

**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, June 6, 2024**

8:30 a.m.

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

**Absent:**

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

**Guests:** Ebony Bailey – Resident  
Charlotte Marshall – Resident  
Tamika Griffin – Resident

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, June 6, 2024, at CRA. All Board Members were present.

## I. CALL TO ORDER

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

## II. (Board Action) APPROVAL OF MINUTES for April 11, 2024

*Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve the April 11, 2024 Board Meeting Minutes. It was seconded by Board Member Greer. The motion was passed unanimously by the Board.*

## III. PUBLIC COMMENTS

There were accolades given to the Single Family Home Rehab department by guest Ebony Bailey. Guest Temika Griffin, a potential home repair program applicant, attended in order to ask additional questions about the program.

## IV. REPORTS FROM COMMITTEES

### Policies & Procedures (Ann Langston):

No updates to report.

### Personnel Committee (Emily Greer):

Board member Greer announced that the Board's self-evaluation is next on her agenda for this summer.

### Finance Committee (Sam Cantor):

Board member Cantor reported that the full committee met with Crosstown representatives last Thursday to discuss the new TIF. They gave an impressive presentation. The Finance Committee voted unanimously to forward the information on to the TIF Committee for approval to move forward. CRA attorney Hagler stated that the application was submitted prior to the most recent County Commission resolution regarding TIFs and consequently does not fall under its guidelines.

## V. STAFF REPORTS

### Financials Update: CFO Lobelia Cole-Smith reported:

#### *Financial highlights:*

- CRA has a positive cash position. CRA is currently operating on TIF funds.
- Beginning July, the CRA has six months to pay six million for the construction of the Edgeview senior apartments.
- The CRA President and CFO are preparing the FY 2024-2025 budget.
- CRA is current on accounts payable and payroll.
- In May CBIZ opened the portal for the 2023 Audit.

#### *Statement of Activities:*

- Line of Credit update (3 million vs. 6 million payment)
- Requesting TIF funds to be drawn down monthly or bi-monthly from the County/City.
- City/County/TIF accounts have been adjusted to reflect year-to-date collection activity.
- The CFO reported on the use of TIF dollars and ARPA funding through HCD for the home repair program.

A lengthy question and answer session followed in reference to several line items.

- Board member Cantor requested a breakdown of professional services and fees. CFO Cole-Smith supplied an answer.

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

- President Murray presented a short overhead review of the previous day's four-hour Advisory Committee Retreat, which went very well. Going forward, the Advisory Committee will meet monthly. Chairman Martin expressed favorable comments on the presentation and the moderation of the retreat. Board Member Langston extended thanks to and remarked how professional all CRA staff members were, and how committed the contractors were. Board member Cantor pointed out how beneficial the retreat proved to be for all.
- **Staffing:** President Murray introduced and gave some background information on Jordan McKenzie, the new Director of Community Building and Economic Opportunity. Jordan contributed additional information about himself. President Murray will also be hiring for additional positions.
- TIF parcel calculations have been completed by staff Eckstrom and Halt.
- Cleveland Corridor TIF: an RFQ has been issued for TIF consultants to assist in review and preparation of required materials.
- President Murray gave accolades to staff Greenman and Durham for their help with preparations for the Uptown Advisory Council Committee Retreat. Andrew updated the Board on their 'new' titles and support roles. He spoke about the selected 16 goals that were covered at the retreat, and how the activity flowed. He also talked about the pending FY 2024-2025 budget.
- A Finance Committee meeting will be scheduled for June to talk about the budget.
- Due to the first Thursday (July 4<sup>th</sup>) being a holiday, the Board will be polled to determine when the July meeting will take place.

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

- Working with County Commission to get TIF Economics Resolution updated.
- Highland Row: At the May 24<sup>th</sup> hearing there was a motion to dismiss. Attorney Hagler is awaiting feedback on whether or not it was dismissed.
- Attorney Hagler gave an update on a pending lawsuit. She said that the individual has filed an appeal and that CRA's attorney has filed a motion to dismiss the appeal.
- She updated the Board on the Brownfield environmental grant.
- She continues to review contracts, deeds and transfer agreements.

## VI. UNFINISHED BUSINESS

**Election Of Officers:** Chairman Martin asked for nominations from the Board for the slate of officers for the 2024-2025 Board term. Board member Sam Cantor nominated McKinley Martin to remain Chairman, Kandace Stewart to remain Vice Chairperson, Sam Cantor to remain Treasurer and Ann Langston to remain Secretary. Chairman Martin called for a motion from the Board to approve.

*Board Member Sam Cantor moved to approve the 2024-2025 Board of Directors Slate of Officers as presented (McKinley Martin /Chairman, Kandace Stewart/Vice Chairperson, Sam Cantor/Treasurer and Ann Langston/Secretary). Board Member Greer seconded it. The Board of Directors 2024-2025 Slate of Officers was approved unanimously by the Board.*

**VII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

None.

**VIII. ADJOURNMENT**

The meeting was adjourned at 9:35 am.

The next CRA Board meeting date is scheduled for **Tuesday**, July 2, 2024.

Respectfully submitted,



Ann W. Langston, Secretary