

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of the City of Memphis and Shelby County Redevelopment Agency

Downtown Memphis Commission (DMC)

114 N. Main St.

Memphis, TN 38103

Thursday, March 5, 2020

8:30 a.m.

Board Present:

McKinley Martin Jr. – Chairman
Sam Cantor – Treasurer
Britney Thornton
Ann Langston – Secretary
Kevin Spragling
Dynisha Woods
Miles Mason – Vice Chairman

Also Present:

Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development,
CRA
Lisa Ivy – Administrative Assistant/Office Manager, CRA
Monice Hagler – (CRA Counsel)
Amber Floyd – (City Attorney)
Joseph Fletcher – (City Attorney)

Visitors:

V Lynn Evans
Babacar Thiaw (River City Capital)
Greg Webb (Habitat for Humanity)
Ashley Cash (DPD/City of Memphis)
Michael McLaughlin (Wolf River Holdings)

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, March 5, 2020. All Board members were present.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:45 a.m. and a quorum was present.

II. Approval of MINUTES – February 6, 2020 (Board Action)

Chairman Martin called for approval of Board minutes from February 6, 2020. Upon motion made by Board Member Britney Thornton and seconded by Board Member Sam Cantor, minutes were unanimously approved by the Board.

III. PUBLIC COMMENTS

There were no public comments.

**IV. APPROVAL OF UPTOWN ADVISORY COMMITTEE MEMBERS
(Board Action)**

Chairman Martin called for Board action approval of Uptown Advisory Committee Members. Mr. Andrew Murray presented two recommendations from CRA staff. They are Glen Lloyd and Natalie McKinney. Glen Lloyd is a longtime resident of Bickford Community who will be replacing Andrea Curry who is unable to attend meetings. Mr. Lloyd has a group of neighborhood teens that assist him in mowing the lots in the area; he is also an IT Specialist, community leader, and advocate for Washington Park. Natalie McKinney is the Director/Co-Founder of Whole Child Strategies; she operates in Smokey City/Klondyke, and is an advocate for the neighborhood as a whole. Chairman Martin called for a motion for approval of Glen Lloyd and Natalie McKinney to be members of Uptown Advisory Committee. Upon motion to approve Glen Lloyd and Natalie McKinney to become members of Uptown Advisory Committee by Board Member Cantor and seconded by Board Member Woods, the Board unanimously approved Glen Lloyd and Natalie McKinney as members of Uptown Advisory Committee.

Board Member Cantor asked if a permanent invite to Uptown Advisory Committee meetings can go out each month to Board Members. Andrew Murray stated he will start adding Board Members to the invite each month.

V. RESOLUTION 030520A: RESOLUTION AUTHORIZING PAYMENT TO THE CITY OF MEMPHIS FOR THE DEMOLITION OF THE APARTMENTS AT TILLMAN COVE IN BINGHAMPTON TIF DISTRICT (Board Action)

Chairman Martin called for Resolution 030520A – Authorizing Payment to the City of Memphis for the demolition of the apartments at Tillman Cove in Binghampton TIF District. Ashley Cash with the City of Memphis Office of Comprehensive Planning has been working with HCD, Public Works, BDC, and Elmington Capital to demolish the abandoned apartments at Tillman Cove. The Apartments were acquired by the City of Memphis in 2018; they were very poor condition. The cost for demolition of the apartments is approximately \$409,000; the City of Memphis is asking the CRA to partner with them to cover part of the cost of demolition which is \$200,000. Tillman Cove was selected the best multifamily development project of the year through the Memphis Business Journal. Board Member Cantor asked the status of Elmington’s development plans and timeline on breaking ground? Mrs. Cash stated Elmington is scheduled to break ground in about nine (9) months; we are working on 12 months development plans and are working closely with HCD. Board Member Langston asked if there would be enough funds to cover the demolition and to start Single Family Rehab Program. President Willis confirmed there are enough funds to cover both projects. Upon motion of approval of funds in the amount of \$200,000 for the demolition of Tillman Cove made by Board Member Langston and seconded by Board Member Cantor. The Board unanimously authorized payment to City of Memphis for the demolition of the apartments at Tillman Cove in the Binghampton TIF District.

VI. RESOLUTION 030520B: RESOLUTION AUTHORIZING CRA TO ENTER INTO AGREEMENT WITH CITY OF MEMPHIS FOR CITY RELATED CRA VISION 2020 PROJECTS WITHIN THE UPTOWN TIF (Board Action)

Chairman Martin called for Board action 030520B Resolution authorizing CRA to enter into agreement with the City of Memphis for City related CRA Vision 2020 Projects. President Willis stated there are several projects that we are working with the City of Memphis. A copy of Vision 2020 PowerPoint is attached along with the agenda and Board Action.

VII. RESOLUTION 030520C – RESOLUTION AUTHORIZING CRA TO ENTER INTO COOPERATIVE ENDEAVOR AGREEMENT WITH HABITAT OF MEMPHIS (Board Action)

Chairman Martin called for Resolution 030520C authorizing the CRA to enter into a Cooperative Endeavor Agreement with Habitat of Memphis to design and implement an affordable Uptown Homeownership Program. President Willis introduced Greg Webb to talk about the agreement. Mr. Webb, Director of Construction with Habitat for Humanity, stated it has been a great partnership working with the CRA. Mr. Webb stated there are twenty-seven (27) homes Habitat is wanting to build in Uptown. The homes are going to be built in three (3) phases, with the first nine (9) which have volunteers by April 22, 2020. Service Master is doing their day of community service to place 400 volunteers in Uptown to assist Habitat, with hopes of having

homeowners moved in by Thanksgiving of 2020; unless something happens, it will be by Christmas 2020. It will be ongoing building throughout the year, with volunteers coming from several major corporations. The corporations are doing business with the businesses in Uptown while volunteering. Mr. Webb states Habitat will continue to partner with CRA in making the Uptown neighborhoods better. Chairman Martin called for a motion authorizing the CRA to enter into a Cooperative Endeavor Agreement with Habitat of Memphis. Upon a motion by Board Member Kevin Spragling authorizing CRA to enter into a Cooperative Endeavor Agreement with Habitat of Memphis to design and implement an affordable Uptown Homeownership Program and seconded by Board Member Cantor, the Board unanimously approved the authorizing of CRA to enter into Cooperative Endeavor Agreement with Habitat of Memphis to design and implement an affordable Uptown Homeownership Program. A copy of the presentation is attached to the minutes.

VIII. RESOLUTION 030520D: CONSIDERATION OF REVISED REQUEST FROM WOLF RIVER HARBOR HOLDINGS, INC. (Board Action)

Chairman Martin called for Resolution 030520D consideration of Revised Request from Wolf River Harbor Holdings, Inc. Board Member Cantor and CRA staff met with Wolf River Harbor Holdings to discuss the ask of CRA. Board Member Cantor stated at the previous Board meeting there were some confusion and concerns caused by the area west of the flood wall (the Harbor) and the infrastructure cost. An agreement was made to move forward by splitting the ask into the Wolf River side of the flood wall. At this time the engineers are working with the CRA staff on the designs for infrastructure and have nothing for the Board to vote on and is not sure at this time when Wolf River Holdings will be ready to present. Board Member Cantor stated on the second part of the ask, he is amenable to cleaning up the area west side of the flood wall if there will always be a public access, some recreation for public use, and there will be an ongoing maintenance plan; and, as of yesterday, there are some environmental concerns. Mr. Murray has found some environmental studies that were done in 2012 that identified that there were some environmental issues. Board Member Cantor stated that he would like, in addition an amendment, or line item to the Resolution 030520D stating this is subject to an environmental study to be done stating the area is safe for public access. The engineers reported in order for an environmental study to be done in the area the cost is approximately \$30,000-\$35,000. Board Member Cantor stated prior to any funding a Phase 2 environmental study should be done. Board Member Langston added as number 8 in the Resolution before the funding is made available the applicant shall provide an environmental report that the property is safe for public use. Upon a motion made by Board Member Cantor, and seconded by Board Member Langston, the Board unanimously approved the revised request for Wolf River Harbor Holdings, Inc.

IX. UNFINISHED BUSINESS: RESOLUTION 030520E – PARKING LEASE FOR ST. JUDE

Chairman Martin stated, that along with Andrew Murray and April Simmons, they have been in constant communication with ALSAC concerning the parking lease for St. Jude. The first term of the lease will be from March 1, 2020 through December 31, 2022, and that at any point as long as the CRA gives ALSAC four (4) months/120-days' notice of a proposal that has been approved

by the Board, the lease will be terminated. ALSAC will carry insurance on the property and the CRA will have the area outside of the fence to display community artwork, for example. Upon a motion made by Board Member Spragling and seconded by Board Member Thornton, the Board unanimously approved the parking lease with ALSAC for St. Jude.

X. STAFF REPORTS & UPDATES

Chairman Martin called for staff reports starting with Lynn Evans for CRA financials. Lynn Evans stated along with Marie Shoemaker, they have continued to process documentation related to the accounting functions. The January financials should be available by next week, due the accounting department moving to 170 N. Main 6th floor. The audit engagement letter for June 30, 2019 audit has been submitted to President Willis from Mike Broy from CBiz. There should soon be a schedule date for the start of audit along with a projected completion date by next Board meeting.

President Willis stated McCormack Baron Salazar has responded to an RFQ, they are very interested in Chism Trail site for retail and housing.

Monice Hagler stated she is continuing to support the staff with the agreements for Uptown Reimagine Lots and other ongoing projects.

Andrew Murray stated the CRA is signing the transfers of the first of a few lots, including one for the Urban Farm. Friday will be the closing on the church building at 299 Chelsea Ave.; there is \$200,000 worth of stabilization that needs to happen on the historic building, and the CRA is working to acquire the two parcels behind the church.

XI. OLD BUSINESS/NEW BUSINESS AND OTHER ANNOUNCEMENTS

Chairman Martin announced the next Board Meeting will be April 2, 2020 at 8:30a.m.

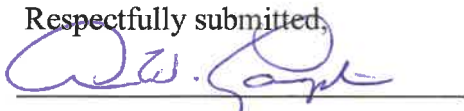
A Personnel Meeting will be held in the next couple of weeks, the place will be determined.

Board Member Cantor requested a report on Single Family Rehab Program, to see what has been spent and where we are in the program.

XII. ADJOURNMENT

The meeting was adjourned at 10:05a.m.

Respectfully submitted,



Ann W. Langston