

**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 5, 2024**

8:30 a.m.

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

**Absent:**

**Also Present:** Monice Hagler – CRA Counsel  
Julius Muse – Deputy Chief Operations Officer  
Andrew Murray – CRA President  
Lobelia Cole-Smith – CRA CFO  
Cynthia Durham – CRA Staff  
Jordan McKenzie – CRA Staff  
Lisa Ivy – CRA Staff  
Andy Greenman – CRA Staff

**Guests:** Younousse Boucher – Big We Foundation  
Anasa Troutman – Big We Foundation  
Ebony Bailey – Uptown Resident  
Charlotte Marshall – 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 5, 2024, at CRA. All Board Members were present.

## I. CALL TO ORDER

Chairman Martin called to order at 8:34 a.m. A quorum was present.

## II. (Board Action) APPROVAL OF MINUTES for July 2, 2024

*Chairman Martin called for a motion on the floor. Board Member Langston moved that the Board approve the July 2, 2024 Board Meeting Minutes. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

## III. PUBLIC COMMENTS

There were no public comments.

## IV. (Board Action) AUTHORIZATION OF REDEVELOPMENT AGREEMENT WITH BIG WE FOR 1336 N. SECOND

President Murray gave the background on the story behind the property. He pointed out that the only proposal that CRA received for the site came from Big We. The project proposal was presented to the Uptown Advisory Committee, who did not have many questions. A focus group meeting was also attended by neighbors and an Advisory Committee member. Introductions were made by Anasa Troutman/CEO and Founder of Big We. Next, a presentation of the 8.5 million dollar project was given by Younouss Boucher/Managing Director. Big We is requesting that CRA provide the due diligence environmental portion as well as the property. A question and answer session followed.

President Murray stated that the resolution asks that the Board give CRA staff permission to draft a redevelopment agreement to move forward with a commitment to Big We. The Board liked the project and vision but, due to fiduciary responsibilities, stated that a proforma structure as well as financial capital stack information is needed before this proposal can be approved. Also, the Board requested that the redevelopment agreement, once negotiated and drafted, come back before the Board for approval. A lengthy discussion followed.

The resolution is to be revised. Big We requested a list of items needed from them in order to get the resolution approved so that they can have a pathway forward.

*Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve Resolution 090524A for CRA President Murray to negotiate, in good faith, and draft a redevelopment agreement with Big We to be presented to the CRA Board for approval. It was seconded by Board Member Stewart. The motion was passed by the Board. Board Member Greer opposed.*

## V. REPORTS FROM COMMITTEES

### Finance Committee (Sam Cantor):

Board Member Cantor announced that a TIF Review Committee meeting for the proposed Cleveland Corridor TIF had taken place. He reported that initially an email invite was sent out to four City and County officials in order to determine a meeting date, out of three suggested dates in August – no one replied back and CRA is concerned about the lack of responsiveness on the part of the City and County. August 14<sup>th</sup> was then chosen as the meeting date and email invites were again sent out to the four, three replied back. In the midst of the meeting on the 14<sup>th</sup> the City Attorney requested that the meeting be paused to give the County Attorney time to review the materials.

The public meeting for the proposed TIF is scheduled for Monday, September 9<sup>th</sup> at the Crosstown Concourse at 5:30pm.

**Policies & Procedures** (Ann Langston):

No update to report.

**Personnel Committee** (Emily Greer):

No update to report.

**VI. STAFF REPORTS**

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

*Financial highlights:*

- Lobelia inquired about which format the Board wants included in the monthly Board Powerpoint presentation, a basic format summary by categories or by line items.
- The audit is underway and looking good.
- She has not received the TIF reports for the 2024 audit.

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

President Murray was asked to email his update to the Board.

- Andrew stated that CRA is planning an RFP initiative with the City to issue properties.
- He mentioned CRA's 8/23/24 Board Retreat

**Legal Update:** CRA Counsel Monice Hagler gave an update on ongoing legal matters:

- Highland Row: CRA counsel Hagler and Attorney Charles Carpenter negotiating the matter.

**VII. UNFINISHED BUSINESS**

No update to report.

**VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

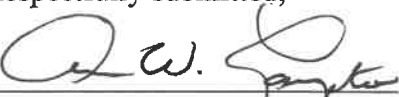
President Murray requested that a Personnel Committee Meeting be scheduled so that slates for the Uptown and Binghampton Advisory Committees can be presented and discussed.

**IX. ADJOURNMENT**

The meeting was adjourned at 10:03 am.

The next CRA Board meeting date is scheduled for Thursday, **October 3, 2024.**

Respectfully submitted,

  
Ann W. Langston, Secretary