

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of City of Memphis and Shelby County Redevelopment Agency

George Collins Love House
619 N. 7th Street
Memphis, TN 38107
Thursday, October 11, 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
Kevin Spragling - Member

Also Present:

Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development,
CRA
Monice Hagler – Counsel, CRA
Tanja Mitchell – Director of Neighborhood Sustainability and Chief
Impact Officer, CRA
Lisa Ivy - Executive Assistant, CRA
Michael Ross – Director of Finance, CRA
Felisa Cox – Attorney, City of Memphis

Visitors:

Julie Romine – Habitat for Humanity
Matthew Hernandez – East High School
Andre Jones – Jones Urban Development
Jennifer Krouse – Artifex DBD
Garry Gilles – Gilles Electric Company
R. John Anderson – Artifex DBD
Joni Laney – CTC
Greg Webb – Habitat for Humanity
Austin Magruder – PKM Architects
Alan Higdon – CRA Advisory Committee

Noah Gray – BDC
Andy Kitsinger - Consultant for BDC
Terry Hoff – Oasis of Hope
Pat Magruder – Fisher Architects
Sheran Harroway – 1st Baptist Church Broad
Tommy Pacello – MMDC
Ceasar Lomo - Binghampton Resident
Vertanya Allen – Alpha Alliance LLC
Dwan Gilliom - Allworld

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, October 11, 2018. All Board members were present.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:35 a.m. and a quorum was present.

II. MINUTES – September 18, 2018 (Board Action)

Chairman Martin called for approval of Board minutes from September 18, 2018. Board Member Sam Cantor had a question concerning the verbiage for the item regarding the River Parks Partnership. Board Chairman Martin called for motion to amend minutes section VI. Board Member Ann Langston motioned to amend the motion to include the change made by Board Member Cantor and Board Member Sam Cantor seconded, the change of minutes was approved unanimously by the Board.

III. PUBLIC COMMENTS

No Public Comments

IV. RESOLUTION APPROVING BINGHAMPTON STRATEGY REPORT (Board Action)

Chairman Martin called for a motion to approve Binghampton Strategy Report. Board Member Canton had a question concerning whether the checklist for TIF funding, on page 54 of the TIF evaluation is for use by CRA staff or the Binghampton Advisory Committee. Andrew Murray with CRA staff stated it is for use by the Advisory Committee and it can also be handed out to parties interested in doing projects, as a guide to what the community is looking for and what

to expect. Chairman Martin asked Noah Gray with Binghampton Development Cooperation to elaborate on the Binghampton Strategy Report. Noah Gray along with members of the Binghampton Task Force conducted 180 interviews to conduct this plan (report attached). The Binghampton community felt it would be a great document to take a proactive approach to developers saying this is what the community wants. Upon motion made by Board Member Cantor and seconded by Board Member Langston, the Board unanimously approved the Binghampton Community Plan.

V. RESOLUTION APPROVING HABITAT FOR HUMANITY HOMES APPLICATION FOR FUNDING (Board Action)

Chairman Martin called for a presentation by Andrew Murray for TIF funding of the Habitat for Humanity Homes. Andrew Murray stated that the application is for 10 homes and that Habitat is using New Market Tax Credits and CRA funding, pending Board approval. There were two lots given to Habitat from MLB which was discussed at the last Board meeting. Mr. Murray stated that this project has received favorable recommendation from the Uptown Advisory Committee. Greg Webb with Habitat stated as part of their Uptown plan there was an opportunity along with some funding that need to be spent to build more homes in the Uptown area. Chairman Martin asked if the 40% goal of MWBE participation was being fulfilled by using Self-Tucker Architects. Mr. Webb responded that they use minority contractors that are certified and some that are non-certified. Felisa Cox with City of Memphis stated that the City has a list of certified contractors to do work. Mr. Webb stated they are constantly working with contractors to get them to become certified. Monice Hagler states the reports need to state separately certified and non-certified contractors. Chairman Martin stated that the CRA has to comply with the City. Mr. Webb responded that they will comply with whatever the goal is and will try to exceed the goal if possible. Ms. Hagler will put together a development agreement for Habitat that will specify the requirements needed. Upon motion made by Board Member Langston and seconded by Board Member Cantor, the Board unanimously approved Habitat for Humanity's application.

VI. RESOLUTION APPROVING OASIS OF HOPE PROJECT APPLICATION FOR FUNDING (Board Action)

Chairman Martin called for a presentation by Andrew Murray for the Oasis of Hope Project requesting approval for TIF funding. Andrew Murray stated that this application is for three (3) senior rental units to fill-out the rest of their 40-lot subdivision that they are trying to get done by May. Terry Hoff with Oasis of Hope (founded by Hope Presbyterian Church) states that one of their programs is affordable housing for seniors. The seniors program consists of 114 seniors on roll that come Monday through Friday, some are looking for affordable housing. This will not only complete Bearwater Park, but it will also help meet the practical need of affordable housing for our seniors. Mr. Murray stated that this project has received favorable recommendation from the Uptown Advisory Committee and that MWBE participation will be determined in the Redevelopment Agreement. Oasis of Hope is waiting on a couple of grants that will complete the rest of their financing and depending on those they may have to put it there for bids. They not sure of what the requirements would be for other grants. Board

Member Cantor asked if these units will be transitional. Mr. Hoff stated the units are not transitional and residents will be able to stay as long as needed. Tanja Mitchell asked who will be managing the property. Mr. Hoff responded Frayser CDC manages their properties. Chairman Martin called for a motion to approve the application for Oasis of Hope for funding. Upon a motion made by Board Member Cantor and seconded by Board Member Kevin Spragling, the Board unanimously approved Oasis of Hope's application for TIF funding.

VII. MEMPHIS MEDICAL DISTRICT COLLABORATIVE PRESENTATION

Chairman Martin called for a presentation by the Memphis Medical District Collaborative. John Anderson with Artifex stated they provide affordable and market rate housing opportunities and new services close to the anchor institutions of the Memphis Medical District. They are looking to develop 70 – 120 units of new market rate and workforce rental housing. They are looking to develop a Public/Private partnership. An application will be following soon. (Presentation attached)

VIII. STATUS REPORT: NEIGHBORHOOD SUSTAINABILITY – TANJA MITCHELL

Chairman Martin called for Tanja Mitchell with CRA to give an update on Neighborhood Sustainability projects. Ms. Mitchell stated that the CRA hired Allworld to manage the Single Family and Alleys projects and asked Dwan Gilliom with Allworld to give an update. Mr. Gilliom stated the CRA received 80 applications for the Single-Family Rehab Program. Of the 80 applications approximately 38 applications were approved for funding. Those 38 applications were broken down into three (3) groups: the Pilot Program, Regular Program, and eight (8) homes that received previous funding through the Single-Family Home Improvement Program. We have received bids from eight (8) minority owned contractors, six (6) of those contractors will receive work on six (6) homes. All contractors are minority owned. Twenty-four (24) applicants in the regular program are ready to go to construction as soon as the construction and grant agreement is prepared. They will then be ready to proceed with the bid for contractors. The goal is to have everything prepared by next weekend and start work within the next two weeks. The other rehabs are re-applying for funding, they are scheduled to meet with them next week to get them in line as well. There are eight (8) alleys that we are finalizing today to bid documents on and hoping to advertise bids on by the end of the week. Mr. Gilliom that they will advertise for ten (10) days and hopefully get a contractor on board and proceed with construction in the next three or four weeks. There are six other alleys in the pipeline, one of which is considered to be a Green Alley design. Mr. Gilliom stated that the Board will be really impressed once you see the layout and what it's going to offer. This alley is located next to the Office@Uptown near Second and Third Street. Mr. Gilliom stated that they are consulting with engineers to do the design, and are hoping to start construction on the eight (8) alleys next month. We are on schedule considering there are a few minor delays.

Ms. Mitchell stated Mr. Gilliom will come each month to give an update on the progress. There will be two (2) public meetings to get public input on where residents would like to have lights in the alleys and also real-time crime center cameras. Meetings will be held on October 25 and November 1. One meeting will be held at Pastor Floyd's church (on the Advisory Committee) and the other to be held at the Neighborhood Christian Center or Humes School. Ms. Mitchell will send out more information pertaining to the meetings.

IX. PRESENTATION: DISPOSITION OF "UNBUILDABLE" MLB VACANT LOTS – ANDREW MURRAY

President Willis stated Mr. Murray has worked up a draft RFP pertaining to the vacant lots that we are not able to build on in the Memphis Land Bank.

Mr. Murray stated we are working on the RFP please see the spreadsheet of lots and the map attached. There about seventeen (17) lots that do not meet the qualifications to build on, but can be used as a community garden, a dog park, or other ideas.

X. UNFINISHED BUSINESS: REPORT AND UPDATE ON CONDEMNATION OF 165 CHELSEA

Chairman Martin called for an update on the condemnation of 165 Chelsea. Monice Hagler stated that this matter was set for trial for the only purpose of determining value. The Court had already indicated that the condemnation was approved and the transfer had already been made to MHA. MHA approved the transfer of the lot to MLB Uptown, so the lot is now in our possession in the Memphis Land Bank. When the matter was set for trial, the claimant appeared indicated they had an attorney and the court was resistant from continuing but after reviewing the matter decided to continue on January 24, 2019 for the sole purposes of determining value of the lot for the claimant. In addition, the claimant has filed a lawsuit against MHA for relocation expenses. This matter is pending now but CRA is not included in that lawsuit. Board Member Cantor asked because claimant has an attorney does that mean a more willingness to settle this matter. The attorneys Baker Donelson that represents MHA felt that this will help move the situation along.

XI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

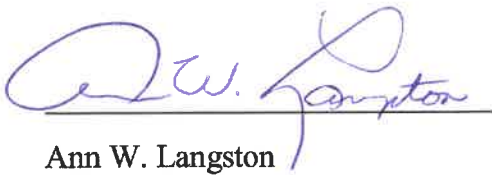
Board Member Kevin Spragling asked if we have anything from the accounting firm that we use. President Willis stated that there are financials generated every month and that the information goes to Chairman Martin. We are currently going through an audit and our focus is in getting the information needed for the audit. Chairman Martin stated that the accounting firm is waits for permission to release a final draft to the Board and that he had approved for final draft. However, through miscommunication the final drafts were not forwarded to the

Board. Board Member Spragling stated he understand we can be thirty (30) days behind, but we haven't seen anything in a while. Board Member Cantor stated he shares the same concerns of needing to see financial statements. Chairman Martin stated he will make sure that information is delivered to the Board in a more timely fashion with first received financials to be forwarded to Mr. Ross for initial review and comments.

XII. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 9:36 a.m.

Respectfully submitted,



Ann W. Langston