

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of City of Memphis and Shelby County Redevelopment Agency

City Hall, 125 N. Main Street, Room 403

Memphis, TN 38103

Thursday, July 12, 2018

8:30 a.m.

Board Present:

McKinley Martin Jr. - Chairman
R. Miles Mason Sr. - Vice Chairman
Ann W. Langston - Secretary
Dynisha Woods – Treasurer
Sam Cantor – Member

Also Present:

Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development,

CRA

Monice Hagler – Counsel, CRA (via Conference Call)
Tanja Mitchell – Community Neighborhood Coordinator, CRA
Lisa Ivy - Executive Assistant, CRA
Felisa Cox – City of Memphis Attorney

I. CALL TO ORDER

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

II. MINUTES – July 12, 2018 (Board Action)

Chairman Martin asked the board members present to review the minutes from June 7, 2018 and for them to make any comments. The previous Board meeting was held at the Office@Uptown because a Board tour of the Uptown TIF area had been planned. President Willis stated that because the meeting was held at The Office@Uptown, we did not have a recorder. Lisa Ivy who took notes and was subsequently hired on June 7, could not recall who made and seconded the motion regarding the hiring of the replacement for Ida Bounds. President Martin asked board members to clarify and provide this information so that the

meeting minutes could be corrected. Board Member Ann Langston stated that Board Member Myles Mason had made the motion and it was seconded by Board Member Dynisha Woods. Board Member Langston made a motion for the Minutes as corrected be adopted. Board Member Woods seconded it. The motion unanimously passed.

III. PUBLIC COMMENTS

Ms. Njeri Fombi made comments concerning how she was pleased with the community input in the Uptown TIF as she further elaborated below. There were no other public comments.

IV. RESOLUTION APPROVING PLANNING DOCUMENT (Board Action)

Mr. Murray stated that the City of Memphis and Shelby County Community Development Agency now has a plan that has been vetted by the Uptown Advisory Committee, The Memphis Medical District Collaborative, Sara Hall with St. Jude Children's Research Hospital, the City of Memphis Planning and Development Department, Housing and Community Development, as well as by CRA staff and several other stakeholders.

Andrew Murray, Director of Planning and Development for the CRA, recognized and expressed appreciation to the Advisory Committee for many months of dedicated work over the past year. Director Murray recognized Ms. Fombi who resides in the Uptown neighborhood and is also a member of the advisory Committee. Ms. Fombi stated what a learning experience it had been to engage in the planning process and that she enjoyed the opportunity to "do a little planning" relative to the Morris Park neighborhood. Ms. Fombi expressed her appreciation for the changes that had been made to the Plan because the planners had listened to the Committee's voice. She agreed that the plan was a good one and encouraged others to drive back through the areas with the plan in mind.

Final copies of the Plan were disseminated to the full Board and Director Murray introduced Mr. Erik Aulestia who presented a PowerPoint presentation of the final plan, known as the *Memphis Uptown Community Plan*. Mr. Aulestia highlighted the boundaries, which encompassed approximately 222 acres spanning several north Memphis neighborhoods. He also highlighted the section on equity and upward mobility as a primary strategy to be employed. Other aspects of the plan were discussed but President Willis emphasized the importance of formally adopting the Plan in order to enable Director Murray to move forward with developing a strategy for next steps.

Chairman Martin stated that numerous questions had been raised regarding the Plan but felt that the Plan as revised had put to rest any major concerns. Board Member Ann Langston moved to adopt to Plan as per the resolution presented. Board Member Sam Canton seconded. Chairman Martin stated the motion had been moved and properly seconded and called for questions. Board Member Sam Cantor called attention to the Score Card and suggested that it be discussed further. Director Murray expressed dissatisfaction with the Score Card as drafted, but

satisfaction with the concept and assured the Board that additional work would be done to make the Score Card process more understandable and complete. Board Member Ann Langston also asked if there were any zoning issues. Directory Murray replied that the Plan does not govern zoning and President Willis commented that there are not zoning issues that can't be resolved through the OPD application process.

An additional question was raised by Board Member Sam Cantor regarding traffic studies. The discussion was very brief and it was implied that there could be a future need for traffic studies as implementation moves forward but that there are no plans currently to hire anyone. Chairman Martin called for a vote by voice. The Board unanimously approved the adoption of the Memphis Uptown Community Plan dated July 12, 2018. Attached to the minutes is a copy of the presentation.

V. RESOLUTION – Approving Staff to process current list of 42 Applicants (Board Action)

The next item on the agenda was the adoption of a Resolution to move forward with processing applications from 42 homeowners for rehabilitation projects. Ms. Tanja Mitchell stated there are 42 applicants that are ready to advance to next phase. AllWorld Project Management has been retained to manage the Single-Family Rehab Project process. They will conduct final inspections of the properties, prepare work scopes and take bids for the work and oversee construction. Mr. Dwan Gilliom, Program Administrator for Allworld, will coordinate with Ms. Mitchell to successfully complete this work along with the alley improvements. Mr. Gilliom stated that an update would be forthcoming within the next 10 to 15 days.

Chairman Martin asked for a motion to adopt the plan for Single-Family Rehab applicants. Board Member Sam Cantor moved that the Resolution be adopted; Board Member Ann Langston seconded the motion. Chairman Martin stated motion was moved and properly second and called for a vote by voice. The Board voted unanimously for the 42 properties to move forward in the program.

VI. UPDATE CRA STAFF

President Willis asked that Ms. Tanja Mitchell give an update on the Green Up, Clean Up event. Ms. Mitchell stated the event went well and was a good start. Press coverage was positive and well received. Accommodation was given to Board Member Sam Canton for his hard work in the heat along with the staff and teams of volunteers who participated in the event. Board Member Dynisha Brown Woods also stopped by to provide support. It was noted that Mayor Strickland stopped by the event to thank everyone for their service.

President Willis introduced Markise Rogers of M &M Ventures who was present to present a potential development concept. He has been invited to return to the next Board meeting. A draft of his development concept was distributed to the Board.

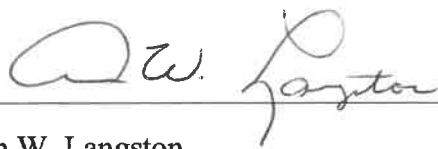
ADJOURNMENT

Chairman Martin tabled the remaining items on the agenda until next Board meeting due to time constraints; the meeting was adjourned at 10:10 a.m.

A Policies and Procedure Committee meeting is planned for Thursday, July 26, 2018

The next CRA Board Meeting - Thursday, August 2, 2018.

Respectfully submitted,

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

Ann W. Langston