

**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, July 1, 2021

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman
Sam Cantor – Treasurer
Ann Langston – Secretary
Kevin Spragling
Kandace Stewart
Britney Thornton (via. phone)

Absent: Miles Mason – Vice Chairman

Also Present: Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development, CRA
Cynthia Durham – Administrative Office Manager, CRA
Monice Hagler – CRA Counsel
V. Lynn Evans – CRA Liaison to the Auditors

Visitors: There were no visitors.

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, July 1, 2021 at CRA. All Board Members were present with the exception of Board Member Miles Mason.

I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:37 a.m. and a quorum was present.

II. Approval of MINUTES – June 3, 2021 (Board Action)

Chairman Martin called for approval of Board minutes from June 3, 2021. Board Member Ann Langston made a motion and Board Member Sam Cantor provided a second. The June Board meeting minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. STAFF UPDATES

President Willis gave an update on current CRA activities, afterwards she informed the Board that she would email a more detailed report to Board members.

Building Community

- Issue 6 of The Beacon will be distributed within the next 2 weeks.
- The re-design of the CRA's website is current under review.
- The CRA held a public meeting June 23, to discuss the preliminary findings on the feasibility of establishing a TIF District in the South Memphis neighborhood.

Neighborhood-Block Wellness

- CRA is working with the residents of LEON PLACE to clean up the block and complete the SANCTUARY LOT.
- The CRA has engaged five (5) crews and three (3) tree companies to continue the BLOCK WELLNESS work at the neighborhood level.
- COM Engineering has approved the first set of sidewalks plans and the work is under contract to start within the next 2 weeks.
- All vacant buildings have been cleared of debris and secured in anticipation of attracting Developers, or other interested parties into the neighborhood.
- The developers of BLACK SEEDS URBAN FARM, an UPTOWN LOTS REIMAGINED concept, is having a grand opening and public viewing event Saturday, July 3, at 4pm.
- CRA has purchased several major properties on JACKSON AVENUE.
- Round 3 of ALLEY IMPROVEMENTS is underway.

Infrastructure And Public Amenities

- To benefit the CONWOOD DEVELOPMENT and BURKLE & MAIN DEVELOPMENT, the CRA is facilitating the installation of a new stormwater drainage line.
- Phase 2 of the infrastructure improvement to NORTH FRONT STREET is underway and a preconstruction meeting was held this week to coordinate efforts.
- The CRA has queued up the process for getting the construction of the improvements for MORRIS PARK underway.
- LIGHTS, CAMERA, ACTIVATE is finally underway.
- Plans are moving forward for the CHELSEA GREENLINE PROJECT.
- A broad-based public engagement event for improvements on the JACKSON AVENUE CORRIDOR is planned for Saturday, July 24th.

Other Community Related Projects

- Remediation at THE BRICK CHURCH at 299 CHELSEA has been completed. Minor structural work at the bell tower is still needed.
- Members of the Uptown Advisory Committee met at the COLLINS CHAPEL site to visit the newly improved facility and to discuss the construction of Phase 3.
- The CRA committed to fund the construction of 18 addition homes to be construction by HABITAT FOR HUMANITY beginning in the fall of 2021.
- The CRA committed to assist the Medical District with the construction of affordable rental homes within the Memphis Medical District.
- Pennrose remains committed to building units for SENIOR LIVING at LEGENDS PARK.
- The developers of MALONE PARK COMMONS celebrated their opening Wednesday, June 23rd. Phase 2 will begin soon.

President Willis ended by reporting that all CRA staff will be completely moved out of the 170 N. Main St. building by next week.

Monice Hagler reported that the City is trying to get moving the 36 lots that the City has given the CRA (weed bills are all that needs to be resolved).

Update on CRA Financials – Lynn Evans:

CRA Liaison to the Auditors, Lynn Evans pointed out that the report was supplied to the Board earlier. She said that The State of Tennessee has accepted and reviewed the CRA Audit Reports for both the Fiscal Year ending June 30, 2019 and June 30, 2020. Lynn reported that there were two observations made by the State:

- 1) CRA was asked to go back and review development related expenses, the State wants to know if any of the development expense amounts should be capitalized as assets on the CRA books. Lynn said that after reviewing these expenses with the auditors for both years, that everything that was listed on the audit is appropriate and does not need to be reclassified. Board Member Ann Langston pointed out that CRA cannot capitalize items that they invest in but do not own.
- 2) The State reported that CRA's 2019 and the 2020 audits were late because of the 2018 Audit being severely late due to the six-month transition period. Lynn said that the June 30, 2021 Audit is expected to be filed on time, prior to December 30, 2021. She stated that CRA is back on schedule.

Any additional questions from the Board should be emailed directly to Lynn.

V. UNFINISHED BUSINESS

There was no unfinished business.

VI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Board Member Sam Cantor asked staff Andrew Murray 1) to email to all Board members, the Municap presentation from the last Finance Committee meeting and 2) Did Municap re-do the projections that he asked for at a 1% growth rate. Andrew replied yes and said that he would email the information to Sam and the Board.

The next Finance Committee meeting is scheduled for Thursday, July 22nd at

11:00 am to be held in person at CRA. ERS, PGAV, and Municap will give a presentation. Andrew gave a summary of what ERS, PGAV, and Municap will be presenting. He also stated that CRA plans to send out a survey asking about "shovel ready" projects to the two applicants. Board Member Sam Cantor spoke about his take-aways on TIFs and PILOTS in the South Memphis area.

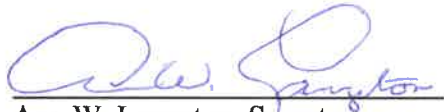
Board Member Ann Langston voiced two comments on her concerns about the South Memphis TIF.

The next CRA Board meeting will be held in person at CRA on Thursday, August 5, 2021 at 8:30 a.m.

VII. ADJOURNMENT

Chairman Martin officially adjourned the meeting at 9:38 a.m.

Respectfully submitted,


Ann W. Langston, Secretary