

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of the City of Memphis and Shelby County Redevelopment Agency

Downtown Memphis Commission (DMC)

114 N. Main St.

Memphis, TN 38103

Thursday, September 5, 2019

8:30 a.m.

Board Present:

McKinley Martin Jr. – Chairman

Sam Cantor – Treasurer

Britney Thornton

Ann Langston – Secretary

Kevin Spragling

Absent:

Dynisha Woods

Miles Mason

Also Present:

Rosalyn Willis – President, CRA

Andrew Murray – Director of Planning and Community Development,
CRA

Lisa Ivy – Administrative Assistant/Office Manager, CRA

Visitors:

V Lynn Evans

Tyree Daniels

Hopper Seely

Mell Chillis

Tyler Nelson

Chris Nickson

Jacob Steimer

Emmanuel Tuombe

Matthew Challis

Kelly Rayne

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, September 5, 2019. All Board members were present with the exception of Miles Mason and Dynisha Woods.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:45 a.m. and a quorum was present.

II. Approval of MINUTES – August, 2019 (Board Action)

Chairman Martin called for approval of Board minutes from August 1, 2019. Upon motion made by Board Member Sam Cantor and seconded by Board Member Kevin Spragling, minutes were unanimously approved by the Board.

III. PUBLIC COMMENTS

There were no Public Comments.

IV. GRIND CITY BREWERY ADDITIONAL REQUEST (Board Action)

Chairman Martin called for board action regarding the Grind City Brewery additional funding request. President Willis asked Grind City Brewery to give an update of what has been done so far. President Willis has done several site visits prior to this meeting and essentially this request is to ask for additional funds for unforeseen issues. There are problems with soil stabilization and with Waterworks Ave being reconstructed. Hopper Seely, Tyler Nelson, and Chris Nickson with Grind City Brewery gave a presentation and updates explaining ask for additional funds (Attached). President Willis supports Grind City Brewery for additional funding. After the presentation Chairman Martin asked is that a total of \$660,000 additional? Mr. Nelson stated that was correct. President Willis is proposing the Board approve the additional cost provided from Nixon contractor. President Willis stated the sewer line is something recent and is proposing a 15% contingency and for the Board to agree to allow President Willis to work with Grind City and to approve the additional cost as they come up. Chairman Martin called for motion to authorize an amendment including the contingency amount to the redevelopment agreement with Grind City Brewery and that is aligned with the exhibit previously emailed with an additional 15% that President Willis is proposing. Board Member Spragling asked if this a part of CRA’s scope. President Willis stated it is aligned with CRA scope; getting rid of blight and beautification. There was a motion made by Board Member Cantor and seconded by Board Member Langston and unanimously approved by the Board.

V. St. Jude Parking Lease (Board Report)

Chairman Martin called for the St. Jude Parking Lease report. Monice stated that Kelly Rayne is here from ALSAC. At the last meeting the Board authorized the Chairman to work with ALSAC regarding a temporary access agreement pending the negotiation of the full lease for the parking at ALSAC. At that time ALSAC was going before the Board of Adjustments to get approval for the entire parking site; the Board authorized Chairman Martin to sign the temporary access agreement. Monice stated the temporary access agreement was negotiated and it will end November 30, 2019. During that time we hope to have completed full negotiation with ALSAC of Chism Trail site. Andrew Murray stated ALSAC went before the Board of Adjustment to get a variance for temporary parking on the Chism Trail site and also on other sites located on the map handout, CRA and the Uptown Advisory Committee was at the meeting and it was approved. The Chism Trail site has been legally transferred from Memphis Land Bank Uptown LLC to CRA, enabling the temporary access agreement to be signed by Chairman Martin. Kelly Raynes passed out handouts of the site plans. (Attached) Kelly Raynes explained they are looking for a site for long-term parking. St. Jude is working with CRA, CRA Council, and OPD for appropriate landscaping for the Chism Trail property. Board Member Cantor asked how people would be getting across Danny Thomas. Mrs. Raynes replied a request has been done with the Department of Transportation for a pedestrian bridge across A.W. Willis and also working with the St. Jude team to approach the City Engineer for a traffic study. Council Hagler stated this was just a report and there will be no voting today. Board Member Cantor asked how long the lease would last; in the application with the Board of Adjustment six (6) years was mentioned. Mrs. Raynes responded the Board of Adjustments application was for six (6) years or sixty (60) days after construction being started on the garages. President Willis added St. Jude's application was with the property they owned, for the Chism Trail lot the CRA Board will have to determine those terms.

VI. STAFF REPORTS & UPDATES:**Community Development: Andrew Murray**

Mr. Murray stated the Uptown TIF expansion is moving forward. The public hearing for City Council was held Tuesday and Wednesday went before County Commission to prepare for the public hearing on Monday. Hopefully everything will be done by the first part of October. The responses were good from City officials and the neighborhood was there in support. The Uptown Advising Committee is working on prioritizing the next round of TIF infrastructure.

President Update: Rosalyn Willis

President Willis stated Promise Development has ten (10) houses under construction and looking to complete by late fall. Promise is partnering with Bancorp South along with monies from a HCD they have put into their project.

Oasis of Hope has three senior houses that are near completion. President Willis will speak with Oasis of Hope to see if there will be any type of event to coincide with the completion of the homes.

There have been two major clean-ups around Girls Inc. at Looney and Keel the alleys has been made where people are able to use them. There are plans of sending an engineer over to see if anything needs to be done in terms of safety and infrastructure to improve the alley. The next clean-up will be in the Medical District. There was a meeting with the County Mayor concerning the Shelby County Land Bank to see what's there before it goes to tax sale. President Willis is still working on internal structures.

Board Member Langston asked if the Advisory Board, now that it has been up and running, is it inclusive to the entire community being informed. President Willis responded there has been some updating and the Advisory Board is functioning better, but there are other changes that need to be done. Board Member Langston asked documentation being done to evolve as a model for other Advisory Boards.

Audit: V Lynn Evans

Mrs. Evans reported the auditors stated that it will take them longer than was anticipated and they are looking now at a target date of October 31, 2019. The CRA has a positive cash flow. Bonds payments are current, accounts payables are current, payroll and payroll taxes are current.

Legal: Monice Hagler

Monice Hagler, CRA counsel stated there was a total of thirty-four properties transferred from Memphis Land Bank Uptown LLC to CRA. Allworld has been working hard with fifty-five title requests from Single Family Program applications for the grants. Ms. Hagler gave an ethics presentation to the Binghampton Advisory Committee and Uptown Advisory Committee to get them oriented to their roles as advisory committee members. Attorney Hagler is working with Mr. Murray on the Uptown TIF expansion amendment.

VII. UNFINISHED BUSINESS

Chairman Martin announced the Finance Committee meeting has been moved to September 12, 2019. A Policies and Procedures meeting will be scheduled in September. A Hiring Committee will be scheduled in September also.

Board Member Britney Thornton asked if there any updated thoughts on a New Construction Program. President Willis responded there is new developer on Chelsea near the fire station that is bringing an affordable housing project in the area. Monice stated she has had conversations with Marty Regan concerning Anna Marie and advised them to go ahead and submit an application.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Board Member Cantor has concerns with signing checks; having to meet with staff to sign checks. Board Member Cantor stated he spoke with some other colleagues about their process of signing checks; suggesting review policies of signing checks for a certain amount. Chairman Martin stated this is a process that needs to go through policies and procedures.

The next board meeting will be October 10, 2019 at 8:30 a.m.

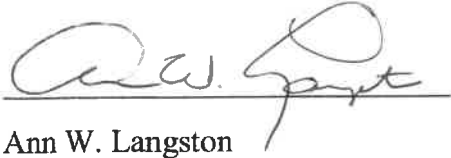
A Finance Committee meeting will be held September 12, 2019 at 8:30 a.m.

A Policies and Procedures Committee meeting will be held September 19, 2019 at 8:30 a.m.

IX. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 10:00 a.m.

Respectfully submitted,



Ann W. Langston