

**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, May 1, 2025**

8:30 a.m.

**Board Present:** Kandace Stewart – Vice Chairperson  
Sam Cantor – Treasurer  
Ann Langston – Secretary  
Deveney Perry  
Rasheedah Jones  
Amy Schafflein

**Absent:** Meggan Kiel

**Also Present:** Monice Hagler – CRA Counsel  
Andrew Murray – CRA President  
Lobelia Cole-Smith – CRA CFO  
Cynthia Durham – CRA Staff  
Andy Greenman – CRA Staff  
Lisa Ivy – CRA Staff  
Terrance Hammons – CRA Staff  
Jordan McKenzie – CRA Staff  
Emma Turri – CRA Staff  
Stephanie Clark – CRA Staff  
Charia Jackson – CRA Staff  
Kenny Halt – CRA Staff

**Guests:** John Hatcher – CPA Partner at Banks, Finley, White & Co.

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, May 1, 2025, at CRA. All Board members were present with the exception of Meggan Kiel.

**I. CALL TO ORDER**

Vice Chairperson Stewart called the meeting to order at 8:33 a.m. A quorum was present.

**II. (Board Action) APPROVAL OF MINUTES for April 3, 2025**

President Murray announced that the April Minutes would be presented at the June 2025 Board meeting.

**III. PUBLIC COMMENTS**

There were no public comments.

**IV. Board Action: ACCEPTANCE OF FY 2023-2024 ANNUAL AUDIT**

Lobelia Cole-Smith/CFO introduced auditor John Hatcher/CPA Partner at Banks, Finley, White & Company. Mr. Hatcher stated that his firm issued to CRA an 'unqualified opinion,' the highest level of opinion that a CPA firm can issue. President Murray thanked the auditor and Lobelia Cole-Smith/CFO for a job well done; this was followed by applause from the Board.

*Vice Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve acceptance of the CRA FY 2023-2024 Annual Audit. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

**V. REPORTS FROM COMMITTEES**

Finance Committee (Sam Cantor):

Policies & Procedures (Ann Langston):

A committee meeting will be scheduled after today's resolution #040325 is approved. Ann asked that the updates be included in the application and the TIF manual and be distributed to everyone.

Personnel Committee):

Vice-Chairman Stewart said that there is no report but that a meeting to discuss who will chair the Personnel Committee will take place.

**VI. ELECTION OF BOARD OFFICERS**

Board Member Cantor reported that the members had concerns about voting on a slate and would instead like to vote on each office position individually (in order to be able to abstain or object).

*Vice Chairman Stewart called for a motion on the floor. Board Member Cantor nominated Vice-Chairman Stewart for the position of Board Chairman. Vice-Chairman Stewart accepted the nomination. The motion was seconded by Board Member Langston. The motion was passed unanimously by the Board.*

*Vice Chairman Stewart called for a motion on the floor. Board Member Perry nominated Board Secretary Ann Langston for the position of Vice-Chairman. Board Secretary Ann Langston accepted the nomination. The motion was seconded by Board Member Cantor. Vice-Chairman Stewart did a roll call vote. The motion was passed unanimously by the Board.*

*Vice Chairman Stewart called for a motion on the floor. Board Member Schaftlein nominated Treasurer Sam Cantor for another term as CRA Treasurer. CRA Treasurer Cantor accepted the nomination. The motion was seconded. Vice-Chairman Stewart did a roll call vote. The motion was passed unanimously by the Board.*

*Vice Chairman Stewart called for a motion on the floor. Board Member Schaftelein nominated Board Member Perry for the position of CRA Board Secretary. Board Member Perry accepted the nomination. The motion was seconded by Board Member Cantor. Vice-Chairman Stewart did a roll call vote. The motion was passed unanimously by the Board.*

Vice-Chairman Stewart discussed the Board Committees.

The finalized Committees listing will be emailed to the Board.

## **VII. STAFF REPORTS**

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

#### *Financial highlights:*

- There was not much change in the financials.
- CRA continues to have a positive cash position. Operating accounts and all payables are current.
- CRA has accounted for all the City and County deferred TIF revenue accounts.
- Collins Chapel Connectional Hospital: CRA has completed all payments.
- The Pennrose Legends at Edgeview: CRA owes 3.2 million dollars.

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

- Gave an update on the Binghampton Community Advisory Committee and the last neighborhood meeting that took place. There was a good turnout. A semi-retreat is to take place in the near future. Also, a Binghampton update document is being created.
- Introduced CRA's latest hire, Charia Jackson/Director of Neighborhood Planning and Essential Housing.
- Staff McKenzie gave kudos to the Uptown Alley cleanup crews who cleaned up 50K pounds of trash over a ten-day period. CRA received written accolades from both Mayors.
- Due to so many Uptown residents applying for help and/or are still on the home repair waiting list, Single Family Home Directors Lisa Ivy reported that CRA launched a 'complete roof/minor emergency repair application window. The deadline to submit applications is Friday, May 9, 2025. The goal is to balance fairness with a waiting list versus need and emergency situations.
- Binghampton Community Land Trust is having a groundbreaking event at 2955 Princeton Avenue, this Saturday, May 3, 2025 at 2:00pm.
- CRA has created a web page dedicated to CRA past and present projects. ([CRAMemphis.org/projects](http://CRAMemphis.org/projects)).

**Legal Update:** CRA Counsel Monice Hagler provided an update on legal issues.

## **VIII. UNFINISHED BUSINESS**

President Murray said that the Internal Controls document is to be updated. The Policies and Procedures Committee will review the document.

## **IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

Board Member Jones inquired about CRA's Conflict of Interest policies and procedures. Vice-Chairman Stewart recommended that the Personnel Committee look into the City and County's

Ethics Training that is offered for Board members. President Murray and staff Cynthia will reach out to the City and County to get information on trainings.


Directly following the Board of Directors meeting, a farewell gathering took place for McKinley 'Mack' Martin, Jr./former CRA Board Chairman. Mack was presented with a plaque, cards, and refreshments. President Murray gave a thank you speech. Mack's departing farewell words were "I'm honored and humbled ... much blessings to you all."

**X. ADJOURNMENT.**

The Board meeting was adjourned at 9:49 am.

The next CRA Board meeting date is scheduled for Thursday, **June 5, 2025.**

Respectfully submitted,

  
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Ann W. Langston, Secretary