



**CRA Board Meeting
Board & Staff Sign-In Sheet
Thursday, November 7, 2019**

Board Members		
Name	Organization	Initial
Mack Martin, Jr.	CRA Board Chairman	MM
R. Miles Mason, Jr.	CRA Board Co-Chairman	
Ann Langston	CRA Board Member	AL
Sam Cantor	CRA Board Member	SC
Kevin Spragling	CRA Board Member	
Dynisha Woods	CRA Board Member	
Britney Thornton	CRA Board Member	BT
CRA General Counsel		
Monice Hagler	CRA Counsel	MH
CRA Staff		
Rosalyn Willis President	CRA	RW
Andrew Murray CRA Director of Planning & Community Development	CRA	AM
Lisa Ivy Exec. Administrative Assistant	CRA	LI



Board of City of Memphis and Shelby County Community Redevelopment Agency

170 NORTH MAIN STREET-6th Floor | MEMPHIS, TN 38103-2084 | (901) 636-6544

CRA Board Meeting November 7, 2019, 8:30am DMC Conference Room 114 N. Main Street

Agenda

- I. **Call to Order**
- II. **Approval of Minutes** – October 2019 (**Board Action**)
- III. **Public Comments** – See space on Sign-In Sheet to sign-up to make comments for the designated time-period following approval of minutes – Time limit 2 minutes per person
- IV. **Presentation:** Uptown TIF Data Management and Program Tracking
- V. **Board Action:** Lease for 544 Jackson
- VI. **Presentation:** CBiz Presentation of FY 2017-2018 Annual Audit
- VII. **Staff Reports & Updates:**
 - a. President's Update: *The Neighborhoods of the Uptown TIF District: Better!*
 - b. Community Development: Andrew Murray
 - c. Legal: Monice Hagler
- VIII. **Unfinished Business**
 - a. Update on MOU for Poplar Corridor Implementation Plan
- IX. **New Business and Other Announcements**
- X. **Adjournment**

NEXT BOARD MEETING: December 5, 2019

RESOLUTION: 110719A

**RESOLUTION OF THE CITY OF MEMPHIS AND SHELBY COUNTY
COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE
WITH ALSAC FOR TEMPORARY PARKING**

WHEREAS, the Board of the City of Memphis and Shelby County Community Redevelopment Agency ("CRA") is tasked with administering the Uptown TIF; and

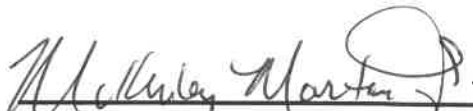
WHEREAS, the CRA adopted the *Uptown Community Plan* on July 12, 2018, which calls for the redevelopment of the former Chism Trail Grocery store site and surroundings to be redeveloped as a neighborhood mixed use center to serve residents; and

WHEREAS, the CRA owns the former Chism Trail Grocery store site, located at 544 Jackson Avenue; and

WHEREAS, the CRA has received a request from American Lebanese Syrian Associated Charities, Inc. (ALSAC) to use the parking lot of the former Chism Trail Grocery Store, as a temporary parking lot for St. Jude Children's Research Hospital.

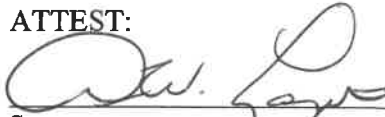
NOW THEREFORE, BE IT RESOLVED, that the City of Memphis and Shelby County Community Redevelopment Agency Board authorizes a temporary parking lease, **Exhibit A**, with ALSAC.

The CRA President and CRA Board Chairman are further authorized to take those measures necessary to effectuate said resolution.



Chairman, City of Memphis and Shelby
County Community Redevelopment
Agency

ATTEST:



Secretary
City of Memphis and Shelby County
Community Redevelopment Agency

Adoption Date: November 7, 2019

RESOLUTION: 101019A

**RESOLUTION OF THE CITY OF MEMPHIS AND SHELBY COUNTY
COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING TIF
FUNDING AND A MEMORANDUM OF UNDERSTANDING FOR THE
POPLAR CORRIDOR IMPLEMENTATION PLAN**

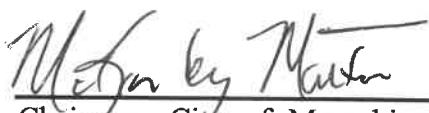
WHEREAS, the Board of the City of Memphis and Shelby County Community Redevelopment Agency (“CRA”) is tasked with administering the Uptown TIF; and

WHEREAS, the CRA adopted the *Uptown Community Plan* on July 12, 2018, which calls for a plan for the Poplar Avenue Corridor; and

WHEREAS, the City of Memphis, the Memphis Medical District Collaborative (MMDC), and Downtown Memphis Commission (DMC) have brought a request to the CRA to collaborate on a corridor implementation plan for the various proposed and potential improvements to the Poplar Avenue corridor infrastructure and surrounding uses. A scope of services for the Poplar Avenue Corridor Implementation Plan, to be procured by MMDC, is attached as **Exhibit A**.


NOW THEREFORE, BE IT RESOLVED, that the City of Memphis and Shelby County Community Redevelopment Agency Board authorizes a memorandum of understanding, **Exhibit B**, with MMDC and/or the City and DMC and up to \$25,000 in TIF funding for the Poplar Corridor Implementation Plan.

The CRA President and CRA Board Chairman are further authorized to take those measures necessary to effectuate said resolution.



Chairman, City of Memphis and Shelby
County Community Redevelopment
Agency

ATTEST:



Secretary
City of Memphis and Shelby County
Community Redevelopment Agency

Adoption Date: October 10, 2019

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, November 7, 2019

8:30 a.m.

Board Present:

McKinley Martin Jr. – Chairman
Sam Cantor – Treasurer
Britney Thornton
Ann Langston – Secretary

Absent:

Kevin Spragling
Dynisha Woods
Miles Mason – Vice Chairman

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
Daryl Lewis (Allworld)
Brita Austin (Allworld)
Kelly Rayne (ALSAC/St. Jude)
Mary Warren (Uptown Advisory Committee)
Allison Springfield (Allworld)
Michael Hooks Jr. (Allworld)

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

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 – October, 2019 (Board Action)

Chairman Martin called for approval of Board minutes from October 10, 2019. Upon motion made by Board Member Ann Langston and seconded by Board Member Sam Cantor, minutes were unanimously approved by the Board.

III. PUBLIC COMMENTS

Chairman Martin called for Public Comments. Mary Warren with Uptown Advisory Committee stated she was representing the community concerning the Chism Trail property at 544 Jackson Ave. in opposition to the proposal by St. Jude. Chairman Martin stated the concerns will be addressed later in the meeting.

IV. PRESENTATION: UPTOWN TIF DATA MANAGEMENT AND PROGRAM TRACKING

Chairman Martin called for presentation of Uptown TIF Data Management and Program Tracking. Andrew Murray introduced Brita Austin with Allworld, who has been working with Uptown Advisory Committee to map all the data collected to bring the CRA and work in Uptown into 2019. Brita Austin demonstrated through the GIS mapping tool the data collected in the Uptown area for crime, anchors, blight, and to also do quick analysis. The information is available to staff, Board Members, and Uptown Advisory Committee for viewing. Board Member Cantor asked where is this data housed. Ms. Austin stated the database is backed up locally, AWS (Amazon) server, and Agile server.

V. LEASE FOR 544 JACKSON (Board Action)

Chairman Martin stated that the lease at 544 Jackson with ALSAC/St. Jude is not complete as the lease is being negotiated pending review by ALSAC/St. Jude. Monice Hagler, General Counsel stated that information from Uptown Advisory Committee was added to the document and is awaiting comments from St. Jude. Board Member Britney Thornton asked if Andrew Murray can give an update from the last Uptown Advisory Committee meeting. Mr. Murray stated that included in the Board packet were highlights from the last Uptown Advisory Committee meeting with their concerns regarding the Chism Trail site, staff concerns, St. Jude

campus plan and parking map, and the average daily and monthly parking rates for Uptown and surrounding areas as provided by Downtown Memphis Commission. Board Member Thornton asked if it was a three (3) year lease. Mr. Murray stated it is a year-to-year lease with CRA having the option to renew. Monice Hagler stated the lease reflects three (3) years, but the wording will be changed to make the statement more understandable to read year-to-year with CRA having the option to renew the lease. Kelly Rayner with ALSAC/St. Jude stated they are planning on using the Chism Trail site for long-term use. Chairman Martin called for a motion to extend the temporary lease for thirty (30) days. Upon motion to extend temporary lease for thirty days by Board Member Thornton, seconded by Board Member Langston. The Board unanimously approved to extend temporary lease for thirty (30) days.

VI. PRESENTATION: CBIZ OF FY 2017-2018 ANNUAL AUDIT

Chairman Martin stated CBIZ will not be presenting at this time.

VII. STAFF REPORTS & UPDATES:

President Update: Rosalyn Willis

President Willis presented the CRA video by Trust Marketing to Board members. President Willis will forward a link to the video for Board members.

Legal: Monice Hagler

Monice Hagler stated the closing of Andre Jones lots for Malone Park Commons are finally complete.

VIII. UNFINISHED BUSINESS

There is no Unfinished Business.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Chairman Martin asked that all staff be present for the next board meeting.

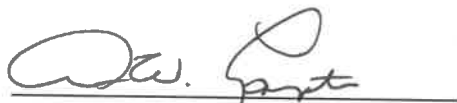
The next board meeting will be December 5, 2019 at 8:30 a.m.

A Policies and Procedures meeting will be held December 19, 2019 at 8:30 a.m.

X. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 9:45 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ann W. Langston", written over a horizontal line.

Ann W. Langston