:** Mayor and Board of Aldermen

**FROM:** Janet Sanders, Director of Public Works

**DATE:** July 31, 2025

**RE:** RCH Development Request for Senior or Workforce Housing Grant Support

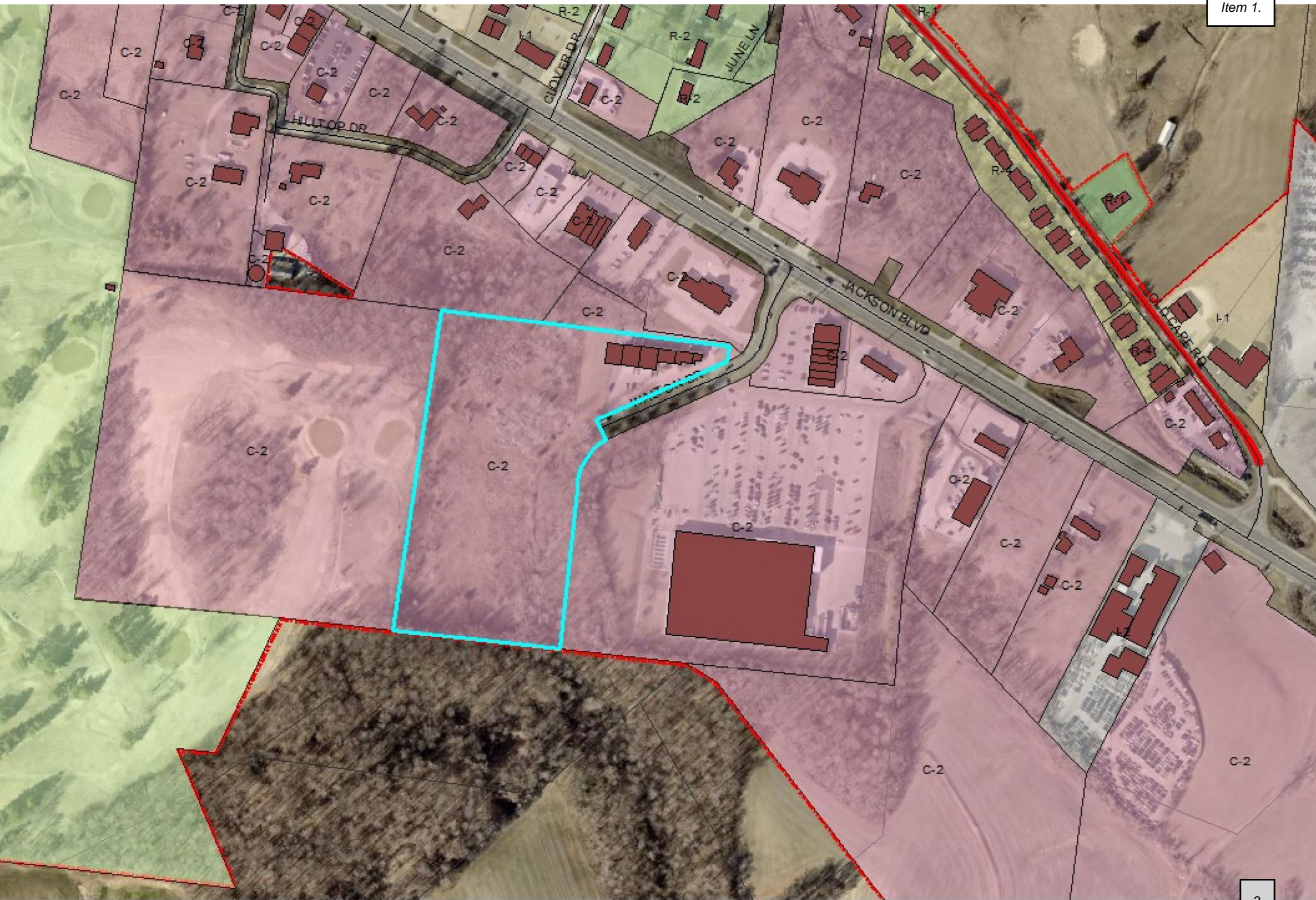
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Chad Hartle of RCH Development will be present to present his request for City of Jackson support for a competitive grant application for a workforce housing development located on property they own next to Walmart.

He is asking the City to provide support in the form of a Resolution of Support, a letter from the Chief Elected Official, a letter from the Chief of Police, and letters confirming zoning and compliance with the Comprehensive Plan.

He has provided a synopsis of the development along with sample resolutions and letters for other developments in Perryville and Farmington. Included in this packet are the samples from Perryville. Also included are a site plan and renderings of the proposed buildings.





## Country Club Estates

Jackson, MO.

RCH Development, INC.  
Chad Hartle President

**Country Club Estates** is a proposed 48 unit senior housing development perfectly located between Kimbeland Country Club and the Jackson Wal-mart Supercenter. Only 15 minutes from St. Francis Medical Center, Southeast Hospital and West Park Mall, this location offers the finest medical care and regional shopping to be found between St. Louis Missouri and Memphis Tennessee.

The spacious 2 bedroom apartments will offer a full amenity package for a very affordable \$395 per month. **Country Club Estates** has been designed to achieve an **Energy Star** rating to insure the affordability of these units for years to come. A club house is planned with exercise equipment, a meeting room and spectacular **view of hole 13** at Kimbeland Country Club. Every aspect of the proposed development has been carefully chosen to cater to the senior population's special needs, all coordinated by an **on-site Case Manager**.

Hartle Management Agency, INC., in conjunction with the Community Caring Council, and SEMO University, plan to provide full-time **Case Management Services** to the tenants of Country Club Estates. There is planned to be an escrow account to **pre-fund** the cost of the case manager which will be supplemented with interns from SEMO University to provide services such as counseling, activity planning, transportation, health screening, scheduling, crisis management, and supportive service intervention for the entire compliance period. Collaboration letters are included in this application package.

The developer, Chad Hartle, has carefully selected his development team to be the best in the industry at creating senior housing. Every member of the development team, including the contractor, architect, attorney, engineer, and Management Company has over 20 years experience with affordable senior housing.

A professional market study was performed in August of 2008 showing a capture rate of less than 9% for these units and a total need of nearly 600 units. The last two senior properties that were built in Jackson (by this developer) have 62 and 74 qualified names on the waiting list respectively.

Representative Scott Lipke supports this application. **Representative Lipke has not had any affordable housing approved in his district since he was elected.** Jackson's Mayor Barbara Lohr and the Board of Aldermen recognize the need for additional senior housing in Jackson and have given their **exclusive** support to this application.













August 4, 2023

Missouri Housing Development Commission  
920 Main Street, Suite 1400  
Kansas City, MO 64105

To whom it may concern:

On behalf of myself and the Board of Aldermen of the City of Perryville, I am writing this letter of support for Chad Hartle's proposed workforce housing development in Perryville. Mr. Hartle has been developing affordable housing for over 30 years. This experience enables him to incorporate elements into this proposal that specifically address the needs of Perryville residents.

Mr. Hartle's proposal for developing 20 duplex buildings of various configurations, including two and three-bedroom units, directly addresses the affordable housing issue in our community. These units will be outfitted with garages and have a path towards home ownership, helping to build wealth for our most vulnerable. In addition, it is Mr. Hartle's mix market rates units into the complex while also setting aside multiple units for households experiencing such challenges as homelessness because of domestic violence or households having a developmental disability within their family unit, either of which will be a welcome service for these individuals in our community.

I support this proposal for the reasons stated above and urge the approval of this proposal. Thank you for your consideration.

Sincerely,

Larry Riney  
Mayor

cc: File



## RESOLUTION NO. 2023-08

RESOLUTION

**A RESOLUTION OF THE BOARD OF ALDERMEN OF PERRYVILLE, MISSOURI, OF SUPPORT FOR AN APPLICATION FROM RCH DEVELOPMENT, INC., FOR FUNDING TO CONSTRUCT AFFORDABLE HOUSING IN PERRYVILLE, MISSOURI.**

**WHEREAS**, RCH Development, Inc., is proposing to build 40 duplex units with garages for families in the City of Perryville on an undeveloped tract of land between Alma Avenue and Edgemont Boulevard; and,

**WHEREAS**, the City of Perryville, Missouri, recognizes the need for safe, affordable, quality housing; and

**WHEREAS**, the City of Perryville, Missouri, acknowledges there is currently a significant shortage of suitable housing available in the Perryville and Perry County; and

**WHEREAS**, the financing and tax credits available through the Missouri Housing Development Commission will provide the financial resources to aid in developing these units with affordable rents; and

**WHEREAS**, the financing and tax credits available through the Missouri Housing Development Commission are limited and highly competitive resources.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PERRYVILLE, MISSOURI, AS FOLLOWS:**

**SECTION 1.** That the City of Perryville hereby expresses its support for the proposal from RCH Development, Inc., for the 2023 MHDC Multi-Family Rental Production Program Notice of Funding Availability for the Montenot Meadow housing development.

**SECTION 2.** That the Mayor and City Administrator are hereby authorized to sign and send letters of support.

**PASSED AND APPROVED** this 15th day of August, 2023, by a vote of 6 ayes, 0 nays, 0 abstentions, and 0 absent.

(SEAL)

ATTEST:



Tracy Prost  
Tracy Prost, City Clerk

**CITY OF PERRYVILLE, MISSOURI**

By: Larry Riney

Larry Riney, Mayor



August 9, 2023

To Whom It May Concern:

I am writing a letter of support in reference to RCH Development's proposal for the building of affordable housing consisting of 40 duplex units with garages which consists of housing for the women's crisis center, SB40 housing, and low income housing, as well as units on the open housing market.

The City of Perryville has successfully collaborated with schools and other stakeholders in the past and have had a good relationship with the community in past developments. Our residents enjoy a high quality of life with great schools, good healthcare, and excellent law enforcement and fire protection.

If you need further information from us regarding this letter of support, please feel free to contact me at the Perryville Police Department by calling 573-547-4546.

Respectfully submitted,



Direk Hunt  
Chief of Police





August 8, 2023

Missouri Housing Development Commission  
920 Main Street, Suite 1400  
Kansas City, MO 64105

To whom it may concern:

The City of Perryville has reviewed the proposed location for Mr. Chad Hartle's proposed project. It currently sits on a quiet, undeveloped tract between Alma Avenue and Edgemont Boulevard. The City's Comprehensive Plan and current zoning designates the property they are considering as a combination of R-5 and C-2, either of which allows for multi-family dwellings by right. The proposed development is consistent with the City's Comprehensive Plan and this property would be highly appropriate for the proposed development. Please note, the City does not currently have a Consolidated Plan.

Please let me know if you have further questions or require additional information regarding this property's proposed use or City zoning.

Sincerely,

Ray Jackson  
Zoning Administrator



August 8, 2023

Missouri Housing Development Commission  
920 Main Street, Suite 1400  
Kansas City, MO 64105

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Please let me know if you have further questions or require additional information regarding this property's proposed use or City zoning.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ray Jackson", is written over the word "Sincerely,".

Ray Jackson  
Zoning Administrator