

**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, April 7, 2022

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman
Sam Cantor – Treasurer
Ann Langston – Secretary
Kevin Spragling
Kandace Stewart
Emily Greer

Absent: Britney Thornton

Also Present: Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development, CRA
Cynthia Durham – Community Builder, Block Wellness Program, CRA
Monice Hagler – (CRA Counsel)
V. Lynn Evans – (CRA CPA)

Guests: Kerry Clay – contractor
Constance Faust – resident
Mia Earl – Abundant Life Wellness Solutions
Fred Truitt – contractor
Bruce Quinn – block crew and lot maintenance
Reverend Christine Allen Glass – Grace Baptist Church
Andre Jones – Jones Urban Development
Glen Lloyd – resident / Owner of TechFix LLC
Reverend Ronnie C. King – Grace Baptist Church
Albert Richardson – CAAP Incorporated

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, April 7, 2022, at CRA. All Board Members were present except for Britney Thornton.

I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:35 a.m. and a quorum was present. He welcomed new CRA Board Member, Ms. Emily Greer.

II. Approval of MINUTES – March 3, 2022 (Board Action)

Chairman Martin called for approval of the Board minutes from March 3, 2022. Board Member Ann Langston made a motion and Board Member Sam Cantor provided a second. The March Board meeting minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

Guest #1: Andre Jones / Jones Urban Development

Andre announced that Malone Park Commons will receive the 2022 Tommy Pacello Award for outstanding small-scale development, to be presented at High Cotton Brewing Company at the ULI annual meeting this coming Tuesday, April 12th at 5:30pm. He said that “thanks to the support of CRA his company has received a lot of local and national recognition”.

Guest #2: Albert Richardson / CAAP Incorp.

Mr. Richardson stood up to celebrate CRA and the Board for the funds that his company received, over six years ago, to build an apartment building (100% affordable) that impacted senior citizens in this specific community. He mentioned some of the other community work that his company is involved in. He thanked President Willis for her leadership, foresight and commitment to serve the low-income community.

Guest #3: Pastor Ronnie C. King – Grace Baptist Church

Pastor King also came to celebrate CRA, President Willis and staff. He said that after retiring from military service he settled in this area in 2014 and has not seen much progress in the community where his church resides. He runs a food program that serves 200-300 people each month and he hopes to enlarge the program through the partnership with CRA, the police department and others. He said that individuals who come through his program praise CRA for all the services that they are performing in the community. Pastor King supplied before and after pictures of a home that the church has renovated. He hopes to continue the relationship with CRA for many years to come.

Guest #4: Glen Lloyd – resident and Owner of TechFix LLC

Mr. Lloyd serves on several nonprofit Boards. Due to CRA support he also works with the Hospitality Hub for the homeless and has been able to provide jobs for numerous members through clean ups, block crew, landscaping projects, etc. He said that other business owners at today's meeting are also a part of this effort, and everyone looks forward to continually help CRA in order to keep community improvements moving forward.

Guest #5: Bruce Quinn – block crew and lot maintenance

Mr. Quinn was born and raised in zone 7 [of the Uptown TIF] between Dixie Homes and Danny Thomas. His mom passed away two years ago and left him the home. He thanked CRA for stepping forward and showing love to the community by taking the time to help with improvements to this area, something he has not seen take place since he has lived in the home.

Chairman Martin thanked everyone for all the positive public comments and feedback.

IV. BOARD ACTION: RESOLUTION 040722A – Authorizing an MOU with Grace Missionary Baptist Church, Inc.

President Willis gave some background information. She thanked Reverend King for stepping up and committing to moving his food program to the 1092 Manassas location in order to make it more visible and to serve more people. CRA will make all improvements to the building and Reverend King will feed people in the community by getting fresh produce in. After the renovations are complete, Reverend King will take responsibility for the building. CRA will enter into negotiations with Reverend King to prepare an MOU so that he can move forward. A question-and-answer session followed.

Chairman Martin called for approval of Resolution 040722A for the Board to Authorize an MOU with Grace Missionary Baptist Church. Board Member Sam Cantor made a motion and Board Member Kevin Spragling provided a second. The Resolution was approved unanimously by the Board.

V. BOARD ACTION: RESOLUTION 040722B – Authorizing and MOU with TechFit

President Willis reminded the Board that Mr. Glynn Lloyd had spoken earlier. She said that he lives in Bearwater and is very engaged in the work in the community in reference to problem solving. President Willis gave background information on the ‘Purple Church’ property [954 N. Second Street] and the land adjacent to the church, which will become the Purple Plaza, targeted for outdoor community activities. CRA will own the property while Mr. Lloyd will take responsibility for it. This will implement much needed programming for the sustainability of the neighborhood. CRA will start the programs, and the non-profits and the churches will continue the work.

Guest Glynn Lloyd distributed a handout outlining what his plans are for the Purple Church. He said that he runs a 501c3 organization called TechFix. He stated that he covers the tech side of the business (IT computer repair, services, and sales) while his partner handles the wellness side. His goal is to teach marketable technical skills to the residents in the community while his partner teaches fitness and wellness techniques for a healthier lifestyle. The program will tackle adult literacy and will include a GED program as well as community meetings to discuss neighborhood concerns. Mr. Lloyd said that over the past twenty years he has worked with and developed various relationships with many of the non-profits in the North Memphis area.

Chairman Martin called for approval of Resolution 040722B for the Board to Authorize an MOU with TechFix. Board Member Kevin Spragling made a motion and Board Member Ann Langston seconded it. The Resolution was approved unanimously by the Board.

VI. STAFF UPDATES

Staff Andrew Murray gave an update on the South Memphis TIF. He and CRA Counsel Monice Hagler presented to the Shelby County Commission and the City Council. Andrew said that the City Council introduced the two resolutions [Redevelopment Plan and Workable Program Amendment] and voted unanimously to approve them. A revision will be added to the TIF Trust Fund ordinance that states that a review of the boundaries is to take place every two years – this addition will not cause additional work for staff. The resolutions are to be heard at County Commission on April 11, 2022, and the ordinance on May 4, 2022. Currently there appears to be no opposition. A questions and answers session followed. Board Member Ann Langston stated

that it would be a good idea to have a Community Relations Committee to educate newer members on the City Council and Commission, as well as the community, on how TIFs operate - in order to curb misinformation.

President Willis presented her key points:

- CRA has advertised (for 30 days) a list of properties that CRA will be disposed of.
- President Willis recognized guest Albert Richardson. She pointed out that CRA has property adjacent to Mr. Richardson's 50-unit multi-family housing unit for senior citizens. With help from CRA, eleven unit will be targeted for renovation in order to improve the area with new housing. Mr. Richardson will submit a proposal to CRA.
- Meetings have taken place on the 299 Chelsea property. A renovation schedule has been created in order to meet a December 2023 theatre production deadline goal. The Theatrical School is targeted to begin in the Summer of 2024.
- The drainage contract that CRA entered in to with the City will be finished after one last test which is scheduled for today.
- CRA is working on the coordination of the Front Street project, which is moving forward.
- President Willis will email to the Board a letter she received from the bond holders for Highland Row requesting a response to a proposal, which may require a meeting of the Finance Committee. Staff member Andrew Murray stated that "no matter what CRA does, the problem is that people that own the development are not paying their taxes." creating an endless cycle of appeals. A question-and-answer session followed.
- The North Memphis Spring Fest is scheduled for April 30, 2022, on the Chisholm Trail site from 12:00pm to 4:00pm. A flyer will be distributed soon. The event will highlight will be some of the projects that were talked about earlier in this meeting.

CRA Financials:

CRA CPA V. Lynn Evans provided the Board with an updated on the financial reporting.

Board Member Sam Cantor asked Lynn to explain the difference in the accounting principles for CRA's statements and for the audits. Lynn gave detailed explanations. A question-and-answer session followed.

VII. UNFINISHED BUSINESS

At the last Board meeting Chairman Martin asked Board Member Kevin Spragling to do the nomination calls.

Nominating Committee Report:

Board Member Kevin Spragling announced that there were no nominations calls because Attorney Monice Hagler said that the nominations should be done in person. Kevin said that he has talked to Chairman Martin and Board Member Sam Cantor and that both are willing to serve another term. Kevin asked Board Member Ann Langston if she is willing to serve another term and she answered yes. He pointed out that currently the Vice Chairman position is open. Kevin opened the floor for additional nominations. Chairman Martin nominated Board Member

Kandace Stewart to fill the position of Vice Chairman and she accepted the nomination. All of the Board member supported the slate of officers that were presented by Board Member Kevin Spragling. They also agreed to having Board Member Kandace Stewart as Vice Chairman.

Board Member Kevin Spragling stated that the slate of officers for the 2022-2023 fiscal year will be the current slate of officers (McKinley Martin/Chairman, Kandace Stewart/Vice Chairman, Sam Cantor/Treasurer and Ann Langston/Secretary).

Nomination:

As Chairman of the Nominating Committee Kevin Spragling moved that the Board accept the slate of officers for the 2022-2023 term for CRA, it was seconded by Board Member Emily Greer. The motion was unanimously approved by the Board.

Election:

Board Member Kevin Spragling presented the slate of nominees for election and asked that the Secretary cast a unanimous vote since all nominees have been accepted and approved. CRA Secretary Ann Langston accepted and approved the slate of officers for the 2022-2023 term for CRA. The motion passed.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

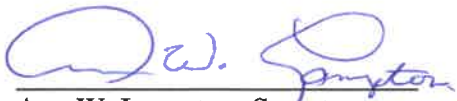
Chairman Martin announced that there is a Personnel Committee Meeting next Thursday, April 14, 2022, at Sam Cantor's office.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, May 5, 2022, at 8:30 a.m.

IX. ADJOURNMENT

Chairman Martin adjourned the meeting at 9:31am.

Respectfully submitted,


Ann W. Langston, Secretary