

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of City of Memphis and Shelby County Redevelopment Agency

City Hall
125 N. Main Street
Memphis, TN 38103
Thursday, February 7, 2019
8:30 a.m.

Board Present:

McKinley Martin Jr. – Chairman
Ann Langston - Secretary
R. Miles Mason Sr. - Vice Chairman
Dynisha Brown Woods – Treasurer
Sam Cantor – Member
Kevin Spragling – Member
Britney Thornton - Member

Also Present:

Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development,
CRA
Lisa Ivy - Office Manager, CRA
Michael Ross – Director of Finance, CRA
Tanja Mitchell, Director of Neighborhood Sustainability and Chief Impact
Officer, CRA

Visitors:

Chet Jackson
Roshun Austin
Marcus Ward
Ashley Cash
Felisa Cox

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, February 7, 2019. All Board members were present.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:45 a.m. and a quorum was present. Chairman Martin then introduced the newest Board Member, Britney Thornton.

II. MINUTES – December 6, 2018 (Board Action)

Chairman Martin called for approval of Board minutes from December 6, 2018. Upon motion made by Board Member Ann Langston and seconded by Board Member Sam Cantor, these minutes were unanimously approved by the Board.

III. PUBLIC COMMENTS

There were no Public Comments.

IV. RESOLUTION AMENDING THE CRA WORKABLE PROGRAM FOR CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN (MEMPHIS 3.0) ITEM: 2719A (Board Action)

Chairman Martin called for board action Item-2719A. Andrew Murray stated: according to the CRA Act, the CRA Board is able to recommend TIFs to the City Council and County Commission which are established by joint ordinance. However, the CRA can only recommend districts that are within its Workable Program. In 2001, there was a workable program created at the genesis of this Board. At the time, Uptown was the only TIF and the only one for some time. In 2007, the Workable Program was amended to include some additional areas around the University which led to the Highland Row TIF. Recently, the Workable Program was amended to add a part of the Medical District to expand the Uptown TIF. Over the last couple of years, the CRA has become its own independent agency, one of the goals being to help with Memphis 3.0. Mr. Murray then introduced Ashley Cash to give a brief background of Memphis 3.0.

Ms. Cash stated they have been leading the comprehensive planning efforts of Memphis 3.0 for approximately two (2) years and it is coming to a closure portion of that program. The program started in October 2016 and the idea was to identify a strategic growth strategy for the City of Memphis. This has been a public process with about 15,000 people participating over the course of four (4) phases. Initially, the focus was on how to promote growth in different areas of the city. The past six (6) months to eight (8) months was spent on district planning to identify community anchors; identifying areas where investments can occur along with the level of investments and change. Next Thursday an ordinance will be taken before the Land Use Control Board for adoption; if the Comprehensive plan is approved, it will then go before the City Council and final adoption by City Council will be sometime in April. The State requires the general plan to be consistent with the zoning code; there is a zoning amendment included in the document to go before City Council.

Mr. Murray stated there are two (2) maps in the board packets (attached to minutes); one map shows the future land use of Memphis 3.0 and of the other shows the anchors. This change ensures that if an applicant would like to create a new TIF it would have to be in-line with the City's policy.

Ms. Cash explained that an anchor is a collection of parcels; for example, some commercial, residential, and some institutional instances.

President Willis stated that all previous resolutions have been attached for review to confirm that all other plans were adopted by the Board.

Board Member Cantor asked is there any great differences in the anchors identified by the Uptown Community Plan and the anchors identified by Memphis 3.0 in the Workable Program. Second question, are there any major changes that will be deleted or added?

Mr. Murray answered, we are working very closely with Ms. Cash and her staff to get things aligned. Uptown may have more specifics than other neighborhoods because they are further along. The answer to the second question there are some changes, but we can always amend with added resolutions.

Chairman Martin extended his thanks to Ms. Cash and Mr. Murray for putting together the presentation. Chairman Martin called for motion to amend CRA Workable Program. Upon motion made by Board Member Cantor and seconded by Board Member Spragling, the Board unanimously approved to amend the CRA Workable Program for consistency with the City's Comprehensive Plan (Memphis 3.0).

V. RESOLUTION AUTHORIZING THE REALLOCATION OF FUNDS FOR THE IMPLEMENTATION OF THE UPTOWN COMMUNITY PLAN ITEM: 2719B (Board Action)

Chairman Martin called for board action item 2719B, Resolution Authorizing the Reallocation of Funds for the Implementation of the Uptown Community Plan. President Willis stated once the Master Developer agreement was not renewed, their plans and budget are no longer relevant. Included in the information sent prior to the meeting was a broad base budget adopted by the Board when the Uptown TIF was extended. This will be the skeleton budget that we will use for the TIF work in Uptown.

Mr. Murray stated that staff checked to make sure there were no obligations and to assure that things was in line with the new plan, there were some monies set aside for the 2nd Street project, which is excluded from the resolution.

President Willis stated the 2nd Street project is tied to a commitment with the State as a match to work that they are proposing to do. We are still going to hold that commitment in our budget.

Mr. Murray stated going forward the expenditures categories that was adopted in the Uptown TIF budget is what we will use.

Board Member Langston asked is there a ballpark figure to how much funds are remaining in Uptown Redevelopment. Mr. Murray response was there are approximately \$7 million

remaining; of that, \$2 million is committed to the 2nd Street project. There is also \$95 million to be distributed over the next twelve (12) years. Board Member Langston asked is that \$7 million added to the \$95 million. Mr. Murray response was that yes that is the case. There has been about \$20 million collected in Uptown, there will be a maximum (\$95 million plus the remaining \$7 million, less the \$2 million for a total of roughly \$102 million) that can be spent over the next twelve (12) years. This resolution does not include the \$2 million set aside for 2nd Street project.

Chairman Martin called for a motion to authorize the reallocation of funds for the implementation of the Uptown Community Plan Item: 2719B. Upon motion made by Board Member Cantor and seconded by Board Member Spragling, the Board unanimously approved authorizing the reallocation of funds for the implementation of the Uptown Community Plan with correction of the date 2018 change to 2019 in the draft of the resolution.

VI. Resolution Authorizing A Contract for Legal Services Regarding Land Acquisition – Item: 2719C (Board Action)

Chairman Martin called for board action item 2719C, Resolution authorizing a contract for legal services regarding land acquisition. President Willis stated anything falling under acquisition or acquiring property will be coordinated by Andrew Murray moving forward. Andrew Murray and Marcus Ward were introduced and since have had several meetings about the acquisition program.

Andrew stated that there have been a number of opportunities to acquire blighted properties; not properties that people want to own, but properties that need to be cleaned up. In the Uptown Community Plan that was adopted there are couple of maps that show the potential acquisition program that is referenced in the resolution. There is a map that shows the properties held for CRA by the Memphis Land Bank and Shelby County Land Bank (p. 66). The second map shows the properties that are vacant, blighted, or in need of assistance (p. 67). The map also shows our anchors, which pull from Memphis 3.0, that targeted acquisition of blighted properties in the area that would speed up redevelopment the community is excited about. Previously under the Master developer and Memphis Housing Authority the CRA had accessed to Baker Donelson for condemnation and acquisition work. This resolution will retain Mr. Ward at comparable rate to what we are paying Baker Donelson. Mr. Murray and Mr. Ward will be able to start working on a strategy to acquire some of properties as they come up for tax sale. There are speculators buying up properties in the area; time is of the essence.

Board Member Cantor asked are the speculators buying from tax sales or individuals. Mr. Murray stated they are buying from tax sales and individuals. There are no requirements to do anything with the properties.

Marcus Ward introduced himself and stated he has been doing acquisitions for government agencies since 1997. Mr. Ward stated he has been doing land acquisitions for about twenty-two years. The majority of the land acquisition work, if planned and coordinated, can be carried out by the staff function. A project coordinator that will be a staff person will go out and pull together the people and resources to tell them where to acquire the property.

Chairman Martin asked about the process, is there a stated process or is it individual acquisition by acquisition. Mr. Ward stated that every redevelopment plan falls on its set of facts and every strategy is different. The strategies are not so different to where they do not follow some common denominators.

Chairman Martin asked how Mr. Ward time was going to be billed. Mr. Murray stated that Mr. Ward's billing will be project specific.

Board Member Britney Thornton asked about the Workable Program. Mr. Murray responded stated that the Workable Program is the citywide administrative process that determines where the CRA can initiate new TIFs. There are three (3) TIFs that are active now; one is the Uptown which consists of over 4,000 parcels and is covered by the Community Plan the community drafted and the Board adopted this summer, the second is Binghampton that is from East Parkway over to Holmes and from Summer to Poplar, and the last is Highland Row, a mixed use development with a parking garage. Those areas are already designated under the TIF.

Chairman Martin asked will each acquisition go before the Advisory Committee. Mr. Murray responded infrastructure and acquisition costs do not come before the Uptown Advisory Committee as long as they are in line with the Community Plan, but projects asking for TIF funds go before the Uptown Advisory Committee.

Board Member Miles Mason moved to delay the motion until next month, because there is only one candidate stating that there is no competitive rate analysis.

City Attorney Felisa Cox stated that these are professional services and do not require a competitive rates analysis, nor are they allowed to undergo a competitive bidding process. Chairman Martin asked if there is a second to Board Member Mason motion to delay until next month. Board Member Woods seconded. Chairman Martin stated the motion has been moved and seconded with a question. Chairman Martin reiterated Attorney Cox's statement that Mr. Ward's services are professional and not required to be competitive. Chairman Martin asked if Attorney Hagler had a chance to review the contract. Mr. Murray stated Attorney Hagler reviewed the contract and had no negative comment. Board Member Cantor stated he checked out Mr. Ward and he came highly recommended. Chairman Martin called for a vote for the motion to delay the resolution authorizing a contract for legal services regarding land acquisition until next Board meeting. The vote was as follows: two (2) in favor, Vice Chairman Mason and Board Member Woods, four (4) opposed Chairman Martin, Board Members Spragling, Langston and Canton, and one (1) abstention, Board Member Thornton. Chairman Martin stated the motion does not pass. Board Member Langston motioned authorizing a contract with Marcus Ward for legal services regarding land acquisition; seconded by Board Member Spragling, the resolution was passed with five (5) (Chairman Martin and Board Members Langston, Cantor, Spragling and Thornton) in favor and two (2) (Vice Chairman Mason and Board Member Woods) opposed.

**VII. RESOLUTION APPROVING THE UPTOWN LOTS REIMAGINED
PROGRAM ITEM: 2719D (Board Action)**

Chairman Martin called for a resolution approving the Uptown lots reimagined program item# 2719D. Mr. Murray stated there are forty (40) or more properties being held in the Memphis land bank for CRA, of those, approximately seventeen (17) of them are unusable. These properties are left over from the Hope VI project and are not usable for building on. This RFP is to see if adjacent neighbors would like to have a bigger lot, make a dog park, a community garden, etc. Board Member Spragling asked would priority go to homeowners. Mr. Murray stated yes, the adjacent homeowner will have priority. Chairman Martin called for a motion for approving the Uptown lots reimagined program. Upon a motion moved by Board Member Cantor; seconded by Board Member Woods, the Board unanimously approved the Uptown Lots Reimagined Program.

VIII. STAFF REPORTS & UPDATES

Finance: (Michael Ross)

Mr. Ross prepared a report and thoroughly went through the report discussing CRA budgetary foundation components, the monthly increment funds, and total parcels in the TIF areas.
(Report Attached)

Neighborhood Stainability: (Tanja Mitchell)

Ms. Mitchell stated that Allworld is doing a great job with the Uptown Single Family Rehab Program and is getting ready to roll-out the next phase. Allworld is also doing well with alleys in the Uptown area. Ms. Mitchell will be conducting the February 2019 Joint Agency meeting, but is needing someone to take on those meetings. Ms. Mitchell shared a video on Facebook of Ms. Houston who received \$30,000 from Uptown Single Family Rehab Program to repair her home.

Board Member Spragling asked what stage in the process are the alleys. President Willis stated that there will be a pre-construction meeting next week, received the contract back from the City and it will be executed, the contractor has been hired, posted bond - we are ready to go. Identifying Phase II of the alleys has started; it will be less cumbersome now which will allow the process to go smoother and faster. More responsibility has been assigned to Allworld.

Chairman Martin presented Tanja Mitchell with a Resolution for her service to City of Memphis & Shelby County Redevelopment Agency (CRA) as she is moving to a new position with the Works nonprofit after working with the CRA in various capacities for more than a decade.

IX. UNFINISHED BUSINESS

There is no unfinished business.

X. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Chairman Martin stated he would like to have a State of the CRA Report. A Policies and Procedures Meeting is tentatively scheduled two (2) weeks from today.

There was discussion about scheduling a Finance Committee Meeting and a Hiring Committee Meeting.

XI. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 10:32 a.m.

Respectfully submitted,



Ann W. Langston