

**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 5, 2025**

8:30 a.m.

**Board Present:** Sam Cantor – Treasurer  
Ann Langston – Vice Chairperson  
Amy Schafflein  
Meggan Kiel

**Absent:** Kandace Stewart – Chairperson  
Deveney Perry - Secretary  
Rasheedah Jones

**Also Present:** Monice Hagler – CRA Counsel  
Andrew Murray – CRA President (virtual)  
Lobelia Cole-Smith – CRA CFO  
Cynthia Durham – CRA Staff  
Andy Greenman – CRA Staff  
Jordan McKenzie – CRA Staff  
Charia Jackson – CRA Staff  
Vivian Ekstrom – CRA Staff

**Guests:** Tonya Meeks – ULI Memphis  
Andre Jones – Jones Urban Development  
Regina Edmond – 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, June 5, 2025, at CRA. All Board members were present with the exception of Kandace Stewart, Deveney Perry and Rasheedah Jones.

**I. CALL TO ORDER**

In the absence of Chairperson Stewart, Vice Chairperson Langston called the meeting to order at 8:31 a.m. A quorum was present.

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

*Vice Chairperson Langston called for a motion on the floor. Board Member Kiel moved that the Board approve the April 3, 2025 Board Meeting Minutes. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

**III. (Board Action) APPROVAL OF MINUTES for May 1, 2025**

*Vice Chairperson Langston called for a motion on the floor. Board Member Cantor moved that the Board approve the May 1, 2025 Board Meeting Minutes. The motion was seconded by Board Member Schaflein. The motion was passed unanimously by the Board.*

**IV. PUBLIC COMMENTS**

There were no public comments.

**V. Board Action: ADOPTION OF CRA FY 2025-2026 BUDGET**

Vice-Chairperson Langston reported that the Finance Committee met earlier this week, went over the budget in detail and voted on and approved recommending it to the Board.

Lobelia Cole-Smith/CFO presented a broad overview of the budget and covered line items that had been highlighted by President Murray. President Murray added that he and staff Greenman will be working on some infographics to break down the individual expenditures in Uptown and Binghampton so they can be presented to the advisory committees. A question-and-answer session followed.

Staff McKenzie and President Murray gave an update on the Klondike and Soulsville TIF revenues.

*Vice Chairperson Langston called for a motion on the floor. The motion was passed unanimously by the Board.*

**VI. Board Action: ADOPTION OF RESOLUTION 060525A FOR THE REDEVELOPMENT OF 989 LOONEY**

This resolution is to approve entering into the development of a redevelopment agreement to move ahead with the redevelopment of 989 Looney. Staff Ekstrom begin by giving an overview of the property and the process that CRA went through. She reported that the initial RFP received zero responses. The second RFP was issued in January 2025 and CRA received one proposal.

Staff Ekstrom introduced Andre Jones (co-owner of Jones Urban Development) and his team member Tonya Meeks (District Council lead for Urban Land Institute Memphis). Mr. Jones gave some background information on his company and then presented his project proposal, adding that the property is in rough shape and presents a challenge. Ms. Meeks followed by giving background information on herself, talking about her organization's mentorship program involvement and what they expect to bring to the project, as well as next steps. A lengthy discussion ensued about access to projects, capital, and pre-development grants.

*Vice Chairperson Langston called for a motion on the floor. Board Member Schaflein moved that the Board approve Resolution 060525A for the moving forward with entering into a*

***Redevelopment Agreement for 989 Looney. The motion was seconded by Board Member Kiel. The motion was passed unanimously by the Board.***

## **VII. REPORTS FROM CRA COMMITTEES**

### **Finance Committee (Sam Cantor):**

No additional finance update.

Next steps going forward for compliance:

- There was a discussion regarding M/WBE goals.
- President Murray stated that 1) CRA hires based on merit, and 2) CRA achieves its M/WBE goals.

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

Member Langston reported that the committee had met, gone through and reviewed the Internal Controls of the CRA and tentatively agreed to what needs to be done. The next draft will be sent to the Committee before being presented to the Board for approval.

### **Personnel Committee (Amy Schaflein):**

No update reported.

## **VIII. STAFF REPORTS**

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

#### *Financial highlights:*

- The Board received the April financial statements.
- The line of credit is scheduled to be paid in March and April 2026.
- Edgeview at Legends project has been completed.
- Receivables and all payables are current.

Member Cantor asked about budget versus actual. He stated that the actual report column headings are confusing. He suggested that the columns be renamed. Lobelia stated that she will add a budget-to-date column.

Staff Jackson gave a brief update on the Essential Housing Program. She reported that approximately 27 developers have shown interest in the program. The program proposal template has been submitted to 22 developers who have also been interviewed by CRA staff.

Staff Ekstrom reported that; 1) CRA received five responses on the RFP for the Porter Leath property. 2) The Manassas Market RFP was re-issued and will be marketed. The deadline for submission is August 31, 2025. The community would like to see grocery use in this space.

### **President's Update: President Andrew Murray: (virtual)**

No additional updates.

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

Getting ready for Tuesday, June 17, 2025, Forge trial date. CRA is hoping to get another offer before the trial date. She mentioned the announcement that the governor signed into law the dismissal of minority business enterprises being able to contract with governmental enterprises. Compliance offices are working through next steps – she will keep the Board updated.

President Murray added that CRA hires based on merit and CRA does not struggle with meeting our goals.

**IX. UNFINISHED BUSINESS**

No unfinished business was reported.

**X. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

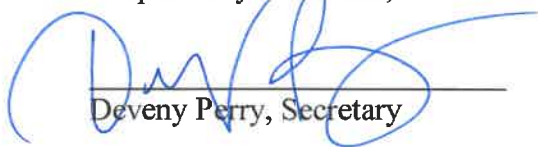
No new business was reported.

**XI. ADJOURNMENT.**

The Board meeting was adjourned at 9:42 am.

The next CRA Board meeting date is scheduled for Thursday, **July 3, 2025.**

Respectfully submitted,



Deveny Perry, Secretary