

**CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT
AGENCY BOARD MEETING**



Board of the City of Memphis and Shelby County Redevelopment Agency

Meeting held at CRA Offices / 850 N. Manassas - Gould Cottage / Memphis, TN 38107

Thursday, January 27, 2022

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman
Miles Mason – Vice Chairman
Sam Cantor – Treasurer
Ann Langston – Secretary
Kandace Stewart
Britney Thornton

Absent: Kevin Spragling

Also Present: Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development, CRA
Vivian Ekstrom – Community Development Associate & Chief Sustainability Officer, CRA
Cynthia Durham – Community Builder, Block Wellness Program, CRA
Monice Hagler – (CRA Counsel)

Guests:

Kevin Woods, Snuff District / Wolf River Holdings
Sam Rosenberg / Wolf River Harbor Holdings, Project Manager for Snuff District
Jay Lindy / Wolf River Harbor Holdings – Snuff District
JT Malasri / Consultant for the CRA
Chris Triplett / Ensaf, Consultant for the CRA
Dan Springer / City of Memphis
Joe Kent (on-line)
Billy Orgel / Wolf River Harbor Holdings – Snuff District (on-line)
Michael McLaughlin / Wolf River Harbor Holdings – Snuff District (on-line)
J – unknown participant / Indianapolis (on-line)
Roger Brownlee (on-line)

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, January 27, 2022 at CRA. All Board Members were present with the exception of Kevin Spragling.

I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:32 a.m. and a quorum was present.

II. Approval of MINUTES – November 4, 2021 and December 3, 2021 (Board Action)

Chairman Martin called for approval of the Board minutes from November 4, 2021. Board Member Sam Cantor made a motion and Board Member Kandace Stewart provided a second. The November Board meeting minutes were approved unanimously by the Board.

Chairman Martin called for approval of the Board minutes from December 3, 2021. Board Member Sam Cantor made a motion and Board Member Miles Mason seconded it. The December Board meeting minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. BOARD ACTION: RESOLUTION 012722A Authorizing an MOU for the Good Neighbor Grant Program (Commercial Façade Rehabilitation) for Uptown

Staff member Andrew Murray introduced CRA staff member Vivian Ekstrom who gave an overview of the program, which is a joint partnership with DMC that is due to be implemented in 2022. Andrew stated that for over four years CRA has been trying to figure out how to do a commercial facade improvement program, which is more complicated than CRA's Single Family Home program. He said that CRA was approached by DMC to join them in this ongoing successful program in order to expand the program in South City. Andrew said that CRA's main focus will be to recruit the businesses.

Staff Member Vivian Ekstrom, with the use of a PowerPoint, presented her brief overview to the Board. She pointed out that the program is also known as the Good Neighbor Grant Program, for small business owners. A question and answer session followed.

Chairman Martin asked about CRA's budget for this program and staff member Andrew Murray responded. Staff Member Vivian Ekstrom explained the application process and minority participation was discussed.

Chairman Martin called for approval of Resolution 012722A for the Board to Authorize an MOU for the Good Neighbor Grant Program (Commercial Façade Rehabilitation) for Uptown. Board Member Ann Langston made a motion and Board Member Britney Thornton provided a second. The Resolution was approved unanimously by the Board.

V. BOARD ACTION: RESOLUTION 012722B Authorizing CRA Staff to Purchase Properties at Tax Sales and Other Means Through its Acquisition Program

Staff Member Andrew Murray presented this resolution to the Board. He explained that the Clerk and Master of the Shelby County tax sales requests that this particular resolution be passed annually to make sure that the CRA staff has permission from the Board to bid on properties, even though the previous resolution gave permission for the life of the TIF.

Chairman Martin called for approval of Resolution 012722B which calls for the Board to Authorize CRA Staff to Purchase Properties at Tax Sales and Other Means Through its

Acquisition Program. Board Member Kandace Stewart made a motion and Board Member Miles Mason seconded the motion. The Resolution was approved unanimously by the Board.

VI. BOARD ACTION: RESOLUTION 012722C Authorizing the Engagement of Transportation Planning Services

President Willis presented this resolution to the Board. She reported that the community came to CRA asking for assistance. They ask that the CRA pay for a traffic study of the Greenlaw neighborhood due to the growth of business activity in the community that will bring a lot of additional people into the community within the next 3-5 years. The six month study is to determine how the residents are going to be impacted as well as to come up with ideas that work well for the community. It will also give a sense of how things will look with all the upcoming traffic and additional people.

The residents want their neighborhood to be a walkable community and CRA wants to continue to design the neighborhood in a good way. President Willis said that CRA has received a proposal from a company in Florida that CRA would like to hire. Board Member Ann Langston gave several reasons why she felt that the Board should approve this resolution.

Chairman Martin called for approval of Resolution 012722C for the Board to Authorizing the Engagement of Transportation Planning Services. Board Member Ann Langston made a motion and Board Member Sam Cantor seconded it. The Resolution was approved by the Board with Board Member Miles Mason voting against.

VII. BOARD DISCUSSION: Wolf River Holdings LLC – Request for Additional Infrastructure Related Funding

Guests Kevin Woods, Sam Rosenberg, and Billy Orgel presented Wolf River Harbor Holdings' request for additional funding related to infrastructure improvements along Front Street.

Board Member Ann Langston asked if the staff had any recommendations. President Willis answered no.

Board Member Sam Cantor stated that the CRA staff did not have a recommendation, but he had one to make to the Board that was between \$1,000,000 and \$1,090,000. Mr. Orgel has agreed with the proposal.

Board Member Miles Mason commented on the Board's negotiation process.

Chairman Martin asked if there were any additional comments or questions. He asked if the request was coming out of the original 8.5 million dollars approved by the Board for the utility work. The answer was no. He said that he is concerned about when does CRA get to the point of depletion/completion of this project -- will Wolf River come back in the future asking for additional funds? Guest Kevin Woods thanked CRA for their support and concluded that this request was for the completion of the work on this project.

Chairman Martin called for a motion to approve the additional \$1,090,000 for the completion of the Wolf River Project. Board Member Ann Langston moved that based on the agreement that has been reached and the consensus with both the developer and representatives from CRA and the Administration, that CRA provide \$1,090,000 in additional funding for the underground utility work that will benefit all of the area and be a part of the infrastructure for the entire Snuff District that needs to be served in order to get the project completed. The

motion was seconded by Board Member Britney Thornton. The resolution was unanimously approved by the Board.

Board Member Sam Cantor asked to make a friendly amendment to Board Member Ann Langston's amendment. Sam asked that seven stipulated request items be added to the MOU in addition to stating that all work must be completed before reimbursement.

Chairman Martin called for a motion to Approve the friendly amendment. Board Member Ann Langston moved that the Board accept the friendly amendment; that the staff will work through the MOU to include all the issues being addressed, before the additional \$1,090,000 is signed off on. The motion was seconded by Board Member Kandace Stewart. The resolution was unanimously approved by the Board.

VIII. STAFF UPDATES

President Willis presented her key points:

- When the Uptown TIF was expanded, the staff was asked to amend the Uptown Community Plan. This document is now completed and available.
- The CRA website has been updated, but CRA is in the process of adding Agendas, Board Meeting Minutes, Ordinances and other information as well as the Financial Statements. There is already a link on CRA's website to the information on the Shelby County website.
- **Single Family Home Rehabilitation Program:** Currently there are 25-30 homes under rehabilitation. A lot of updates have been made to process and procedures moving forward. Another round of improvements will begin once the weather breaks.
- CRA has been approached by the University of Memphis's Planning Department and asked to attend an annual planning event for 2022 and build their session around CRA's docuseries.
- CRA is working on the MOU for the new Hattiloo children's theater.

CRA Financials: President Willis updated the Board in the absence of CRA Financial Liaison to the Auditors, V. Lynn Evans:

- **External Audit:** Auditors are moving forward aggressively with the audit, but CRA still awaits some needed information from both the City and the County.

IX. UNFINISHED BUSINESS

There was no unfinished business to report.

X. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Chairman Martin announced that President Willis has submitted her resignation as President of CRA. He said that she will remain as President until the first week of June 2022. He acknowledged her role and accomplishments during her leadership as President. He said that she has really worked hard and that the work is paying off. He also said that she is appreciated and thanked by all for what she has done and all that she will do. His statement was followed by

applause. He concluded by saying that he is in talks with President Willis about the transition and that the Personnel Committee will meet next week to talk as well.

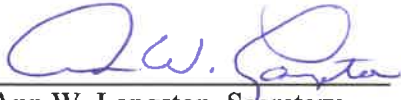
A board member asked when the Advisory Council meets and where. President Willis provided a response.

The next CRA Board meeting will be held in person at CRA on Thursday, March 3, 2022 at 8:30 a.m.

XI. ADJOURNMENT

Chairman Martin officially adjourned the meeting at 10:08 a.m.

Respectfully submitted,



Ann W. Langston, Secretary