

**COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING**



**Board of the City of Memphis and Shelby County Redevelopment Agency**

Virtual teleconference via. Go To Meeting

**Thursday, July 16, 2020**

8:30 a.m.

**Board Present:**

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

**Absent:**

Kevin Spragling  
Miles Mason – Vice Chairman  
Rosalyn Willis – President, CRA

**Also Present:**

Andrew Murray – Director of Planning and Community Development, CRA  
Cynthia Durham – Administrative Assistant/Office Manager, CRA  
Lisa Ivy – Single Family Project Manager, CRA  
April Simmons – Director of Vision and Project Management  
Monice Hagler – (CRA Counsel)

**Visitors:**

Joseph Fletcher (City Attorney)  
Andre Gibson (Shelby County)

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, July 16, 2020. All Board members were present with the exception of Kevin Spragling and Miles Mason.

**I. CALL TO ORDER**

Chairman McKinley Martin called the meeting to order at 8:35 a.m. and a quorum was present.

**II. Approval of MINUTES – June 4, 2020 (To Be Approved by the Board)**

Chairman Martin stated that the June 4, 2020 Board minutes will be approved at the August 6, 2020 Board meeting.

**III. PUBLIC COMMENTS**

There were no public comments.

**IV. 10 KEY UPDATES FROM THE PRESIDENT**

Chairman Martin announced that Andrew Murray would be presenting the 10 Key Updates in the absence of President Willis who was not available to participate due to family matters. Andrew began his update by asking the Board to view the 10 Key Updates attachment page that was emailed to them with the meeting invite (**Attached**).

Andrew Murray reported that:

- 1) A PFM draft report has been received on Highland Row and comments have been provided back. A second draft was received and comments on the second draft are being prepared. Andrew noted that there are twenty homes in the process of being constructed/planned to be constructed on the back side of the development. He said that this will help our tax increment. He also stated that CRA has met with the Assessor's Office and they have put in an appeal of the value of the development, which sold for \$65,000,000 and is currently appraised by the Assessor at \$45,000,000 or \$48,000,000. Andrew stated that if the re-appraisal goes through this year it will take care of the shortfall in the CRA's bonds. He will follow up on this at the next meeting.
- 2) Lynn Evans is working on the year-end Financial Report to be distributed at the next Board meeting.
- 3) The 2019 Audit is underway. Rosalyn will provide additional updates. She is working diligently with Lynn Evans and Marie Shoemaker to get the Audit completed.
- 4) Asbestos remediation took place at 167 Chelsea (the Pinball Building). The building has been demolished. It had asbestos which had to be cleaned before the site could be used. There is also contamination under the site. Both Andrew and Rosalyn drove by the location yesterday and Andrew reported that everything looks really good.
- 5) Elmington Capital is working on their 126-unit multi-family development construction project at Chelsea and Second Street. CRA did not provide funding for this project but the developer, as well as others, will benefit from the insulation of the new \$2,000,000 storm water drainage line.

- 6) Pennrose is working on the Legends Park completion, which is a multi-family complex project.
- 7) Artifex is still working on their affordable housing infill development in the Medical District.
- 8) Designs and description of the scope of work related to the Conwood project are in the final stages. CRA is preparing to put the work out for bid. The storm water and the sewer is well underway. This is the work that will be put out for bid soon and is a significant cost in infrastructure commitment from CRA. CRA is working with Public Works on this project and things are going full speed ahead.
- 9) CRA is working on a newsletter, social media, blog, etc., which should come out in early Fall.
- 10) CRA is working on setting up its own GIS mapping system. We are also working with Habitat to identify lots and get homes built.

Board Member Sam Cantor asked if Habitat, in reference to their past presentation, will be building 70 houses in the Uptown neighborhood this year. Andrew stated that he was not sure what Habitat's final count will be by the end of the year. He said that Habitat's intention is to build houses over time on the 70 lots that they purchased from the County. He pointed out that a large project for Tully (which was to be done with ServiceMaster volunteers) had to be postponed. This project was heavily reliant on volunteer labor and has been placed on hold until Spring, 2021. Andrew mentioned that Habitat has their own teams and is doing what they can to still put families in homes. They are doing whatever they can do that does not require a large gathering of volunteers.

Board Member Ann Langston requested the status on the expenditures for all the tree cutting services. She asked: "What would be a good time to drive by to see the benefit of this investment?" Andrew reported that Kimani Shotwell was overseeing this project and that Kimani was regularly out in the community with the tree cutting service. Andrew suggested driving down South Parkway, Keel and closer to the Uptown area or Tully to view the preparation for the Habitat build.

Board Member Ann Langston also asked: "If there was any activity on the Jackson Corridor projects?" Andrew pointed out that April Simmons would be updating the Board on this topic during her presentation.

## V. STAFF REPORTS AND UPDATES

Chairman Martin called for staff reports.

### **Program Updates: Andrew Murray**

***Reimagined Lots Program:*** This program is going well. CRA has given several lots to adjacent property owners and is working on getting several proposals assigned.

***Acquisitions Program:*** This program is fully off the ground and running. A number of properties were purchased beginning in June 2020. Other properties are queued up for purchase as well. The 299 Chelsea church building at Chelsea and 7th is the most exciting of the

purchases due to it being considered a beacon for the neighborhood. The building has been blighted for a long time. CRA worked with Downtown Memphis Commission (DMC) who did an engineering structural review. CRA is working with contractors to get the building stabilized and to remediate the environmental concerns in the building in order to transform it, at some point, into a community meeting space/asset. CRA is also trying to obtain additional adjacent lots as well.

The Acquisition Program is focused on vacant lots and blighted building that are vacant. CRA makes sure the taxes, remediation and legal issues are solved in order to get the properties put back into the public tax base in the hopes that Habitat or some others can take the lots and do something great with them.

### **Other Project Updates: April Simmons**

April's presentation included a visual slide attachment (**Attached**).

***Habitat for Humanity:*** April stated that the slides represent the partnership between CRA and Habitat for Humanity and the fruit of the partnership. The slide was of the 1075 Ayers project. The picture showed Habitat staff as well as Uptown Advisory Committee members who came out to represent the community, to look at the progress and to make sure that the fabric of their community was being kept.

***Chelsea Greenline Extension:*** CRA has been working diligently with our consultant Henry Minor, who is with Kimley-Horn. The project is at the end of the conception phase. One picture showed an overview of the Linear Park going through Washington Park across 2<sup>nd</sup> Street and behind and in to Bungy and the Town Carriage District and their facilities. Also, there was a rendering of the potential park that CRA will be installing on the other side of the covert which was installed earlier this year. April said that the one thing that she loves about this park is the variety of activities that can be represented for different age groups (she showed examples).

***Block Wellness and Community Cleanup:*** The slide showed a representation of Kimani Shotwell's program that involves contractors as well as our people in order to continually clean up the community.

***Breaking the Box Grocery Giveaway:*** This is a great volunteer experience to distribute grocery boxes filled with healthy options to over 70 families in our neighborhoods. This is week 4 of 8. The food boxes are picked up at the Chisholm Trail site (a historic grocery site that the community cherishes) or the boxes can be delivered directly to the individual(s).

***Morris Park Improvements:*** April showed an Illustrative Site Plan. She said that CRA is ready to collaborate with the City to get this project implemented. She stated that CRA has committed funding for this park and is currently discussing administrative items for bidding. CRA hopes to begin this project late Summer, 2020.

***Jackson Street Corridor Improvements:*** Due to feedback from the community, consultants were asked to reconsider some of the elements of the corridor, especially as it pertains to the Jackson and the Danny Thomas intersection. The consultants went back to the drawing board and made different accommodations for the community feedback. A video was played showing the potential concept of the rendering of the Jackson and Danny Thomas corridor. April

explained the concept in more detail. She said that CRA is ready to present the concepts to the community for engagement in order to keep everything very community driven.

April presented a 2020 and 2021 CRA project timeline to show how CRA projects are trending. She talked about current project timelines. She entertained questions from the Board.

Board Member Cantor asked April about the Chelsea Greenline's environmental study and the railroad's threat to sell it to someone else. He also asked who is responsible for paying for this. April stated that she believes that this is a City funded project and that CRA is providing the extension through our neighborhood. She said that the Environmental NEPA lapsed but, according to Nick Oyler at the City, it is back on track. She stated that the railroad property was about to be lost but CRA talked to General Services and they took care of making sure that the property was being held until the City could purchase it.

Board Member Cantor asked about the approximate share of the Greenline that goes through our neighborhood in terms of cost. April replied that she did not know because we are currently at the conception stage which is mainly ideas of what it is going to be. She stated that dependent upon feedback from the Community she expects to have a 25% probability cost by the end of the Summer, contingent upon our engagement.

Board Member Britney Thornton asked for an update on the Single-Family Rehab Program. She wants to know:

- How many applications have been received, how many have been denied?
- What were some of the barriers, i.e. back taxes?
- Are there any programs to help applicants to resolve their barrier(s) in hopes of creating more qualified applicants for the program?
- What are the program's goals for 2021?
- How many rehabs will CRA have completed?
- How does that compare to the total amount of applicants that have applied for the program?

April explained the infrastructure of the program in relation to back taxes. She explained that if back taxes are due, the individual would not be able to participate in the program. She explained that there are other agencies who can provide some type of counseling/help for those applicants who are not approved. She said that this is an issue that is continually being worked on and discussed in order to make this program as accessible as possible.

April said that Lisa Ivy/Program Manager and President Willis will be asked to present a layout of goals for the Single-Family Rehab Program 2020-2021 at the next Board meeting. April stated that this is one of the most impactful programs offered to residents. Member Britney Thornton asked what the potential for this program is. April said that numbers will be supplied at the next Board meeting.

Member Sam Cantor requested a recap of the Single-Family Rehab Program by category in order to create a target goal going forward. He also requested a recap of the last project that included 24 houses. Chairman Martin suggested that Sam and Britney send an email with their request to CRA staff requesting this report. He also suggested copying Board members on the email.

Chairman Martin asked April about her timeline and what she perceives as damage done due to the COVID 19 Pandemic. April answered stating that the Pandemic did not damage anything as

far as project implementation goes but that it did create a slower process primarily due to the engagement. She said that due to circumstances the situation changed from group meetings to more one-on-ones or outdoor meetings with fewer people. She commended the consultants on working diligently with CRA and the City and their approvals. CRA has been fortunate that construction has been outside. April said that the programs have suffered and that CRA has to figure out a way to give people the help that they need through our Rehab programs. She concluded by announcing that CRA staff has been working from home as needed and meeting on-site as needed while practicing safety measures. She stated that there have been zero incidents reported and that CRA has been diligent in staying safe while progressively moving forward. Chairman Martin thanked April for all her hard work and creativity.

Chairman Martin welcomed Cynthia Durham, the new CRA Administrative Office Manager.

#### **VI. UNFINISHED BUSINESS**

Chairman Martin reported that Member Kevin Spragling was not available to participate in today's meeting and that Kevin has not yet completed his work for the Nominating Committee for elections. Kevin will solicit input from each Board member and then present his report at the next scheduled Board meeting on August 6, 2020.

Member Dynisha Brown asked what the status was on receiving financial updates on a monthly basis. Chairman Martin stated that he had checked on this matter during the pandemic and discovered that the updates were not ready, that there were some issues getting some of the systems in place and that Marie Shoemaker/accountant had not been able to work from home. Chairman Martin was updated with the news that the financials will be ready in August 2020. He will follow up with President Willis and Lynn Evans. Board Member Ann Langston asked if the financials will be received before the August meeting. Chairman Martin answered yes.

Chairman Martin asked Monice Hagler if she had heard if the stay at home order for workers will be extended (allowing for virtual meeting of the CRA Board). Monice stated that the Governor extended it until August 31, 2020 but at this point no one really knows if this date will change.

#### **VII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

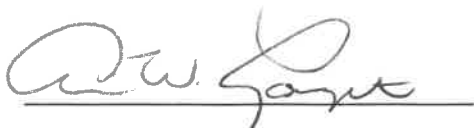
There is no old or new business.

The next CRA Boarding meeting will be held August 6, 2020 at 8:30 a.m. virtually.

#### **VIII. ADJOURNMENT**

The meeting was adjourned at 10:45a.m.

Respectfully submitted,



Ann W. Langston, Secretary