

**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, September 1, 2022**

8:30 a.m.

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

**Absent:** None

**Also Present:** Andrew Murray – President, CRA  
Cynthia Durham – Community Builder, Block Wellness Program, CRA & Administration  
Monice Hagler – CRA Counsel

**Guests:** Glen Lloyd – TechFix LLC / Bearwater Community  
Valerie Peavy – CRA Advisory Committee Member/Uptown Resident  
Robert Wiseman – Uptown Resident  
Charlotte Marshall – Uptown Resident  
Ebony Bailey – Resident  
Regina Edmond – Uptown Resident  
Andre Jones – Uptown Resident

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, September 1, 2022, at CRA. All Board Members were present.

## I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:31 a.m. and a quorum was present.

## II. Approval of MINUTES – August 4, 2022 (Board Action)

*Chairman Martin called for approval of the Board minutes from August 4, 2022. Board Member Ann Langston made a motion and Board Member Kevin Spragling seconded it. The August Board meeting minutes were approved unanimously by the Board.*

## III. PUBLIC COMMENTS

Uptown resident Valerie Peavy and Ebony Bailey provided public comments. They are pleased at the direction in which CRA is going. All questions and concerns were addressed by the CRA staff.

## IV. KLONDIKE TIF DISCUSSION AND UPDATE

Board Member Sam Cantor brought everyone up to speed on the Klondike TIF meetings that have taken place to date.

Board Member Sam Cantor said that he spoke with Monice Hagler/CRA Counsel and they decided to call a Finance Committee of the whole at today's Board meeting to approve a 20 to 30 year TIF in order to be prepared for anything the TIF Review Committee might decide. Sam opened up the floor to a Finance Committee meeting discussion.

President Murray said Klondike's numbers are conservative. He also stated that projected TIF increments is 30 million dollars over 30 years. Andrew explained how the TIF increments are divided.

*Board Member Kevin Spragling moved that the Finance Committee approve the Klondike TIF with a range of 20 to 30 years with a caveat for a \$300,000 hold back before CRA spends. Board Member Ann Langston seconded the motion. The 20 to 30 year Klondike TIF was approved unanimously by the Board.*

## V. STAFF UPDATES

Chairman Martin introduced Lobelia Cole-Smith, CRA's new CFO. Lobelia gave some brief background information on herself and stated that she is passionate about helping people and giving back to the community.

**Financials Update:** CFO Lobelia Cole-Smith reported that:

- CRA continues to have a positive cash position and that payroll and accounts payable are current.
- The June 30, 2022 Audit is tentatively scheduled to begin mid-October 2022.
- The Tennessee Comptroller's office reported yesterday that they receive CRA's 2021 Audit Report from the auditors, who submitted it after the August 4, 2022 Board Meeting.
- Reports from the City and County are being pursued in advance in order that The CRA receive needed information in a timely manner. No additional issues/delays are anticipated.

**President's Update:** President Andrew Murray reported that:

- CRA staff is working diligently to prepare for the September 24<sup>th</sup> 9:00am – 4:00pm Board of Directors Retreat.
- President Murray gave a rough outline of the Retreat's agenda. He announced that he is working on a draft program budget that can be talked through during the 'working' tour, about what the budget is, in order that the Board can see what has been done and what still needs to be done.
- Morris Park is almost complete. A ribbon cutting ceremony will be scheduled in the next few months.
- The Trail is still on track. CRA hopes to have this project completed by December 2022.
- The next phase of the Single Family Rehab Program is being launched next month. Some tweaks, in the form of an amendment to the previous resolution to the program, will be presented to the Board.
- New staff members: **Stephanie Clark**, Housing Specialist/Paralegal works with Lisa Ivy on the home repair program. She will also be working with Habitat for Humanity. **Emma Turri** is a Project Manager who will work with Kimani Shotwell in the Community Builders department on 'small projects'.

**Legal Update:** Monice Hagler reported that:

- CRA is working on approximately 15 title searches to make sure the residents in the SFHR program are the owners of their property.
- She is working on the PSA for the purchase of this property. CRA's lease is active until January 2023.
- She is working through the redevelopment agreement for Collins Chapel.

## VI. UNFINISHED BUSINESS

There was no unfinished business.

## VII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Board Member Sam Cantor gave an update on the Front Street Project. He reported that CRA will receive a reimbursement of \$50,000 for the difference in the cost of the street lights.


Chairman Martin alerted Board members that a Special Board Meeting might be scheduled to take place next week, depending on what the TIF Review Committee approves.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, October 6, 2022, at 8:30 a.m.

## VIII. ADJOURNMENT

The meeting was adjourned at 9:43 am.

Respectfully submitted,



Ann W. Langston, Secretary