

**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, July 7, 2022

8:30 a.m.

Board Present: Kandace Stewart – Vice Chairman
Sam Cantor – Treasurer
Ann Langston – Secretary
Kevin Spragling
Britney Thornton

Absent: McKinley Martin Jr. – Chairman
Emily Greer

Also Present: Andrew Murray – President, CRA
Cynthia Durham – Community Builder, Block Wellness Program, CRA
Kimani Shotwell – Director of Community Building, Engagement and Impact
Monice Hagler – (CRA Counsel)
V. Lynn Evans – (CRA CPA)

Guests: Andy Kitsinger – Development Studio
Corey Davis – The Works, Inc.
Roshun Austin – The Works, Inc.
Steve Barlow – The Works, Inc.
Juan Self – Self +Tucker Architects
Randall Garrett – KSCCDC
Archie Willis III – Com Cap
Mr. Courtney Jennings – Com Cap
Charles E. Carpenter – Carpenter Law, PLLC
Glen Lloyd –TechFix LLC / Community
Valerie Peavy – CRA Advisory Council Member
Juliet Pittman
Robert Wiseman
Charlotte Marshall
Joe B. Kent

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, July 7, 2022, at CRA. All Board Members were present except for McKinley Martin Jr. and Emily Greer.

I. CALL TO ORDER

Vice Chairperson Stewart chaired the meeting in Chairman Martin's absence. She officially called the meeting to order at 8:36 a.m. and a quorum was present.

II. Approval of MINUTES – June 2, 2022 (Board Action)

Vice Chairperson Stewart called for approval of the Board minutes from June 2, 2022. Board Member Ann Langston made a motion and Board Member Kevin Spragling seconded it. The June 2nd Board meeting minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

Uptown Advisory Committee member Valerie Peavy, Uptown Resident Robert Wiseman, Guest Joe Kent, and Uptown Resident Charlotte Marshall, all provided public comments.

IV. AUDIT UPDATE:

Lynn Evans/CRA's CPA reported that the June 30, 2021 audit is delayed but is very close to being completed. Lynn is hoping to receive the final report within the next week, at which time she would like to call a Board meeting to be scheduled specifically to accept the 6/30/21 audit report.

V. BOARD ACTION: Resolution 070722 – Amending Collins Chapel Connectional Hospital

Treasurer Sam Cantor gave a brief update on Resolution 070722. He reported that the Finance Committee met and took a hard look at the second two-part request and voted to recommend approval of the first part of the request to cover cost increases only.

Vice Chair Stewart called for the approval of Resolution 070722 (Amending Collins Chapel Connectional Hospital). Treasurer Sam Cantor made a motion and Board Member Brittney Thornton seconded it. The resolution was approved unanimously by the Board.

VI. PRESENTATION FROM KLONDIKE PARTNERSHIP

President Murray welcomed the Klondike partnership group. He explained that the targeted Klondike boundaries extend from Chelsea to Jackson and Watkins to the interstate. Andrew said that CRA, along with consultants, have reviewed the Klondike partnership's TIF district application which was turned in last month.

The Klondike partnership representatives gave a brief PowerPoint presentation addressing their goals. It was pointed out that the 30-year (developer led) TIF Community Redevelopment Plan is a partnership between many stakeholders in the Klondike neighborhood who are looking to stabilize and improve this area -- which contains 1,200 parcels. The purpose and vision of the Klondike TIF district is to leverage the community redevelopment tool for improvement of the lives of the Klondike residents and to make sure that Klondike remains an affordable neighborhood.

Planned program projects and projects that have already been completed in the Klondike district were mentioned. A survey was conducted of approximately 200 residents to determine the most important community needs. Currently 13 million dollars has been invested in the

neighborhood. The Klondike Partnership group hopes to have this TIF application process completed by the end of calendar year 2022. A lengthy question and answer session followed.

Treasurer Cantor announced that there will be a Finance Committee meeting at the CRA office on Thursday, July 21st at 8:30am.

Vice Chair Stewart thanked the Klondike Partnership group representatives for their presentation.

VII. STAFF UPDATES

President Murray reported that:

- CRA is working on and is close to hiring a CFO.
- CRA is in a transition stage and everything is moving forward as planned with help from Lynn Evans and Monice Hagler.
- He and the department program heads are working on an agency program budget for the fiscal year. He hopes to present it by the time of the CRA Board Retreat (date and agenda to be determined). He would also like the Retreat to include a bus tour of the neighborhoods.
- The Uptown Advisory Committee will meet quarterly (dates to be determined). The CRA budget will be explained at the meeting in order for the Committee to help CRA to stay on track in implementing the Uptown Community Plan.
- Additional staff hiring is being considered.

President Murray will create an overview list that shows the responsibilities of all department Directors. He said that CRA receives about 8 million dollars incrementally per year from the Uptown TIF. However, the CRA can and should leverage our funds with other funding opportunities.

Staff Lisa Ivy/Manager of Single Family Home Rehabilitation stated that her goal is to complete 40 homes every four months. CRA has rehabbed 70 homes in 4 years (includes the COVID-19 shutdown period). Currently there are over 300 people on the waiting list. Lisa explained the SFHR process and how CRA determines the order in which residents are serviced. She gave examples of success stories. It was stated that residents learn about the program(s) through word of mouth, then newsletters, social media, community churches, etc.

VIII. UNFINISHED BUSINESS

Monice Hagler reported that the final resolution / ordinance from the County Commission regarding the Soulsville/South Memphis TIF is approved. President Murray added that this TIF is waiting for activation until \$500,000 is accumulated in the allocation fund.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Dates for the 2022 Board of Directors Retreat was discussed. Staff Cynthia Durham is to poll the Board for best available dates.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, August 4, 2022, at 8:30 a.m.

X. ADJOURNMENT

Vice Chairperson Stewart adjourned the meeting at 9:51 am.

Respectfully submitted,


Ann W. Langston, Secretary