

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



**Board of City of Memphis and Shelby County Redevelopment Agency**

Downtown Memphis Commission (DMC)

114 N. Main St.

Memphis, TN 38103

Thursday, April 11, 2019

8:30 a.m.

**Board Present:**

McKinley Martin Jr. – Chairman  
Ann Langston - Secretary  
R. Miles Mason Sr. - Vice Chairman  
Dynisha 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  
Monice Hagler, CRA Legal Counsel  
Felisa Cox – Senior Staff Attorney, City of Memphis

**Visitors:**

Emma Davis  
Alan Higdon  
Luretha Phillips  
Barbara Dean  
Bob Dace  
Wayne Risher  
Nisha Powers  
Steven Hill

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, April 11, 2019. All Board members were present.

**I. CALL TO ORDER**

Chairman McKinley Martin called the meeting to order at 8:40 a.m. and a quorum was present.

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

Chairman Martin called for approval of Board minutes from March 7, 2019. Upon motion made by Board Member Ann Langston and seconded by Board Member Kevin Spragling, these minutes were unanimously approved by the Board.

**III. PUBLIC COMMENTS**

There were no Public Comments.

**IV. RESOLUTION APPROVING JACKSON CORRIDOR PROJECT: 41119B (Board Action)**

Chairman Martin called for board action Item 41119B Resolution Approving the Jackson Corridor Project. Andrew Murray stated this has been approximately an eight (8) year long process to get the Jackson Avenue Corridor through the Smokey City and Klondike neighborhoods to be pedestrian friendly and business friendly. The City’s Division of Housing and Community Development (HCD) has been working on the corridor east and west of the Interstate 40 on Jackson Avenue, due to budget constraints they just focused on the Klondike portion on the east side. While the Uptown Community Plan was being developed there was a discussion with the neighborhoods, HCD and the City of Memphis stating that CRA can fund all the improvements on the west side because of the extensions of the TIF district. There was collaboration with HCD and the City staff for the east side where they had Powers Hill Design and Ray Brown to start on the design. Mrs. Powers and staff have started on the engineering drawing for the east side. What is before the Board is to pay for the other side to continue the work that HCD started; engaging the current bid winners for engineering and design services. Once the design and traffic study is complete the project will go out for bid after discussing with HCD. Mrs. Powers and her staff were present to answer any questions. Board Member Cantor had a question concerning the design between 7<sup>th</sup> Street and Manassas Street. Mr. Murray stated the community engagement has been done for the entire project; the design has been complete for the east side. Chairman Martin asked what the timeline for the project is. Mrs. Power stated the first couple of phases are going to include surveying and the traffic study which should be completed in May before schools are out; within the next three (3) weeks traffic counts have to be initiated. The survey should be completed in the next three to four months. In approximately four (4) to five (5) months design will start and around the first of the year it should go out for construction bids. Spring will be the ideal time to start

construction. Board Member Langston asked who paid for the east side of construction, Mrs. Powers responded CIP (HCD) dollars paid for the east side of construction and they do not have any more funding. Chairman Martin called for a motion to approve funding for the Jackson Corridor Project. Upon the motion to approve the Resolution for the Jackson Corridor Project by Board Member Kevin Sprangling and seconded by Board Member Dynisha Woods, the Board unanimously approved to fund the Jackson Corridor Project.

#### **V. RESOLUTION APPROVING AN RFP FOR ENGINEERING SERVICES FOR THE UPTOWN REDEVELOPMENT AREA: 41119A (Board Action)**

Chairman Martin called for item 41119A –Resolution Approving an RFP for Engineering Services for the Uptown Redevelopment Area. Mr. Murray stated the CRA staff would like to put out an RFP to get a team of engineers, utility experts, and other professionals in a similar fashion to our Construction Management Team, led by Allworld. This will enable us to do task orders as we need questions answered and studies done and evaluated for projects. We are not bidding projects; only professional services. This will be a team developed to be able to handle the technical services. Chairman Martin called for motion to approve RFP for engineering services for Uptown Redevelopment area. Upon motion to approve Resolution for RFP for Engineering Services for Uptown Redevelopment Area by Board Member Langston and seconded by Board Member Woods, the Board unanimously approved an RFP for Engineering Services for Uptown.

#### **VI. REPORT FROM NOMINATION COMMITTEE**

Board Member Sprangling stated the Nominating Committee did not meet formally, but did speak with all current officers. All officers are willing to continue to serve, except Treasurer Dynisha Woods; Miles Mason as Vice Chair, Ann Langston as Secretary, McKinley Martin – Chairman, and nominated Sam Cantor for Treasurer. Chairman Martin asked for any additional nominations and called for a motion for the selected officers. Upon motion for selected officers for the Board by Board Member Sprangling and seconded by Board Member Woods, the Board unanimously approved the selected officers.

#### **VII. STAFF REPORTS & UPDATES**

##### **President's Update:**

President Willis updated the Board on the Single Family Rehab Program stating all the pilot homes are completed. There was a meeting with Allworld to revise and refine our processes and improve our application. The second round of homeowners; approximately twenty-four (24), are now getting priced and reviewed by Allworld. Once the homes have been analyzed and evaluated by Allworld, construction will start. Allworld used three (3) general contractors and they all did excellent jobs, Allworld will probably continue with those contractors to do the work on other homes. The Commercial Facade and Historic Repair Program was forwarded to Allworld to review those documents to update; then this will open the door for commercial and historic properties to be looked at for repair. A second phase for homeownership repair will

start in May 2019 after the first phase start. CRA has been meeting with Natalie McKinney with Whole Child Strategies to build a relationship in order for them to cover some of the areas Tanja was working. CRA is working to build a relationship with the residents North of Chelsea and Whole Child Strategies would be able to help build the relationship.

The alley work is on the way and they are looking great. Some other alleys have been identified and surveyed, but the construction documents have not been generated west of Danny Thomas.

Of the twenty-two (22) new homes to be constructed, half of the have been completed; two (2) rehab and seven (7) new construction homes are ready to be started by Promise Development in Bearwater. There are seven (7) Habitat homes completed (with three left) and Promise has started on their three homes.

On Saturday, April 27, Wells Fargo is coming over for a Habitat for Humanity build on Manassas Street on CRA lot. We are going to join them to do landscaping around that build and in the area. Promise have demolition two lots and are doing two rehab homes along with building seven new homes. CRA staff is working with Oasis of Hope to assist them with contracts.

President Willis met with Tommy Pacello of the Medical District about their project and a follow-up memo was emailed to him on yesterday. They will not be coming back before the Board until they have a solid project. They will probably be ready to present to the Board by June 2019.

**Community Development: Andrew Murray**

Mr. Murray, Ms. Ivy, and Daryl Lewis attended the North Parkway and Forest Neighborhood Watch group meeting, they are aware they are in the TIF District and have not been receiving any benefits in years past under the Master Developer. They have been very intentional to be included in the Uptown Community Plan and some of the Single Family Rehab has already taken place in their neighborhood. There is some skepticism with putting a lien on their property due from past experiences. There were some concerns, but Daryl was able to answer their questions and give them some assurance.

CRA staff is working with the City staff on land acquisition process by Washington Park, the parcels have been identified and we slowly working through the process. Advisory committee applications for Binghampton are gradually coming in, but more is needed. Some of the Advisory Committee members for Uptown are coming off the Committee; applications are going out to replace those committee members. The CRA staff is currently working with Memphis 3.0 and City on the anchors in the area, there will be a meeting next week and we will give updates as information is presented.

**Finance: (Michael Ross)**

Mr. Ross reported the audit is proceeding well; we have recovered the trial balance statement for the current audit period. Lynn Evans has been very helpful in understanding the process of

the pieces needed for the audit. All of the parcel information has been completed for each of the TIFs.

**Legal: Monice Hagler**

Attorney Hagler stated the title review has started for the second half of the Single Family Rehab Program to confirm ownership of those parcels. She is in the process of working on agreements for Grind City Brewery and Oasis of Hope now that we have final numbers for the both of those. She and CRA staff are in discussions with Uptown Memphis Land Bank regarding the transfer of parcels over to CRA; whereas, CRA will have complete control over those parcels.

Attorney Hagler is asking for the Board to ratify and approve the disbursement of funds; approve the settlement and condemnation of 165 Chelsea. As indicated in the Executive Session, MHA has approved the settlement (they are the actual condemning authority). The funds will be taken from the Uptown Trust Fund, in order to complete the acquisition. Chairman Martin called for motion to ratify and approve the disbursement of funds of the settlement and condemnation of 165 Chelsea. Upon the motion to ratify and approve the disbursement of funds of the settlement and condemnation of 165 Chelsea made by Board Member Cantor and seconded by Board Member Spragling, the Board unanimously approved the ratification and approval of disbursement of funds for 165 Chelsea.

**VIII. UNFINISHED BUSINESS**

Chairman Martin asked the staff to arrange for Board Member Cantor to become a signatory on the accounts, as soon as possible. He requested to make sure it is noted that Board Member Cantor is the Chair of the Finance Committee as he is now the Treasurer. Chairman Martin asked that the Board review the previous email that was sent concerning the State of the CRA and get with the staff concerning any questions to be answered at June Board meeting. He asked Chair Langston to arrange a meeting with the Policy and Procedure Committee and also Chair Cantor to arrange the next Finance Committee meeting.

Mr. Murray stated back in October Oasis of Hope came before the Board to discuss a project they are doing with three (3) homes for seniors. The CRA staff have been working with them to sign a redevelopment agreement; but in the meantime, construction cost has increased and there also is some uncertainty regarding one of their grants. It has nothing to with anything Oasis of Hope has done. The staff are not sure of what the final cost will be because of those two variables.

In order for us to make sure the project is done by July, we're requesting that the CRA Board authorize a contingency of up to \$50,000 in TIF funding for the project. This is to make sure the project happens, we will only provide the funds if they are needed. Chairman Martin called for motion to authorize a contingency of up to \$50,000 in TIF funding, for Oasis of Hope project. Upon motion to authorize a contingency of up to \$50,000 in TIF funding for Oasis of Hope project by Board Member Woods and seconded by Board Member Spragling, the Board unanimously approved the authorization of the contingency of up to \$50,000 TIF funding.

**IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

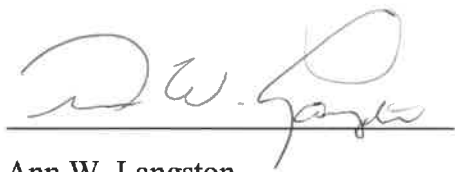
There is no new business.

The next board meeting will be May 2, 2019 at 8:30 a.m.

**X. ADJOURNMENT**

With no additional business to be discussed; the meeting was adjourned at 9:40 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann W. Langston", is written over a horizontal line.

Ann W. Langston