

**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, September 7, 2023

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman
Kandace Stewart – Vice Chairperson
Ann Langston – Secretary
Sam Cantor – Treasurer
Amy Schafflein
Emily Greer
Deveney Perry

Absent:

Also Present: Monice Hagler – CRA Counsel (by phone)
Andrew Murray – CRA President
Lobelia Cole-Smith – CRA CFO
Cynthia Durham – CRA Staff
Lisa Ivy – CRA Staff
Terrance Hammons – CRA Staff

Guests: Robert Wiseman – Uptown resident

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, September 7, 2023, at CRA. All Board Members were present.

I. CALL TO ORDER

Chairman Martin McKinley called the meeting to order at 8:32 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for June 29, 2023 (for JULY)

Chairman Martin called for a motion on the floor. Board Member Ann Langston moved that the Board approve the June 29th Board Meeting Minutes. It was seconded by Board Member Sam Cantor. The motion was passed unanimously by the Board.

III. (Board Action) APPROVAL OF MINUTES for August 3, 2023 Board Meeting

Chairman Martin called for a motion on the floor. Board Member Emily Greer moved that the Board approve the August 3rd Board Minutes. Vice Chairperson Kandace Stewart seconded it. The motion was passed unanimously by the Board.

IV. PUBLIC COMMENTS

There was no public comment.

V. (Board Action) APPROVAL OF SELECTION OF AUDITING FIRM FROM RFQ

CFO Lobelia Cole-Smith quoted the audit cost amounts she received from Banks, Finley, White & Company. Board Member Emily Greer asked for clarification on the audit cost per the three years. Lobelia answered all questions.

Chairman Martin called for a motion on the floor. Board Member Emily Greer moved that the Board approve the fees for Banks, Finley, White & Company as presented for three years. Board Member Ann Langston seconded it. The motion was passed unanimously by the Board.

VI. (Board Update/Action) PURSUIT OF FEDERAL TRANSPORTATION GRANTS

President Murray reminded the Board that as part of the Uptown Community Plan, years ago they had approved looking at designs and public engagement on Jackson Avenue, from Danny Thomas up to the Interstate. He explained that the Interstate came through some North Memphis neighborhoods and split them. He asked the Board for permission to engage grant consultants to pursue the new Reconnecting Communities Neighborhoods grant.

Staff Vivian Ekstrom/Director of Planning and Community Development, with overhead visual aide, explained that the new grant is through the Federal Department of Transportation under the Inflation Reduction Act. She said that CRA is looking at a 15 to 25 million dollar construction grant ask for Jackson Avenue (which will be managed by the City) and a 2 million dollar planning grant ask for a future project for all the connections over and under the I-40 expressway.

Chairman Martin and the Board members gave President Murray approval to move ahead with pursuing the Reconnecting Communities Neighborhoods Grant.

VII. EXECUTIVE SESSION (Closed to the Public)

Executive Session started at 8:59am and ended at 9:31am.

Chairman Martin called for a motion on the floor. Board Member Sam Cantor moved that the Board approve allowing President Murray and CRA Council Monice Hagler to negotiate an agreement between CRA and Attorney Charles Carpenter to represent CRA in Chancery Court regarding the Highland Row TIF development. Mr. Carpenter will take the case on a

contingency fee basis. Board Member Ann Langston seconded it. The motion was passed unanimously by the Board.

VIII. REPORTS FROM COMMITTEES

There were no update reports.

IX. STAFF UPDATES

Financials Update: Lobelia Cole-Smith reported:

- She is still awaiting the City's TIF reports and the paperwork for the parcel assessments.
- Lobelia answered questions regarding the financials.

President's Update: President Andrew Murray reported:

- Mia's Orchard: The scheduled grand opening/ribbon cutting date is Wednesday, September 13, 2023. A calendar invitation to CRA's public events will be sent to the Board.
- All Management staff are working on their CRA quarterly goals.
- Andrew is still awaiting city/county calculations for expected CRA revenue – information was requested by CRA in May 2023.
- Comments from the Board on the Employee Handbook will be taken up with the Personnel Committee at a meeting to be scheduled.
- The market studies have been received but the forthcoming press release on the new grocery store has been delayed until CRA can talk with the store owner. The owner and developer are coming to Memphis next week to meet and discuss the project.
- Board Member Ann Langston asked if anyone has done an overlay on this summer's storms versus power outages in comparison to the areas where CRA has performed extensive tree cutting. Is there hard data to determine if CRA can present a positive report showing that tree cutting has made a big difference. Hard data will also support the fact that trees in the TIF district need to be cut or serviced. Board Member Sam Cantor mentioned contacting MLGW and Ann suggested presenting CRA's Block Wellness models and having a face-to-face conversation with MLGW on partnering with CRA.

Legal Update: CRA Counsel Monice Hagler.

There was no legal update.

X. UNFINISHED BUSINESS

There was no unfinished business reported.

XI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

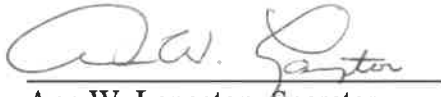
There was no new business or other announcements.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, October 5, 2023, at 8:30 a.m.

XII. ADJOURNMENT

The meeting was adjourned at 9:50 am.

Respectfully submitted,


Ann W. Langston, Secretary