

**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 3, 2025

8:30 a.m.

Board Present: Kandace Stewart – Vice Chairperson
Sam Cantor – Treasurer
Ann Langston – Secretary
Deveney Perry
Rasheedah Jones
Meggan Kiel

Absent: Amy Schaftlein

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

Guests: None

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, April 3, 2025, at CRA. All Board members were present with the exception of Amy Schaftlein.

I. CALL TO ORDER

Vice Chairperson Stewart called the meeting to order at 8:37 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for March 6, 2025

Board Member Langston recommended that the first sentence on page 3 be deleted.

Vice Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve the March 6, 2025 Board Meeting Minutes (to include the removal of the first sentence on page 3). The motion 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: APPROVAL OF RESOLUTION #040325 REGARDING AFFORDABLE HOUSING AND ANTI-DISPLACEMENT POLICIES

Vice Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve bringing to the table for discussion, Resolution #040325 regarding Affordable Housing and Anti-Displacement Policies. The motion was seconded by Board Member Kiel.

President Murray reported that all comments/edits from the Board were input into the resolution, and that the updated language will be reflected in the TIF Manual.

Vice Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve Resolution #040325 regarding Affordable Housing and Anti-Displacement Policies. The motion was seconded by Board Member Kiel. The motion was passed unanimously by the Board.

V. Board Action: RESOLUTION REGARDING HONORING MCKINLEY MARTIN JR. – Past Board Chairman

Vice Chairperson Stewart displayed the framed resolution recognizing the past Board Chairman.

Vice Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve the Resolution honoring McKinley Martin Jr. – Past Board Chairman. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

VI. REPORTS FROM COMMITTEES

Policies & Procedures (Ann Langston):

A committee meeting will be scheduled after today's resolution #040325 is approved.

Finance Committee (Sam Cantor):

No financials to report due to the CEO currently working with the auditors.

Personnel Committee):

Vice-Chair Stewart announced that Board Member Schaftlein is willing to chair the Personnel Committee. This committee will head the annual evaluation for the CRA President.

VII. STAFF REPORTS

Financials Update: CFO Lobelia Cole-Smith reported:

Financial highlights:

- The Board will receive the financials next week.
- The 2024 audit has been completed and was filed with the Comptroller's office on Monday.
- The Pennrose Legends at Edgeview project payments are being processed as they are received.
- CRA is close to finishing payments for the Collins Chapel project.

President's Update: President Andrew Murray:

- For the purpose of new Board members, President Murray gave background information about CRA's auditors.
- **299 Chelsea/The Old White Brick Church:** Staff Member McKinzie gave an update.
- Currently, as an agency, CRA is at about 80% MBE due to commitment and the nature of the work.
- Lisa Ivy/**Single Family Home Repair Program** Director gave an update on Uptown and Binghampton.
- **Cleveland TIF:** had its second reading and is anticipating a third reading.
- **2 Grants:** 1) EPA grant is going well. 2) Had a DOT kick-off with the community. Staff Member Ekstrom is leading the DOT grant.

Legal Update:

- CRA Counsel, Monice Hagler provided an update on legal items.

VIII. UNFINISHED BUSINESS

No unfinished business reported.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

- President Murray welcomed new Board member Meggan Kiel.
- A discussion on 'Board terms' took place. Information on Board positions and responsibilities was requested. Rolls and responsibilities of the Board, committee assignments and signatories will be covered at the April 17th Board as well as a TIF overview training.
- Board Member Langston suggested having a celebration for Mack immediately after the April 17th training session or immediately after the May 1st Board meeting.

X. ADJOURNMENT

Board Member Langston called for a motion to adjourn the meeting. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

The meeting was adjourned at 10:05 am.

The next CRA Board meeting date is scheduled for Thursday, **May 1, 2025.**

Respectfully submitted,



Ann W. Langston, Secretary