

RESOLUTION

**A JOINT RESOLUTION OF THE CITY OF MEMPHIS AND COUNTY OF
SHELBY, TENNESSEE**

**AMENDING THE MEMPHIS AND SHELBY COUNTY
COMMUNITY REDEVELOPMENT AGENCY (CRA)
STRATEGIC PLAN/CRA WORKABLE PROGRAM TO CONFORM TO THE
CITY'S COMPREHENSIVE PLAN AND TO INCLUDE THE SOUTH MEMPHIS
/ SOULSVILLE AREA**

WHEREAS, in accordance with Tennessee Code Annotated, Chapter 987, “The Community Redevelopment Act of 1998”, it is necessary to first determine that an area is slum or blighted before undertaking community redevelopment activities; and

WHEREAS, the legislative bodies of Shelby County, Tennessee (the “County”) and the City of Memphis (the “City”) have found that a community redevelopment agency to function in Memphis and Shelby County is necessary to carry out the community redevelopment purposes of Chapter 987 of Tennessee Code Annotated; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or combination thereof of the slum and blighted areas within the City of Memphis and the entire County of Shelby, including, if appropriate, the development of housing which residents of low and moderate income, including the elderly, can afford, is necessary in the public interest of the public health, safety, morals, or welfare of the residents of this County and City; and

WHEREAS, the Community Redevelopment Agency, also referred to as the CRA by and through the Shelby County and City of Memphis Government, has examined the areas proposed for inclusion in the community redevelopment project area and determined that, pursuant to Tennessee Code Annotated, Chapter 987, “The

Community Redevelopment Act of 1998”, there is more than one slum/blighted area with buildings or improvements which, by reason of dilapidated conditions are detrimental to the safety, health, morals, or welfare of the community and that such conditions should be eliminated in the public interest and the members of the City of Memphis and Shelby County Community Redevelopment Agency Board have been apprised and are aware of these conditions; and

WHEREAS, a plan has been prepared for the Community Redevelopment Agency Workable Program and said plan covers the community redevelopment area which is further described as all of the incorporated municipalities and the unincorporated areas of the county; and

WHEREAS, the plan studied; the land uses, public facilities, landmarks, special neighborhood features, design characteristics, circulation of vehicles and pedestrians, and established recommendations regarding the character of the neighborhoods and other matters pertaining to the public safety and general welfare; and

WHEREAS, the Strategic Plan: CRA Workable Program for the Community Redevelopment Agency was completed by the Office of Planning and Development with assistance from consultants, reviewed and found it to be consistent with applicable local and state policies and approved by the Shelby County Board of Commissioners and Memphis City Council in March 2001, November 2007 December 2017, and September 2019; and

WHEREAS, The City of Memphis and Shelby County Community Redevelopment Agency Board has been provided information, made aware of and apprised of the need to revise the CRA Workable Program, pursuant to the City’s

Comprehensive Plan (Memphis 3.0), to include additional slum/blighted areas with buildings or improvements which, by reason of dilapidated conditions are detrimental to the safety, health, morals, or welfare of the community or areas in which there is a shortage of affordable housing and that such conditions should be eliminated in the public interest.

WHEREAS, there is a need to further amend the Community Redevelopment Agency Workable Program to include the following area – South Memphis / Soulsville Area for future development and redevelopment and remediation of slum and blighted area in the City of Memphis and Shelby County.

WHEREAS, the Shelby County Board of Commissioners and the Council of the City of Memphis has been provided information, made aware of and apprised of the need to delineate additional slum/blighted areas with buildings or improvements which, by reason of dilapidated conditions are detrimental to the safety, health, morals, or welfare of the community and that such conditions should be eliminated in the public interest; and

WHEREAS, Shelby County Board of Commissioners and the Council of the City of Memphis have held a public hearing on the findings of the plan amendment and determined that the plan amendment meets the objectives, standards and criteria as part of a workable program for a community redevelopment agency, and said plan amendment is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SHELBY COUNTY AND THE CITY COUNCIL OF

MEMPHIS that the Community Redevelopment Agency Workable Program map is amended, replacing all redevelopment map areas within the City of Memphis and making them consistent with the land use areas designated in the City's Comprehensive Plan (Memphis 3.0) as "Anchors", and "Anchor Neighborhoods" provided that existing TIF districts are not removed from the Community Redevelopment Agency Workable Program. The revised Community Redevelopment Agency Workable Program map for future development and redevelopment and remediation of slum and blight in the City of Memphis and Shelby County is attached as **Exhibit A**. The Community Redevelopment Agency Workable Program as amended is adopted as a guide for future development and redevelopment of slum and blighted areas in Shelby County and the City of Memphis.

BE IT FURTHER RESOLVED, that the Community Redevelopment Agency Workable Program map is amended to include the South Memphis / Soulsville Redevelopment Area as identified in **Exhibit B**.

BE IT FURTHER RESOLVED, that annual financial statements, including balance sheets and detailed income and expense statements, will be provided by the CRA Board as developers and community organizations undertake projects within the South Memphis / Soulsville Redevelopment Area.

Co-Sponsors: Patricia Robinson

I hereby certify that the foregoing is a true copy and document was adopted, approved by the Council of the City of Memphis in regular session on

Date APR 05 2022

Valerie C. Sripes
Deputy Comptroller-Council Records

Exhibit A

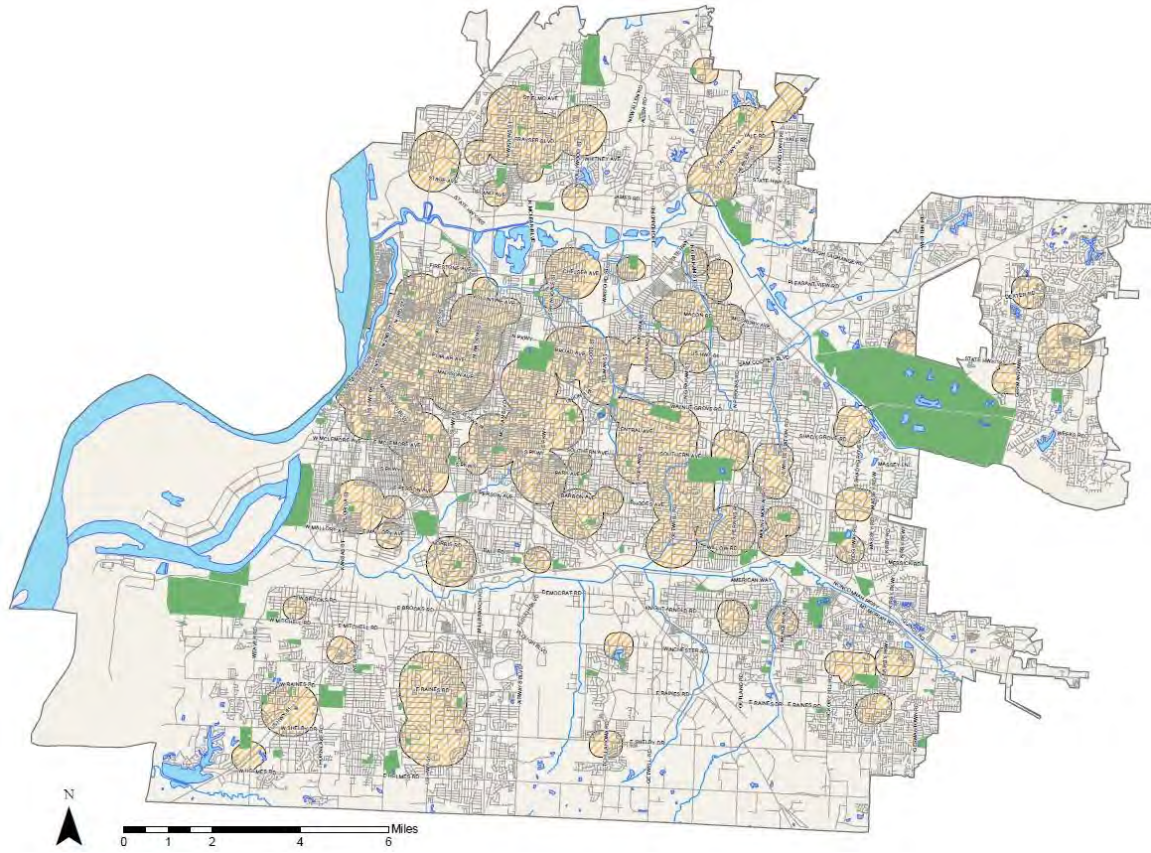
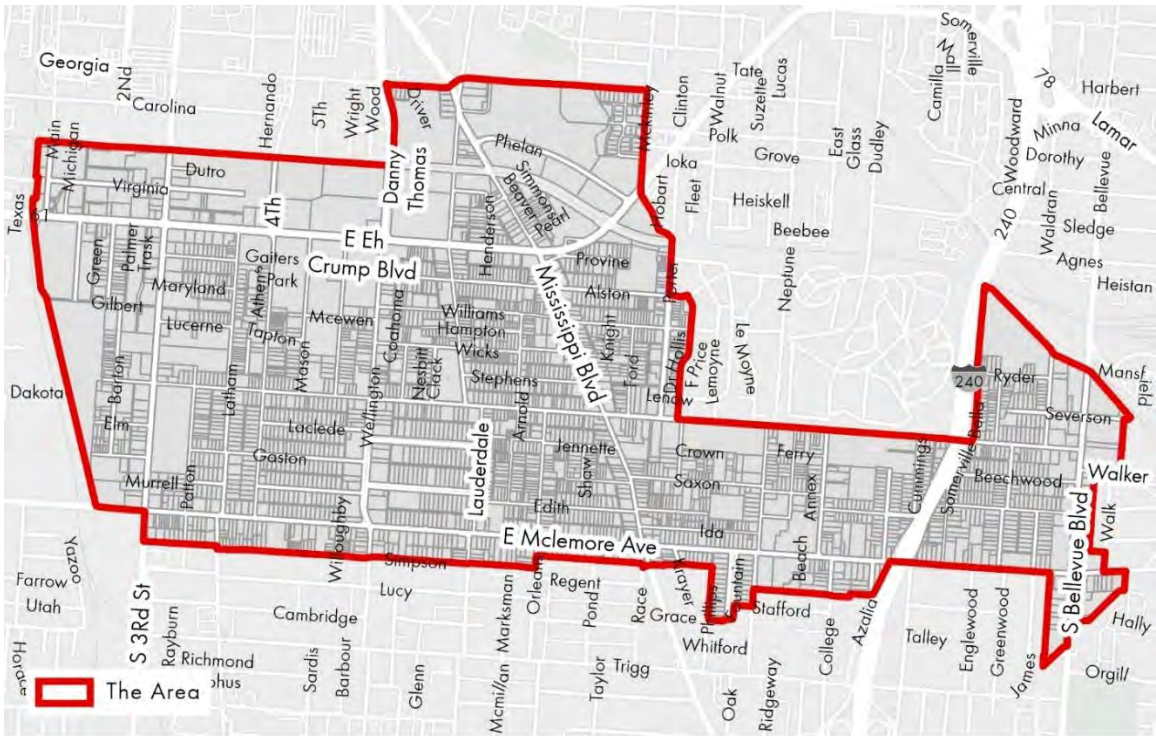


Exhibit B



Boundary Overview

South Memphis/Soulsville Community Redevelopment Area
 Memphis, TN

0 0.25 0.5 Miles

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