

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of the City of Memphis and Shelby County Redevelopment Agency

CRA Virtual Board Meeting

Thursday, June 4, 2020

8:30 a.m.

Board Present:

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

Absent:

Miles Mason

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)

Visitors:

Andre Gibson, County Mayor's Office

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, June 4, 2020. All Board members were present with exception of Board Member Miles Mason.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:30 a.m. and a quorum was present. Attorney Monice Hagler stated this meeting is being held pursuant to the executive order of the Governor of Tennessee allowing Public Boards to meet virtually due to the ongoing Covid-19 pandemic that impacts the health, safety, and welfare of the citizens of Memphis.

II. Approval of MINUTES – March 5, 2020 (Board Action)

Chairman Martin called for approval of Board minutes from March 5, 2020. Upon motion made by Board Member Sam Cantor and seconded by Board Member Ann Langston, minutes were unanimously approved by the Board using role call method.

III. PUBLIC COMMENTS

There were no public comments.

IV. STAFF REPORTS AND UPDATES

Chairman Martin called for staff reports.

President Updates: Rosalyn Willis

President Willis stated she will go through staff reports to cover the highpoints and a report will be attached to the meeting minutes.

Administrative accounting financials: The staff is continuing working from home as directed by Mayor Strickland. CRA staff will have a floating schedule due to some staff having small children and significant others at work. Staff member, Marie Shoemaker, is on a non-FMLA leave for three (3) weeks. Accounting work has been on hold, with Lynn Evans assisting with obtaining information needed starting next week.

There will be a workshop on Safety during COVID-19 period with City of Memphis Police and with the Community and CRA Contractors concerning safety in the community while contractors are working in the community to ensure things are going smoothly.

Acquisitions: Andrew Murray has been working hard and staying focused on the Acquisition Program. The first purchase at 299 Chelsea of the historic church has closed. We are currently moving forward with the stabilization of the property. The property has been boarded up and secured for safety. A Structural Engineer and Moisture Specialist has inspected the property for stabilization and moisture. There were approximately \$800,000 in nuisance fees that were attached and the City waived those fees.

We have approximately two hundred and fifty (250) properties in play, ninety-two (92) notices have gone out, eleven (11) offers pending, and five (5) closings pending.

Uptown Lots Reimagined Program: CRA has some lots that were not buildable; there were notices published for ideas for the lots. There were two lots transferred to willing adjacent owners. The Black Seeds couple (Bobby and Derravia Rich) is working on a Lemon Grass farm next door to St. James AME Church. The Church is helping the couple out by collaborating/partnering with them on this initiative. We have other applications with ideas that we have ongoing discussions.

Block Wellness: Kimani Shotwell is still working cleaning lots with organic obstructions and working with Habitat to build affordable homes. We have twenty-eight (28) lots that we are maintaining by a resident who lives in the community. We have assisted Mary Baker with a community garden area by clearing out rubbish - she was very pleased with the work.

Uptown Plan Appendix: We have commissioned Torti-Gallas, the team who worked on the original Uptown Community Plan, to do an appendix that incorporates the addition of the Smokey City, New Chicago, and Bickford areas added to the TIF in 2019. President Willis feels there should be additional community engagement in the area. Habitat is moving forward with building additional Single-Family homes in the area.

Single Family Rehab Program: Single Family Rehab Program has been on hold due to COVID-19 restrictions. The number of contractors has increased. Lisa Ivy is transitioning into Program Manager, she will handle all the main office coordination and point of contact for homeowners. We will still have contractors along with other consultants to do the work.

Grind City Brewery: Grind City Brewery is about 80 percent complete. We are waiting for MLGW to put in a pole. Grind City has started brewing and has distributed their product into Kroger and other places throughout the state. They are hoping to open in August or September, we will be involved in helping them coordinate and plan the grand-opening.

Artifex – North Poplar Project: Artifex is still working on documents that CRA requested them to prepare. It has been challenging and, once completed, we will have a closing. CRA, with Monice Hagler, has obtained a mixed-financing transaction attorney. Kresge Foundation, Blue Hub Capital, and a local bank are involved.

Affordable Housing: Oasis of Hope built three (3) senior units which are finished and occupied. Habitat has built ten single-family homes that are finished and sold. Promise Development has seven (7) they were building and two (2) they are rehabbing. The units are still under construction. The CRA's contract administrator is going out checking on sites ensuring the items requested for payment are complete before payment is provided.

Communication and Marketing: CRA has obtained the services of Erin Cole who participated in our VISION 2020 initiative in December. We are finishing our first newsletter, to publish this month and then afterwards to be published monthly. We will also have a blog, and we are currently working on upgrades and improvements to the website making it more usable with more information. The CRA's video "Better" was given an award for best use of historical date in a contemporary piece. There were several community events planned with Jackson Corridor Engagement, North Parkway Community Bar-B-Q – all of which have been canceled. The staff is doing a health and nutrition initiative with our Single-Family Rehab families and other community residents that consists of fifty (50) plus families. The families will be able to pick-up fresh vegetables and fruit over the next eight (8) weeks starting June 18, 2020. The drop-off

point will be the back street of the Chism Trial site (on Dunscomb Place). The relationship is from Farmers to Families, the program will benefit farmers from losing the ability to sell their crops. The food will be boxed and delivered to families; in turn, we will provide families with fresh produce, encouraging healthy eating habits.

Binghampton TIF: The demolition for Tilman Cove is completed and the City is working to transfer the property over to the developer. An architect has been engaged to start working on the plan. The project will include three (3) low multi-family buildings and a senior building with some enhancements to Tilman Cove with access to the trial. There are still some financing details to work through, but they are moving forward.

We have not been able to have any Advisory Committee meetings, but President Willis has identified a place where we can have some small meetings.

Vision 2020 Projects: There was a Resolution approved by the CRA in March outlining the projects we were working in conjunction with the City. The list is as follows:

The Jackson Avenue Corridor – We are in ongoing design conception; we have hired Nisha Powers and Ray Brown to come up with a solution for that area.

Chelsea Greenline - We have started some engagement with Kimley-Horn to spear-head that project.

Front Street design- A solution was made in terms of the Billy Orgel project, the CRA is engaged in working out the needed public improvements that are within the right-of-way. The Orgel group were asked to present the CRA with a Phase II for cleaning out the other side of the flood wall. Staff has not heard back from Mr. Orgel's team for now. The CRA is moving ahead with the infrastructure work. Staff is currently working on a scope of work and a budget for the infrastructure work needed; we hope to have a resolution by the next board meeting.

Morris Park - Plans are ready and we are waiting to coordinate a MOU with Parks regarding Construction Administration to retain Richie Smith since they did the plan. It's on hold for now, but we are ready to put out RFP.

Lights Camera Action, there are survey teams that has been out for several weeks. The survey teams have been running into problems with the conditions of sidewalks due to the inconsistencies of sidewalks. The City has appointed a contact person from City Engineering to work with our staff and they have been very helpful.

Pinball Machine Site on Chelsea - The CRA plans to demolish and clean up the site. Elmington Capital, who is currently working on a multi-family development across the street, has asked to lease part of the site for storage. Elmington has agreed to put up a fence around and maintain the area, but it will still leave some of the property for the CRA to maintain. The demolition should be done within the next couple of weeks.

Green Alley Project - The drawings are at the engineers and we are waiting to present engineering with a MOU on the maintenance of the property. The City of Memphis is not

prepared to keep it up; President Willis agreed to maintain the area and make it a part of our lot mitigation program and train someone to maintain it as the CRA is active in Uptown.

Burkle Park Basin Infrastructure Project - The CRA is installing a new drainage line to run down Second Street because of the flooding that occurs in the area. There are drawings that have been completed, the contracts have gone through City Council for approval and signed by Mayor Strickland. We are working on an RFP for contractors to apply to work on this project.

Highland Row TIF: President Willis stated a meeting needed to take place with the Assessor about Highland Row, the property was sold to a developer out of California. Due to the amount that the property was sold for the assessment value should increase. Information was sent to the Assessor and hopefully we will be meeting soon.

President Willis stated CRA is on a OPD list of cases that will come before Land Control Board. We received notice recently to put a single-family house on Chelsea, with the side of the house facing Chelsea. Due to Chelsea becoming a mixed-use district this will put this house out of place. We are working to coordinate a meeting for the community to come and voice their opinion.

President Willis stated the CRA needs to move out of 170 N. Main and need to invest in their own IT system due to problems with the City of Memphis IT. A discussion was held with City Chief Operating Officer, Doug McGowen; his response was to get our own server. Another issue is the trouble of getting in and out of the building for our residents; now, you can only enter through the garage with card access only. This is impacting our ability to get things done in a timely manner and to receive the supplies we need.

Chairman Martin stated to prepare a proposal for moving and to locate a new office building. Chairman Martin ask the Board members for suggestions and if so, to contact Rosalyn.

Chairman Martin asked who the attorney was that the CRA retained for handling mixed-finance transactions. President Willis stated it is David Lang.

Board Member Sam Cantor stated the Board was overdue for Board officer nominations. Chairman Martin responded we should have nominations for the next Board meeting.

V. UNFINISHED BUSINESS

No unfinished business.

VI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

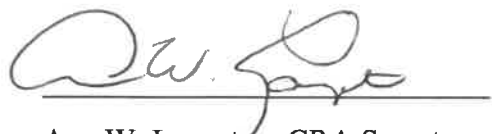
Chairman Martin asked for committee chairs to schedule their committee meeting soon. Board Member Ann Langston will have policy for President check writing next Board meeting and she will also schedule a Policies & Procedures meeting before the next Board meeting.

XVII. ADJOURNMENT

The meeting was adjourned at 9:36 a.m.

Next Board meeting is scheduled for July 2, 2020.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann W. Langston", written over a horizontal line.

Ann W. Langston, CRA Secretary