

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of City of Memphis and Shelby County Redevelopment Agency

City Hall
170 N. Main Street, Floor 3
Memphis, TN 38103
Thursday, March 7, 2019
8:30 a.m.

Board Present:

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

Board Absent: Dynisha Woods – Treasurer

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

Visitors:

Noah Gray
Alan Higdon
Hopper Seely
Mark Patrick
Tyler Nelson
Willie O’Neal
David Nicholson
Sam Hardiman
Marcus Ward

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

I. CALL TO ORDER

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

II. MINUTES – February, 2019 (Board Action)

Chairman Martin called for approval of Board minutes from February 7, 2019. Upon motion made by Board Member Sam Cantor 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 REIMBURSEMENT TO BINGHAMPTON DEVELOPMENT CORPORATION FOR COSTS RELATED TO TIF CREATION AND COMMUNITY PLANNING: 3719A (Board Action)

Chairman Martin called for board action Item 3719A. Andrew Murray recapped the Binghampton TIF as being a community based TIF created in summer of 2017. At that time there were no CRA staff. In order to get the TIF organized, Binghampton Development Corporation took on the role of community advocacy to put in a TIF application. BDC had to hire someone to do projections, an attorney for legal (which was provided pro-bono), and a planner was hired. When BDC turned in their application, they had asked the CRA Board if they could be reimbursed for those cost; no assurance was given that would happen, but this was discussed as an eligible cost. In March 2018 the Board approved a resolution for Binghampton to do a strategic planning process. A document was created on how the TIF funding will be use. The item before the Board is BDC asking for reimbursement of \$76,595 for the strategic planning process plus \$38,713.12 (total of \$115,308.12) for the cost of TIF creation and community planning. Board Member Cantor asked how did BDC determine the cost amount. Mr. Noah Gray replied the BDC had talked with Mrs. Langston about raising collectively (BDC and CRA) philanthropic dollars with a 50/50 match with the expectations of this setting a precedent for future TIFs in terms of how the City stepped in a philanthropic way to help make neighborhood driven TIFs happen. The BDC was not successful in raising the dollars to make it happen. The BDC used the budget to hire partners, such as, the Development Studio, Citizens for Transforming Communities who lead the grassroots work for implementation strategy, and paying residents in the neighborhood to conduct approximately 180 interviews and lead focus groups. Some residents were paid in cash and Save-A-Lot gift cards. Chairman Martin called for motion to reimburse Binghampton Development Corporation for the cost of TIF creation and Community Planning. Upon motion made by

Board Member Mason and seconded by Board Member Langston, the Board unanimously approved to reimburse the Binghampton Development Corporation for the cost of TIF creation and Community Planning.

V. RESOLUTION AUTHORIZING UPTOWN TIF FUNDING FOR THE GRIND CITY BREWERY PROJECT- ITEM: 3719B (Board Action)

Chairman Martin called for board action item 3719B, Resolution Authorizing Uptown Funding for the Grind City Brewery Project. President Willis introduced representatives from Grind City Brewery to give an overview of the brewery and explain their request for funding to the CRA. Mr. Hopper Seely introduced himself as the Founder of Grind City Brewery along with co-founders Tyler Nelson and Mark Patrick. Mr. Seely stated that Grind City Brewery's goal is to create great beer and elevate the community. Mr. Seely stated Grind City would like to be a part of change in Uptown; they would like to bridge the gap and bring momentum north of Uptown.

Board Member Langston asked if Grind City has met with the Uptown Advisory Board. Mr. Murray stated Grind City had presented before the Uptown Advisory Committee and asked Mr. Alan Higdon from the Uptown Advisory Committee to give a comment. Mr. Higdon stated if anyone who is willing to invest the amount of capital Grind City is into Uptown they are all for it.

Board Member Cantor asked a question regarding the amount of TIF for functional property tax. Mr. Nelson of Grind City stated after speaking with Mr. Murray the amount was determined by the actual return to TIF would be from their increase in property value.

Board Member Thornton asked how would Grind City Brewery be inclusive within the area where there are economic differences and transportation barriers can be an issue. Mr. Seely response was to implement the apprentice program as part of the community outreach process; whereas, a person would not have to have brewery experience to become a part of the team. Mr. Seely also mentioned that the site has access to public transportation to enable people to visit their establishment.

President Willis stated that she is assisting Grind City with developing a comprehensive outreach plan that will benefit people in the community. It will be part of CRA staff's goal to make sure those goals are obtained through monitoring.

Chairman Martin asked if this would be considered an anchor to the 3.0 plan. Mr. Murray stated this would be a part of that anchor. Grind City was a part of the community plan process by attending the Uptown Community Plan meetings and met with the Advisory Committee to tailor their plan to meet what the community wanted to see. The building has been identified as a community gathering place that can be rehabilitated. Chairman Martin asked about the MWBE 40% participation is that for the entire project or the reimbursable cost. Mr. Murray stated Grind City committed to 40% of their reimbursable costs from CRA and we are encouraging them to do that for the duration of the project.

Chairman Martin called for a motion authorizing Uptown TIF funding for the Grind City Brewery Project. Upon motion made by Board Member Langston and seconded by Board

Member Spragling, the board unanimously approved to provide the funds for the Grind City Brewery Project.

VI. DISCUSSION: UPDATE ON THE NORTH OF POPLAR PROJECT WITH ARTIFEX/MMDC

President Willis stated the North Poplar Project is the redevelopment concept that the Medical District Collaborative is working on and it has not made an application to CRA at this time. There was a CRA Policies and Procedures meeting on last Friday, March 1, 2019 and President Willis asked Board Member Cantor to give a brief summary of the project to the board. Board Member Cantor stated according to Memphis Medical District Collaborative (MMDC), the first phase starts South of Interstate 40 just North of LeBonheur at Dunlap St. The largest site is owned by Methodist LeBonheur. MMDC has a mix of cottage style single-family and multi-family rental properties to build in the Uptown TIF. Artifex is going to provide the financing for the construction to upcoming young developers to build the houses along with gaining the experience to be able to obtain their own construction loans. Board Member Cantor drove by and looked at the lots and stated they were great lots and they have identified what type of property will go where. Artifex has a proven track record. Chairman Martin asked when the application can be expected. President Willis replied she was not sure, but they are actively working on the application.

VII. DISCUSSION: CIVIC COMMONS 2.0

President Willis reported Reimagining Civic Commons is an initiative identified with Kresge Foundation to develop projects in five cities to revitalize and connect civic assets; Memphis has been identified as one of those cities. The initiative focuses on four main goals: civic engagement, socioeconomics, environmental sustainability and value creation. The Civic Commons project is redeveloping the Cossitt Library that has not been completed, but they are working on it. The philosophy behind Civic Commons is to reinvigorate civic places that would encourage and invite people to come too and enjoy. Kresge wants to do a Civic Commons 2.0 in Uptown. They have officially signed off and possibly making an announcement when they come into town later this month.

VIII. STAFF REPORTS & UPDATES

Board Member Cantor asked where are we with staffing. Chairman Martin stated they are organizing a State of the CRA Report to inform every one of the direction we are headed along with additional staffing suggestions.

Community Development: Andrew Murray

Mr. Murray stated the alley project is staging for construction. The Single Family Rehab Program is continuing forward with hope of opening the application process up this spring with hopes of getting more applicants. President Willis stated she will be meeting with Allworld

next week to see exactly where they are in the project of Single Family Rehab. Housing Community Development is working a streetscape on the East of Interstate 40 of Jackson Ave and CRA has been directed by the Mayor's Office to continue on the West side of Interstate 40 mirroring what is being done on the other side using the same plan. We are working with Kyle Veazey and with Chief Doug McGowen Office on a Memphis 3.0 planning implementation session for April. Other efforts include working with HCD for the Tillman Cove project in Binghampton, Habitat homes are built, and Promise is doing demolition.

Finance: (Michael Ross)

Mr. Ross reported we have completed the parcels with the format that is consistent to what has been done in the past. We are waiting on feedback from the auditors. Mary Lynn has signed off the work, Mr. Ross and Mr. Murray completed reconciling the parcels.

Legal: Monice Hagler

Attorney Hagler stated we are working on developing agreements with Promise and Oasis. A contract with Andre Jones is being worked on, there was couple of changes recommended and hopefully we can complete those changes. Mr. Jones is trying to have at least one of the lots completed by the end of the month. We are working with Marcus Ward with the acquisition plan. We have had one meeting. Ms. Hagler recommended for the next meeting the attorneys for the 165 Chelsea case come in to discuss terms of a settlement.

IX. UNFINISHED BUSINESS

Chairman Martin is in communication with President Willis on organizing a State of the CRA. A list of points to be discussed will be emailed to the Board. The Board is asked to make any suggestions or comments.

X. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Chairman Martin stated he will appoint a nominating committee to appoint officers and is asking Board Member Kevin Spragling to head the committee, along with Board Member Cantor and Board Member Thornton. Board Member Spragling will inform Lisa Ivy of the meeting and provide an update the next board meeting.

The next board meeting will be April the 11, 2019 at 8:30 a.m.


XI. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 9:51 a.m.

Community Redevelopment Agency

March 7, 2019

Respectfully submitted,



Ann W. Langston