

**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, October 5, 2023

8:30 a.m.

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

Absent: Emily Greer

Also Present: Andrew Murray – CRA President
Lobelia Cole-Smith – CRA CFO
Cynthia Durham – CRA Staff
Lisa Ivy – CRA Staff
Terrance Hammons – CRA Staff

Guests: Ebony Bailey – 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, October 5, 2023, at CRA. All Board Members were present except for Emily Greer.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 8:40 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for September 2023

Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve the September 7th Board Meeting Minutes. It was seconded by Board Member Langston. The motion was passed unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. (Board Action) RESOLUTION 100523A - APPROVAL OF LEASE FOR 954 N. SECOND (PURPLE CHURCH)

President Murray explained that the MOU for this project was never signed and that the work on the project was approved in April 2022 and has been completed. He pointed out that the approval took place prior to his becoming CRA President. He said that CRA is currently paying utilities, insurance, and maintenance on the property. For legal purposes President Murray recommended that CRA do a 1-year renewable lease with Glen Lloyd of Tech Fix (a non-profit) for one dollar and have Mr. Lloyd reimburse CRA for maintenance, insurance, and utilities. Mr. Lloyd is also interested in purchasing the building from CRA in the future. The Board asked about Mr. Lloyd's use of the vacant CRA lot next door. President Murray, Monice Hagler- CRA Legal Counsel, and Chairman Martin will determine the terms of the lease.

Board Member Cantor stated that "Mr. Lloyd and his wife are a dynamic, energetic and focused couple whose hearts are in the right place." Mr. Lloyd also has two block crews that work through accounts with CRA.

Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve the Lease for 954 N. Second (Purple Church). It was seconded by Board Member Schaftelein. The motion was passed unanimously by the Board.

V. (Board Action) RESOLUTION 100523B - APPROVAL OF LEASE FOR LEON PARK

President Murray stated that another community partner, West TN Regional CDC, is interested in maintaining/upkeeping, activating the park, and doing non-profit events through a combination lease/use operating management agreement. CRA will likely share in the cost of the ongoing management of the park (insurance, WiFi). Tamburrino (IT) is working with CRA to determine a better long-term solution for WiFi service.

Chairman Martin called for a motion on the floor. Board Member Langston moved that the Board approve the Lease for Leon Park. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

VI. (Board Action) RESOLUTION 100523C - APPROVAL OF TEMPORARY PARKING LEASE FOR PORTER LEATH

President Murray stated that CRA (1) owes Porter Leath a discussion about parking on the campus and (2) CRA does have the permanent recorded access easement that allows CRA and Porter Leath to enter and exit throughout the campus. This particular resolution is in relation to

the north parking lot that Porter Leath parks its vans on that now belongs to the CRA. President Murray recommended that CRA do a temporary parking lease agreement that allows Porter Leath to continue to park their vans on CRA's property until the renovations on the 868 building takes place. There will likely be no charge for Porter Leath to park on the CRA parking lot, but Porter Leath will be required to have insurance.

Chairman Martin called for a motion on the floor. Vice-President Stewart moved that the Board approve the temporary parking lease for Porter Leath. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

VII. REPORTS FROM COMMITTEES

Policies & Procedures (Ann Langston): Awaiting the CRA TIF manual. The next meeting is expected to take place sometime in November 2023.

Finance Committee (Sam Cantor): No updates to report.

Personnel Committee (Emily Greer): In Emily's absence Chairman Martin announced that all Board members should have received the goals, that approval of the strategic plan will be added, and the updated document redistributed to the Board. Chairman Martin anticipates that a Personnel Committee meeting will be scheduled sometime in November and will include a discussion concerning the Conflict of Interest Policy. President Murray gave an update on the Employee Handbook. Board Member Langston will investigate the status of the City/County Ethics and Conflicts annual training.

VIII. STAFF UPDATES

Financials Update: Lobelia Cole-Smith reported:

- Financials will be delayed due to her working on the audit and Highland Row. Her aim is to email the financials to the Board no later than Monday, October 9th.
- Both audit firms have been informed of CRA's decision on choosing an audit firm.
- CRA's cash position is good, we are receiving both the County and City funds.

President's Update: President Andrew Murray:

- Addressed the request to have a more formal President's update report. In the near future he will deliver a more polished/detailed report to include slides and talking points.
- Gave accolades to two grant writers, CRA staff Vivian Ekstrom and Emma Turri and others who helped with turning in a 47-million-dollar Federal grant ask (of a 2-billion-dollar grant) for future work on Jackson Avenue and A.W. Willis.
- Lisa Ivy/Director of the Single-Family Home Rehab Program reported:
 - o CRA has completed seven homes in the Uptown area over the last six months.
 - o Phase 4 Uptown will begin in January 2024.
 - o Renovations in the Binghampton area (19 homes) started this week.
 - o The Emergency Repair program is receiving \$309,000 dollars (in addition to the initial \$500,000) to do additional emergency repairs in both Uptown and Binghampton. 32 Emergency repair jobs have been completed and there are currently 35 people on the waiting list. Every resident that applied for emergency work was approved.
- Reported that a number of RFPs will be coming out within the next month for this campus and other CRA properties. In order to create partnership opportunities, the RFPs will be batched.

- Stated that the Brownfield Federal Government Grant is going well. Staff Vivian Ekstrom and Emma Turri attended a conference in Detroit, Michigan in August and are due to attend a second conference along with CFO Lobelia Cole-Smith once the date/time is confirmed.
- Reported that the Gould Cottage construction repairs have begun.
- Reported that CRA is working with the City on the sidewalk program. Work on North Manassas, in the Medical District is under way from Poplar to Peach Street.
- Announced that staff Kenny Halt and a team of others catalogued and did a 5-year snapshot on the entire Uptown District (via. GIS) to show where CRA is blight-wise. President Murray will schedule a date for Kenny to give an update presentation to the Board.
- Said that CRA met with Hattiloo Theatre yesterday, they are waiting on various things and CRA is still awaiting approvals from the City.
- Reported that CRA made the last Habitat payment using the bank line of credit.
- Reported that CRA made the first payment on the Collins Chapel project.
- Announced that CRA's lawsuit against the owner of Highland Row was filed yesterday.
- Reported that, with assistance, the staff is working diligently on MWBE tracking.

Legal Update: CRA Counsel Monice Hagler.

There was no legal update.

IX. UNFINISHED BUSINESS

There was no unfinished business reported.

X. NEW BUSINESS AND OTHER ANNOUNCEMENTS

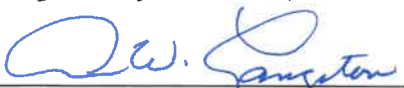
Board Member Cantor mentioned the Mayor's new broadband plan, which Board Member Cantor anticipates will have a dramatic impact on our communities. He recommended that the CRA Board agree to have President Murray send a letter of support to the Mayor's office, Council. Board Member Langston suggested having other CRA partners in North Memphis to do the same.

The next CRA Board meeting will be held in person at the CRA offices on Thursday, November 2, 2023, at 8:30 a.m.

XI. ADJOURNMENT

The meeting was adjourned at 9:32 am.

Respectfully submitted,


Ann W. Langston, Secretary