

**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, April 11, 2024

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman (via phone)
Kandace Stewart – Vice Chairperson
Sam Cantor – Treasurer
Ann Langston – Secretary
Deveney Perry

Absent: Emily Greer
Amy Schaftlein

Also Present: Monice Hagler – CRA Counsel
Andrew Murray – CRA President
Lobelia Cole-Smith – CRA CFO
Cynthia Durham – CRA Staff
Lisa Ivy – CRA Staff
Terrance Hammons – CRA Staff
Emma Turri – CRA Staff
Andy Greenman – CRA Staff

Guests:

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, April 11, 2024, at CRA. All Board Members were present except for Emily Greer and Amy Schaftlein. President Martin participated via phone.

I. CALL TO ORDER

In the physical absence of Chairman Martin, Vice Chairperson Stewart called the meeting to order at 8:47 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for March 7, 2024

Vice Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve the March 7, 2024 Board Meeting Minutes. It was seconded by Board Member Perry. The motion was passed unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. REPORTS FROM COMMITTEES

Policies & Procedures (Ann Langston):

No updates to report.

Personnel Committee (Emily Greer):

No updates to report

Finance Committee (Sam Cantor):

Board member Cantor gave a quick update, by various categories, on how the CRA is doing financially. He stated that he would like to see a few additional accounts accrued.

V. STAFF REPORTS

Financials Update: *Lobelia Cole-Smith reported:*

Financial highlights:

- CRA is sweeping available TIF funds from the City and County on a regular basis.
- CRA is caught up on payables and payroll. All others are still in line with yearly and monthly amounts.
- A question and answer session followed in reference to several items.

President's Update: *President Andrew Murray gave an update on where CRA is with:*

- **Staffing:** The CRA is currently looking to hire for several positions
- **RFPs** have been issued for properties. A number of deals and activities are in process. He gave an update on CRA projects (e.g. Collins Chapel, Pennrose, the Habitat Houses, Hattiloo Theater, the grocery store, etc.).
- **Home Repair:** There are 200 residents still on the waiting list. CRA has completed about 180 homes in Uptown. The first phase is nearly complete in Bingham and applications have been received for the next round. Uptown Phase IV and Binghampton Phase II have started. CRA received additional ARPA dollars for emergency home repairs. Phase V is scheduled to begin in July 2024. Staff Member Ivy explained the SFHR Program process and stated problems/challenges they encounter.

- **Administrative items:** Andy Greenman/Communications Coordinator has been hired as an Executive Assistant/marketing/communications/media person in order to help explain to the 'bigger public' what it is that CRA does. Both Andy and staff Cynthia Durham will be providing support to President Murray as well as the CRA leadership team and staff in general.

Board Member Cantor expressed concern about the public comments expressed at the previous Board meeting. He asked board members for their feedback and a lengthy conversation followed. President Murray reported that the Director of Community Building position (which is a critical position) has been advertised and he has received various resumes.

Board Member Perry gave suggestions on how to engage with the Uptown community. Staff member Andy Greenman is working with SFHR to create an informational fact sheet that will be distributed throughout the full community as well as accessible on the CRA website.

Chairman Martin provided suggestions regarding hiring.

President Murray has reached out and followed up with the contractors and others who voiced concerns at the meeting. Board Member Langston suggested possibly having a meeting at some point with the Advisory Council Committee members.

Board Member Cantor and Board Member Langston gave suggestions regarding the Uptown Advisory Committee.

CRA Attorney Hagler suggested that the Advisory Council Committee hold a present-day meeting, with some Board members present and equipped with a clear agenda that clarifies that the role of an Advisory Committee member is to communicate and give input regarding what is consistent with the Uptown Community Plan only (not to make final decisions).

Board Member Cantor suggested that CRA possibly create a Community Outreach Committee.

President Murray pointed out that every TIF has its own personality. A status list of all Uptown Community Plan Recommendations is being created, it will cover the past 6 years. This will be a part of CRA's strategic planning and Board Retreat and will show where CRA has come to-date and what remains to be completed. Also, Accounting will be making the budget categories more intuitive in order to make it easier to understand. Pie charts are also being considered to make things more detailed.

Legal Update: *CRA Counsel Monice Hagler gave a report on ongoing legal matters:*

VI. UNFINISHED BUSINESS

No updates to report

VII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

President Murray invited the Board to come be a part of CRA's planting of fruit trees at CRA on Saturday, April 20th.


President Martin announced that the Nominations Committee will be contacting Board members in reference to Board elections for May 2024.

VIII. ADJOURNMENT

The meeting was adjourned at 10:00 am.

The next CRA Board meeting date is scheduled for Thursday, May 2, 2024.

Respectfully submitted,



Ann W. Langston, Secretary