

**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, October 6, 2022

8:30 a.m.

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

Absent: Ann Langston – Secretary

Also Present: Andrew Murray – President, CRA
Lobelia Cole-Smith – Chief Financial Officer, CRA
Monice Hagler – CRA Counsel
Cynthia Durham – CRA Staff
Terrence Hammons – CRA Staff
Stephanie Clark – CRA Staff
Kimani Shotwell – CRA Staff

Guests: Glen Lloyd – TechFix LLC / Bearwater Community Resident
Charlotte Marshall – Uptown Resident
Robert Wiseman – Uptown Resident
Ebony Bailey – Resident

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, October 6, 2022, at CRA. All Board Members were present with the exception of Ann Langston.

I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:36 a.m. and a quorum was present.

II. Approval of MINUTES –

September 1, 2022 (Board Action)

Chairman Martin called for approval of the Board minutes from September 1, 2022. Board Member Sam Cantor made a motion and Board Member Emily Greer seconded it. The September 1, 2022 Board meeting minutes were approved unanimously by the Board.

September 20, 2022/Special Board Mtg. (Board Action)

Chairman Martin called for approval of the Special Board minutes from September 20, 2022. Vice Chairperson Candace Stewart made a motion and Board Member Sam Cantor seconded the motion. The September Special Board meeting minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

**IV. (Board Action) SINGLE FAMILY REHAB PROGRAM – RESOLUTION 100622A
Discussion**

President Murray began by thanking the Board members for showing up for three Board events in the month of September. He explained that CRA is still working on revamping the Single Family Home Rehab Program resolution (included in the packet) in order to get in compliance with where CRA is and where the program needs to be.

President Murray pointed out that many of the rehabs exceed the original designated \$25,000 - \$30,000 assigned amount per household. He reported that Lisa Ivy/Director of SFHR and her staff met with each contractor separately and Lisa provided an overview of staff recommendations for the program:

A question and answer session followed. Chairman Martin suggested that all points should be discussed further at a Policy and Procedures Committee Meeting. Chairman Martin will check with Board Member Ann Langston to secure a meeting date. The SFHR department will be asked to give a presentation to the Board on the points that they believe should go forward. A discussion on 'affordable housing' followed. *Chairman Martin gave permission for the CRA to move forward with revamping the SFHR Program resolution and continuing the SFHR program in the interim.*

**V. (Board Action) APPOINTMENT OF UPTOWN ADVISORY COMMITTEE
MEMBERS**

President Murray announced the names of the candidates that submitted applications to fill the vacant seats on the Advisory Council (Dr. Andre Brooks, Stephanie Walker, Darwin Lott, Bruce Quinn and Monroe Ballard). An application from Pastor Ronnie King is also expected. Andrew said that most are actively involved in CRA work.

Staff Kimani Shotwell talked briefly about the five candidates being considered for membership representation. He explained the recruiting process and he spoke on how the candidates represent their Uptown neighborhoods. Kimani said that there are a total of 13 diverse Advisory

Council members, at least 2 representatives representing each of the 8 zones in the TIF for a three year term.

President Murray explained why the CRA Advisory Council exists. Staff Kimani Shotwell said that “the Advisory Council members will help CRA’s reach into the neighborhood to be even stronger.” It was pointed out that the Advisory Council meeting schedule is on the CRA website under the events page.

A vote on the five candidate recommendations will be taken next month after all applications are reviewed.

VI. STAFF UPDATES

Financials Update: CFO Lobelia Cole-Smith reported that:

- CRA continues to have a positive cash position. The payroll taxes and accounts payable are current.
- The June 30, 2022 Audit is tentatively scheduled to begin mid-October 2022.

Board Member Sam Cantor asked if the Board will eventually be able to view actual versus budget numbers for both Operations and Programs. President Murry answered saying this is a future goal. Staff Lobelia Cole-Smith noted that she and Andrew have been analyzing and accessing what is needed from each vendor.

President Murray reported that all of CRA’s back log of money has been spent. He said that going forward CRA’s budget will be “what CRA brings in is what CRA spends”. Andrew reported that the good news is that CRA has a steady source of funding coming in over the next 9 years, in addition to opportunities to pursue other funding sources.

Board Member Sam Cantor stated that it appears that CRA’s TIF Revenue from the City is behind from last year, he asked why. Staff Lobelia Cole-Smith said that CRA is awaiting the report, that normally comes out in August, that shows the funds collected for 2022. She expects to receive the report by Monday.

President’s Update: President Andrew Murray reported that:

- CRA has been asked to lead a coalition of entities to pursue a one million dollar grant from the EPA (for environmental assessments of what contaminations exist) to be utilized anywhere in the entire County. Two CRA staff members will be leading the charge and submitting for this grant by the end of November 2022.
- Edge will be pursuing a revolving loan grant from the EPA through the Biden Infrastructure bill which will fund individual projects for clean up.
- Other site specific clean up grants will also be pursued.

Legal Update:

Monice Hagler reported that they are supporting the staff day to day.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS


Board Member Sam Cantor extended an official thank you to the CRA staff for putting together the Board of Directors Retreat and for the work that they did to make it a success. He described the event as “Inspiring”. All of the Board members agreed. Chairman Martin stated that the retreat truly accomplished its goal of bringing together the Board and CRA Staff.

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

IX. ADJOURNMENT

The meeting was adjourned at 9:37 am.

Respectfully submitted,



Ann W. Langston, Secretary