

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, August 1, 2019

8:30 a.m.

Board Present:

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

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
Tommy Pacello
Austin Harrison
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, August 1, 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.

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

Chairman Martin called for approval of Board minutes from July 11, 2019. Upon motion made by Board Member Ann Langston and seconded by Board Member Miles Mason minutes were unanimously approved by the Board with minor changes.

III. PUBLIC COMMENTS

There were no Public Comments.

IV. ARTIFEX PROPOSAL: ITEM 7119C (Continued) (Board Action)

Chairman Martin called for board action Item 7119C Resolution Approving Artifex Proposal – North Poplar Infill. Andrew Murray stated this is a similar ask in review of the Artifex proposal last month, a staff review that gives some background and also a list of attachments that will need to go with the redevelopment agreement to ensure that the project is moving along correctly while providing protection to the CRA. Board Member Cantor asked is there a dollar amount for infrastructure needs. Mr. Murray stated there will be no ask of funds from Artifex, but that would be something to be included in CRA infrastructure program. President Willis of CRA stated when the RFQ was placed for engineering teams. They would be assigned to do subterranean analysis in the area. The resolution grants staff the ability to move forward with negotiating the redevelopment agreement; in which, many of these items would become exhibits. This would be sufficient for them to move forward.

Chairman Martin called for a motion to move forward with Artifex redevelopment agreement. Upon motion made by Board Member Cantor and seconded by Board Member Woods, the Board unanimously approved the resolution for Artifex Proposal Item 7119C.

V. UPTOWN TIF EXPANSION AMENDMENT: ITEM 7119E (Revised) (Board Action)

Chairman Martin called for Uptown TIF Expansion Amendment Item 7119E. Mr. Murray stated there was a request from the Tower Ventures team to remain within the Uptown TIF. Tower Ventures has expressed the intention to scale down their project and focus on Front Street. They also stated they will be pursuing PILOTs instead of a separate TIF and may come to CRA for a lower level of infrastructure cost. Mr. Murray stated he is not sure if this is where Tower Ventures will be permanently, but this is where Tower Ventures would like to be now. Their request is to remain in the Uptown TIF for now. Board Member Cantor asked if this process of adding Tower Venture back into TIF resolution would have to go through the TIF Committee again. Mr. Murray stated no, it would not require going through the TIF Committee, but it would require going to the Board.

Chairman Martin called for motion to amend the Uptown TIF Expansion resolution. Upon motion made by Board Member Langston and seconded by Board Member Cantor, the Board unanimously approved the resolution to amend the Uptown TIF Expansion resolution to reflect the Tower Ventures properties remaining in the Uptown TIF.

VI. STAFF REPORTS & UPDATES:

President Rosalyn Willis Update:

President Willis stated there is a possibility of new projects coming and the intention to get started with the engineering teams. The CRA received the first project on yesterday meeting with Memphis City Engineer for insufficient drainage on the North side near old Grant School site and where Elmington is putting their next affordable housing development there is a huge drainage problem. A CRA engineering team will explore how to turn this portion of Uptown into a detention free development area.

Single Family Redevelopment Program Phase II launch was July 22, 2019 with a Public Meeting at Optimum Plaza Encore Room. The Advisory Committee is passing out applications within the area. There are twenty-three houses under contract now with signs in front of the houses displaying a presence in the neighborhood. The Commercial Façade Program is getting prepared to be launched in conjunction with the Jackson Street Corridor.

The event with Hope Presbyterian was a success. The CRA contributed to the effort by supplying landscape materials. Staff is also collaborating with the City of Memphis and Hope Church on seeing what to do about Washington Park.

Community Development: Andrew Murray

Mr. Murray stated he is currently working on the parcel data for calculating annual increments in the four TIF areas. At the next Uptown Advisory Committee meeting we will provide notice, in which the Board is invited we will go through a new GIS program that will show maps of all crime data, alleys, and lights to show the focus areas for the next twelve years. Binghampton will have their first Advisory Committee meeting on August 8 and we will be discussing the Tillman Cove Project and if they are interested in starting a Single Family Rehab Program. President Willis stated that HCD has selected Elmington as the developer for Tillman Cove. HCD is working on a demolition event for some time in late September.

Audit: V Lynn Evans

Mrs. Evans reported the auditors CBIZ started the audit on Tuesday. Mrs. Evans will be working with CBIZ for the next couple of weeks to ensure that she has responded to all the information they requested and coordinating with ATA for other information that may be needed. They are working together to meet the August 31st target completion date to close June 2018, then we will immediately start the transitioning for the June 2019 financials.

Board Member Mason requested the general ledger for January 1 to June 2019 and the 2018 Audit figures. Mrs. Evans will prepare the information by Monday, August 5, 2019 in a pdf to be provided to all the Board members.

VII. UNFINISHED BUSINESS

Chairman Martin stated separated email addresses for Board members are needed by next Board meeting in September.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Mr. Murray reported there are two applications for the Binghampton Advisory Committee and would like to put forward Annie McKinney and Mary Williams for the Binghampton Advisory Committee.

Upon motion made by Board Member Cantor and seconded by Board Member Thornton, the Board unanimously appointed Annie McKinney and Mary Williams to the Binghampton Advisory Committee.

Board Member Thornton stated she would like to open a discussion while preparing for the amendment to the TIF to consider a subgroup that is not being served. Board Member Thornton would like to see a program created to offer new construction in the Smokey City and New Chicago area. Board Member Thornton would like to leverage the Manassas High School Network to do targeted recruiting and outreach in promoting the program. Mr. Murray will follow-up with Board Member Thornton to gather more information.

President Willis introduced Attorney Kelly Raynes from St. Jude regarding a request for parking on Chism Trail site lot. Chairman Martin stated the request document for parking has not gone through the Advisory Committee and until then the Board will not make a decision. Attorney Raynes said as part of St. Jude five-year strategic plans and expansion we are creating new jobs and now created pressure for their parking situation. There is an application pending with Board of Adjustment for several lots around A.W. Willis and North Parkway to use for parking, unfortunately it is not enough. St. Jude will amend the application to include Chism Trail lot. Chairman Martin stated that generally before a Board decision of this magnitude is made the Board will receive recommendations from both the Uptown Advisory Committee and the CRA staff.

After some discussion by the Board, Board Member Mason made a motion to grant to Chairman Martin authority to temporarily allow St. Jude use the parking lot on the Chism Trail site pending a formal Board meeting. This motion was then seconded by Board Member Cantor. Board Member Langston added a friendly amendment to the motion that the temporary approval be conditioned upon if the Uptown Advisory Committee can be contacted to discuss the request and provide their information to Chairman Martin and that the delegation to Chairman for such temporary approval will be prior to final approval by the Board at the

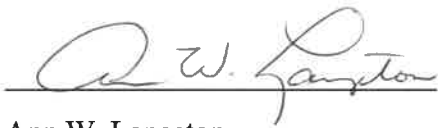
September 2019 board meeting. Board Member Mason accepted the friendly amendment. Board Member Thornton commented that making privileged adjustments in the due process for St. Jude is not equitable considering other stakeholders would likely not be able to get this movement due to their urgency. Board Member Thornton stated she would be in supportive of making St. Jude parking request a priority for the next formal Board meeting. The Board approved giving Chairman Martin authority to temporary approve parking at the Chism Trail site provided the information was received from the Uptown Advisory Committee, six board members voted in favor and one opposed (by Board Member Britney Thornton).

The next board meeting will be September 5, 2019 at 8:30 a.m.

IX. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 9:50 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