

**CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT
AGENCY SPECIAL BOARD MEETING**



Board of the City of Memphis and Shelby County Redevelopment Agency

Special Meeting held at CRA Offices / 850 N. Manassas - Gould Cottage / Memphis, TN 38107

Tuesday, September 20, 2022

8:30 a.m.

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

Absent: None

Also Present: Monice Hagler – CRA Counsel
Andrew Murray – President, CRA
Kimani Shotwell – CRA Staff

Guests: Ernest Sawyer – (Virtual) – ERS, CRA Consultant
Roshun Austin – Klondike Partners Team
Randall Garrett – Klondike Partners Team
Corey Davis – Klondike Partners Team
Archie Willis – Klondike Partners Team
Steve Barlow – Klondike Partners Team
Courtney Jennings – Klondike Partners Team

A SPECIAL meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Tuesday, September 20, 2022, at CRA. All Board Members were present.

I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:33 a.m. and a quorum was present.

II. PUBLIC COMMENTS

No public comments.

III. KLONDIKE TIF RESOLUTIONS

President Murray supplied draft copies of the 2022 Klondike Neighborhood Community Redevelopment Plan. He explained what each of the three resolutions involved. A discussion on each resolution followed.

A. Amending Workable Program – RESOLUTION 092022A

President Murray reported that technically most of the Northside building, the bayou and a little piece along Chelsea are not in CRA's workable program, therefore to make sure that there are not problems going forward, CRA needs to amend the workable program.

Board Member Sam Cantor moved that the Board approve Resolution 092022A, Amending Workable Program. Board Member Kevin Spragling seconded the motion. The resolution was approved unanimously by the Board.

B. Finding of Conditions Necessary – RESOLUTION 092022B

President Murray stated that this is an area that blight and lack of affordable housing was found. Earnest Sawyer, of ERS (the CRA's consultant that completed the qualifications analysis) was available for questions.

Board Member Ann Langston moved that the Board approve Resolution 092022B, Finding of Conditions Necessary. Board Member Sam Cantor seconded the motion. The resolution was approved unanimously by the Board.

C. Adoption of a Community Redevelopment Plan – RESOLUTION 092022C

President Murray reported that a section was added called the 'use of funds' which states that the TIF has to accrue a minimum of \$300,000. The title of a few pages were also changed. Board Member Sam Cantor brought everyone up to speed on the Klondike TIF plan, which the TIF Review Committee approved unanimously. Sam said that the Finance Committee and the TIF Review Committee recommends that the Board pass this resolution.

Board Member Kevin Spragling moved that the Board adopt Resolution 092022C, Adoption of a Community Redevelopment Plan. Board Member Emily Greer seconded the motion. The resolution was approved unanimously by the Board.

IV. UNFINISHED BUSINESS

There was no unfinished business.

V. NEW BUSINESS AND OTHER ANNOUNCEMENTS


President Murray reminded everyone that the Board of Directors Retreat was this coming Saturday, 9/24/22 from 8:30am – 3:00pm. He also announced that a facilitator, Jackie Gatewood, has been secured for the retreat. The schedule will be emailed to the Board.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, October 6, 2022, at 8:30 a.m.

VI. ADJOURNMENT

The meeting was adjourned at 9:01 am.

Respectfully submitted,


Ann W. Langston, Secretary