

**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, August 7, 2025**  
8:30 a.m.

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

**Absent:** Meggan Kiel

**Also Present:** Monice Hagler – CRA Counsel  
Andrew Murray – CRA President  
Cynthia Durham – CRA Staff  
Andy Greenman – CRA Staff  
Jordan McKenzie – CRA Staff  
Charia Jackson – CRA Staff  
Lisa Ivy – CRA Staff  
Terrance Hammons – CRA Staff

**Guests:** Regina Edmond - Resident

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, August 7, 2025, at CRA. All Board members were present with the exception of Meggan Kiel.

## I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 8:35 a.m. A quorum was present.

## II. (Board Action) APPROVAL OF MINUTES for July 3, 2025

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

## III. PUBLIC COMMENTS

There were no public comments.

## IV. REPORTS FROM CRA COMMITTEES

### Personnel Committee (Amy Schaftlein):

No Update

### Finance Committee (Sam Cantor):

No Update.

### Policies & Procedures (Ann Langston):

No Update.

## V. STAFF REPORTS

### Financials Update: President Murray reported in the absence of CFO *Lobelia Cole-Smith*:

#### *Financial highlights:*

- CFO is currently working on the audit.
- Finalizing month-end close for June. Awaiting parcel data from the City and County.
- Hattiloo withdrew from the 299 Chelsea renovation project and will no longer be the tenant. CRA is sponsoring an event on Friday, August 15<sup>th</sup> from 9:00am to 11:00am at the site and will review the community plan and engagement in order to get feedback and opinions from the community on the envisioned opportunities they foresee on that corner. The 299 Chelsea property has been secured with fencing and soon a camera system will be installed.
- Staff McKenzie gave an update on 299 Chelsea. The 8/15/25 community event aims to generate engagement and gather feedback and direction from the community as to what they envision being done with the church and the immediate surroundings. A tour of the building will also be offered.
- Essential Housing Program: Staff Jackson reported that for the month of July CRA received ten proposals from developers who submitted applications by the June deadline. CRA reviewed and accepted four of the proposals for twelve different lots in North Parkway, New Chicago and Smokey City areas. Developer designs are being drafted.

Due to CRA having many lots available, beginning in August 2025, CRA will reach back out to those developers who did not submit proposals in the first round.

Information about all accepted developers will be presented to the Uptown Advisory Committee.

Promoting general housing counseling was discussed. This subject will be mentioned at the next Advisory Committee meeting.

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

- RFPs are out. The community has been meeting with developers and CRA.
- Porter Leath: Staff Ekstrom reviewed four proposals. The initial findings from the interviews will be presented to the Advisory Committee on August 12, 2025.
- 2<sup>nd</sup> & Chelsea: CRA received two very good proposals.
- Chism Trail: Is out for RFPs again. CRA has received a few inquiries.

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

- Working with staff on reviewing contracts and title work for developers for the Essential Housing Program.
- CRA no longer has an M/WBE program and the language in CRA's Policies and Procedures Manual will be updated. CRA can only track local and small businesses and should continue to evaluate/hire local and small business candidates based on merit. President Murray does not foresee this impacting CRA operations in a major way.
- Highland Row; CRA is still awaiting the results of the court case.

**VI. EXECUTIVE SESSION (if necessary).**

The session was cancelled.

**VII. UNFINISHED BUSINESS**

No unfinished business was reported.

**VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

President Murray gave background information on the lien cancellation request letter from the homeowner at 410 Malvern St., Memphis TN, 38104. The house is outside of the TIF District and was rehabbed using ARPA funds. A lengthy discussion followed.

***Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board reject the request from the homeowner to dismiss the lien on 410 Malvern St./Memphis TN 38104. The motion was seconded by Board Member Schaflein. The motion was passed unanimously by the Board.***

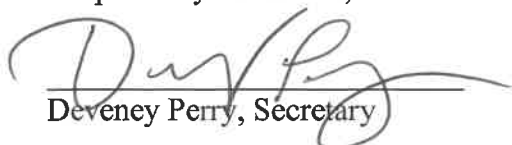
The next Finance Committee Meeting was scheduled for August 28<sup>th</sup> at 9:00am.  
The next Policies and Procedures Committee Meeting was scheduled for August 28<sup>th</sup> at 10:00am.  
A poll will be taken to determine the date/time for the next Personnel Committee Meeting.

**IX. ADJOURNMENT.**

The Board meeting was adjourned at 9:57 am.

The next CRA Board meeting date is scheduled for Thursday, **September 4, 2025.**

Respectfully submitted,

  
Deveney Perry, Secretary