

**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, January 9, 2025**

8:30 a.m.

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

**Absent:** Amy Schafflein

**Also Present:** Monice Hagler – CRA Counsel  
Andrew Murray – CRA President  
Lobelia Cole-Smith – CRA CFO  
Cynthia Durham – CRA Staff  
Jordan McKenzie – CRA Staff  
Andy Greenman – CRA Staff  
Stephanie Clark – CRA Staff  
Vivian Ekstrom – CRA Staff  
Stephanie Clark – CRA Staff  
Averell Mondie – CRA Staff

**Guests:** Justin Gillis – CTMCDC  
Todd Richardson – CRCA  
Dexter Muller – Cleveland TIF Consultant  
Andre Dean – Mississippi Boulevard Christian Church  
Jason Turner – Mississippi Boulevard Christian Church, Sr. Pastor  
Cristen Hardin – PGAV Planners (virtual)  
Emily Metzler – MuniCap (virtual)  
Kevin Oshinshie – MuniCap (virtual)

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, January 9, 2025, at CRA. All Board Members were present except for Amy Schafflein.

**I. CALL TO ORDER**

Chairman Martin called the meeting to order at 8:36 a.m. A quorum was present.

**II. (Board Action) APPROVAL OF MINUTES for December 5, 2024**

*Chairman Martin called for a motion on the floor. Board Member Langston moved that the Board approve the December 5, 2024 Board Meeting Minutes. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

Chairman Martin welcomed new CRA Board member Rasheedah Jones. She stated that she is a native Memphian, has been in real estate and development for approximately 20 years and that she started her career under the tutelage of Dr. Reginald Payton, as a student at Christian Brothers University. She has worked with some of the CRA Board members before and is looking forward to serving as a member of the Board.

**III. PUBLIC COMMENTS**

There were no public comments.

**IV. Board Action: APPROVAL OF CLEVELAND STREET CORRIDOR TAX INCREMENT FINANCING DISTRICT**

President Murray stated that this project is a continuation of many months of work that came before the Board and the Board's Finance Committee. There have also been public meetings on the matter. The consulting team participated in the meeting virtually. Staff Jordan McKenzie introduced himself and gave a brief introduction of the applicant for the Cleveland Street TIF, a collaboration of The Crosstown Association/Todd Richardson, the CDC/Justin Gillis, and Mississippi Boulevard Christian Church/Andre Dean, along with their consultant, Mr. Dexter Muller.

CRA's consultant team includes Cristen Hardin/PGAV, who stated that she has worked on TIFs in Memphis TN, Kevin Oshinskie/MuniCap, and Emily Metzler/MuniCap.

The applicant stated that the corridor is one of the most used North South corridors in the city. He mentioned the four anchors of the district and stated that this group wants to see it be a shining example of a major artery for visitors to the city. He said that public safety, streetscape, better lighting, public infrastructure problems, etc., is a concern. The major concern is the more than 60 acres of abandoned, blighted, and/or underutilized property. They want to see public infrastructure upgrades and housing incentivized that increases the density to help sustain economic development of the Cleveland area. Lastly, it was pointed out that this is not a developer-driven TIF but instead a community-driven TIF. The plan is to work with CRA and the (to be appointed) Community Advisory Committee on refining the redevelopment plan. The applicant pointed out that they are in this for the long haul.

Andre Dean stated that MBCC is very supportive of the process and excited about the potential that this application brings. CDC representative, Justin Gillis, added that it is good to see the project and partnership, which started in 2015, come together and move forward.

PGAV and MuniCap gave a virtual presentation. Cristen Hardin/PGAV recapped and provided an overview of the redevelopment project area, the qualifications analysis, and the community redevelopment plan. The MuniCap representatives presented the revenue analysis.

Representative Emily Metzler/MuniCap mentioned some of the efforts started with and the baseline assumptions evaluated in order to arrive at their conclusions. Kevin Oshinske/MuniCap presented the findings of the tax increment projections/revenue analysis of their study. Cristen Hardin/PGAV concluded the presentation. A lengthy question and answer session followed.

Board Member Perry asked about an affordable housing analysis and community feedback. Cristen Hardin/PGAV stated that no formal housing analysis was completed, but that the qualification analysis does point to the needs for affordable housing. A lengthy discussion followed.

President Murray explained the TIF process for the benefit of newcomers.

**a) Finding of Conditions Necessary – Resolution #010925A**

*Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve the Finding of Conditions Necessary, Resolution #010925A. The motion was seconded by Board Member Jones. The motion was passed unanimously by the Board. Board Member Langston abstained.*

**b) Adoption of Community Redevelopment Plan - Resolution #010925B**

Board approval subject to modification to the amount from \$121,000,000 to \$127,000,000 on page 2 of Resolution 010925B and a grammar change to read ‘philanthropic’ on page 127 of the Community Redevelopment Plan and subject to grammatical corrections made by the staff.

*Chairman Martin called for a motion on the floor. Board Member Cantor moved that the Board approve the Adoption of Community Redevelopment Plan, Resolution #010925B. The motion was seconded by Board Member Stewart. The motion was passed unanimously by the Board. Board Member Langston abstained.*

Board Member Perry asked for a clause for the CRA Board to have a development standard as they approve different projects, particularly regarding affordable housing and anti-displacement. Andrew stated that this language could be put into the Plan and/or the Board can have a separate resolution that governs how they allowed money to be spent in this TIF. President Murray clarified that the party responsible for the TIF is the CRA Board. Board Member Perry then asked if a resolution could be challenged. President Murray answered no. An additional lengthy discussion followed.

President Murray explained the Board Resolution process after a CRA Board approval.

Board Member Perry requested an anti-displacement strategy statement, to come from the CRA Board to the entities. This is to be a Board resolution. President Murray requested having this drafted as a CRA policy. The TIF manual will also have to be amended to include this language.

Board Member Perry motioned that CRA adopt a Board Resolution that is included in the TIF Manual that instructs displacement strategy.

*Chairman Martin called for a motion on the floor. Board Member Perry moved that the Board approve an anti-displacement resolution for the next meeting. The motion was seconded by Board Member Jones. The motion was passed unanimously by the Board. Board Member Langston abstained.*

## V. REPORTS FROM COMMITTEES

### Policies & Procedures (Ann Langston):

There was no report update.

### Personnel Committee):

There was no report update.

### Finance Committee (Sam Cantor):

There was no report update.

## VI. STAFF REPORTS

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

#### *Financial highlights:*

- The Board received financial statements and supplemental reports for November 2024.
- CRA continues to have a positive cash position and is operating on current TIF funds. CRA is in good financial shape.
- CRA is anticipating paying the balance of the Edgeview project funds, without having to borrow additional monies.
- Taxes and accounts payable are current.
- CRA is awaiting the schedules from auditor Banks, Finley and White for the FY 2024 CRA audit. A tentative formal meeting is also being scheduled with the auditors. She is awaiting two reports to complete the audit before uploading the remaining CRA information to the auditor's portal.
- Statement of Activities actual versus budget: CRA collects 8.5 million dollars in TIF funds annually. CRA currently has approximately one year of available funds in the bank.
- City disbursements are expected in September and from the County in February.
- To-date CRA has no updated completion date provided for the Edgeview project.
- The Lot Maintenance and Single Family Rehab programs have (mostly) wrapped up for the year and restart in the next couple of months.

### President's Update: President Andrew Murray:

- CRA, in partnership with Convergence Memphis, is hosting a Land and Housing Expo on February 22, 2025, at First Baptist Broad Church at 8:30am. The expo will follow the City's Housing Summit which is scheduled for February 20<sup>th</sup> and 21<sup>st</sup> at the Memphis Botanic Gardens. The CRA will be putting out approximately 75 Uptown lots and five Binghamton lots for developers.
- CRA is partnering with the City of Memphis to launch Groundbreakers - a project involving marketing vacant properties around the city.
- The Edgeview and the Collins Chapel projects are almost completed. CRA is expecting final invoices from Edgeview and should make the final payment within the next few months.
- CRA is moving forward with the Hattiloo Community Theater renovations on 299 Chelsea. The RFP for Construction Management was sent out and CRA has received approximately six responses. Top responses will be interviewed. Hattiloo has committed to fundraising for the project with CRA.

**Legal Update:** *CRA Counsel Monice Hagler:*

- The appealed lawsuit, by a resident with a rehab issue, was dismissed.
- CRA appealed the assessment of the Highland Row garage. The Shelby County Assessor of Property is a party to the appeal.
- Charles Carpenter and his firm have filed motions on the pending lawsuit. A hearing is pending.
- Attorney Hagler is in the process of reviewing CRA contracts with contractors and subcontractors.

The CRA title work process for SFHR program was mentioned. Board Member Cantor suggested that CRA consider using the University of Memphis Law School, that offers free legal work. Attorney Hagler will discuss it with staff.

**VII. UNFINISHED BUSINESS**

No unfinished business reported.

**VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

Vice-Chairperson Stewart asked what the CRA communication follow up process is with individuals who applied but have yet to receive SFHR program services. Staff Clark explained the procedure.

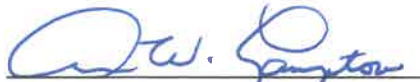
TIF training, by President Murray, followed immediately after the 1/9/25 Board meeting – only staff were in attendance.

**IX. ADJOURNMENT**

The meeting was adjourned at 11:08 am.

The next CRA Board meeting date is scheduled for Thursday, **February 6, 2025.**

Respectfully submitted,



Ann W. Langston, Secretary