

**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, October 9, 2025**

8:30 a.m.

**Board Present:** Ann Langston – Vice Chairperson (virtual)  
Sam Cantor – Treasurer  
Amy Schaftlein  
Rasheedah Jones (virtual)  
Meggan Kiel

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

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

**Guests:** Justin Gillis – Crosstown CDC  
John Halford – CNCT (Architect and Developer)  
Kenneth Perkin – AON Investment (Developer)  
Adrian Hall – P.E.A.R.L. With You (Nonprofit assisting veterans)  
Octavius Nickson – Nickson Development Group  
Chris Hendrix – Nickson Development  
Noah Gray – Nickson Development

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, October 9, 2025, at CRA. All Board members were present except for Kandace Stewart and Deveney Perry.

**I. CALL TO ORDER**

Board Member Cantor chaired the meeting in the absence of Chairman Stewart. He called the meeting to order at 8:45 a.m. A quorum was present.

**II. (Board Action) APPROVAL OF MINUTES for September 4, 2025**

*Board Member Cantor called for a motion on the floor. Board Member Kiel moved that the Board approve the September 4, 2025 Board Meeting Minutes. The motion was seconded by Board Member Schaftlein. The motion was passed unanimously by the Board.*

**III. PUBLIC COMMENTS**

There were no public comments.

**IV. (Board Action) RESOLUTION 100925A: APPROVAL OF AMENDMENT TO A FINDING OF CONDITIONS NECESSARY FOR THE COMMUNITY DEVELOPMENT OF THE CLEVELAND STREET CORRIDOR TIF**

Board Member Cantor gave a brief update.

*Board Member Cantor called for a motion on the floor. Board Member Schaftlein moved that the Board approve Resolution 100925A Amendment to A finding of Conditions Necessary for the Community Development of the Cleveland Street Corridor TIF. It was seconded by Board Member Kiel. The motion was passed unanimously by the Board.*

**V. (Board Action) ADOPTION OF RESOLUTION 100925B: APPROVAL OF AMENDMENT TO CLEVELAND STREET CORRIDOR AREA**

Board Member Cantor gave a quick update on the request to add 10 additional parcels.

*Board Member Cantor called for a motion on the floor. Board Member Schaftlein moved that the Board approve Resolution 100925B Amendment to add ten additional parcels to the Cleveland Street Corridor Area. It was seconded by Board Member Kiel. The motion was passed unanimously by the Board.*

**VI. (Board Action) ADOPTION OF RESOLUTION 100925C: APPROVAL OF AGREEMENT WITH AON INVESTMENTS TO REDEVELOP THE PORTER LEATH CAMPUS SITE**

CRA staff Ekstrom gave an update on the process that CRA performed. She reported that CRA received four proposals after releasing the RFP. After the staff review process, presenting to the Advisory Committee and interviewing the top three teams, All or Nothing Investments/Kenneth Perkins and his team won out. Mr. Perkins gave some background history on his company's experience. The goal is to get the redevelopment agreement signed by the end of 2025.

Mr. Perkins gave an overview of the project aimed at creating rental properties with a possible urban farm in the green space. Partner Adrian Hall/Founder & Executive Director of PEARL with You, talked about the part they will play in this three-phase development and the opportunities it will create for the people they serve. President Murray volunteered some background history on the Porter Leath Campus. A question and answer session followed.

*Board Member Cantor called for a motion on the floor. Board Member Kiel moved that the Board approve Resolution 100925C to Approve the Agreement with AON Investments to*

*Redevelop the Porter Leath Campus Site. It was seconded by Board Member Schaftlein. The motion was passed unanimously by the Board.*

**VII. (Board Action) ADOPTION OF RESOLUTION 100925D: APPROVAL OF AGREEMENT WITH NICKSON DEVELOPMENT GROUP TO REDEVELOP THE SECOND AND CHELSEA SITE**

CRA staff Ekstrom provided background history. She stated that CRA received two proposals. Octavius Nickson of Nickson Development Group gave the presentation on the mixed-income development plan. He stated that his company has been in community development for approximately 16 years and amongst other things, specializes in large-scale developments with small-scale ideas, thinking about community first. A question and answer session followed.

*Board Member Cantor called for a motion on the floor. Board Member Schaftlein moved that the Board Authorize the Adoption of Resolution 100925D Agreement for the 2<sup>nd</sup> and Chelsea Site Redevelopment with Nickson Development Group. It was seconded by Board Member Kiel. The motion was passed unanimously by the Board.*

**VIII. (Board Action) ADOPTION OF RESOLUTION 100925E: APPROVAL OF AGREEMENT WITH 400 MAIN LLC D/B/A CNCT DEVELOPMENT TO REDEVELOP THE 5<sup>TH</sup> AND KEEL SITE**

CRA staff Ekstrom gave an update. John Halford of CNCT pitched the site plan presentation. He stated that his company will partner with a contractor. He gave samples of sites that the company has developed. A lengthy discussion followed.

*Board Member Cantor called for a motion on the floor. Board Member Schaftlein moved that the Board Authorize the Adoption of Resolution 100925E for the Redevelopment Agreement for the 5<sup>th</sup> and Keel Site. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

**IX. (Board Action) ADOPTION OF RESOLUTION 100925F: APPROVAL OF AGREEMENT WITH 400 MAIN LLC D/B/A CNCT DEVELOPMENT TO REDEVELOP THE 2<sup>ND</sup> AND HICKORY SITE**

CRA staff Ekstrom gave an update. John Halford of CNCT was the presenter and talked about their vision to develop the site. They will partner with a contractor. A lengthy question and answer discussion followed.

*Board Member Cantor called for a motion on the floor. Board Member Schaftlein moved that the Board Authorize the Adoption of Resolution 100925F for the Redevelopment Agreement for the 2<sup>nd</sup> and Hickory Site. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

**X. (Board Action) ADOPTION OF RESOLUTION 100925G: UPDATING HOUSING DESIGN AND CONSTRUCTION GUIDELINES POLICY**

This Board action was deferred until the November Board meeting. President Murray gave an overview, stating that this resolution is a policy document that will be broken down to handouts/rotations to simplify and make it more comprehensive. It addresses affordability, local small businesses goals, design framework, building codes, and direction for home builders. Best practices are included in the document. A discussion followed.

## XI. REPORTS FROM CRA COMMITTEES

### Personnel Committee (Amy Schaflein):

No update was given.

### Finance Committee (Sam Cantor):

No update was given.

### Policies & Procedures (Ann Langston):

No update was given.

## XII. STAFF REPORTS

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

#### *Financial highlights:*

- No substantial financial changes from last month. CRA is on track - cashflow being available for the year. CRA's financial projection is good. CRA will pay the line of credit in the next 3-4 months.
- Awaiting reports from the City and County in order to complete the schedules for the audit.
- Have submitted some confirmation letters to the City and County for confirmation of balances.

Board member Cantor received clarification from Lobelia on the Soulsville TIF account.

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

- Reported on Habitat for Humanity's 52 new single family homes project on Chelsea, between 6<sup>th</sup> and 2nd. The CRA is donating land to the project.
- In the absence of Staff Jackson, who is "really rocking it", President Murray gave an update on the Essential Housing project. He stated that CRA has received 19 proposals from emerging developers, of whom eight are in the process of being approved (33 units and 22 parcels). The first three redevelopment agreements are being signed soon. He also gave updates on other projects that are taking place.
- He spoke about the 'Jackson Initiative' to improve a high crime area.
- He announced that MemArts was approved for the purchase of Humes School.
- A Resource Park is being created on Orphanage Street.
- Staff McKenzie gave an update on 299 Chelsea/The Old Brick Church. The official name for the development is Chelsea Neighborhood Center (8 parcels at the corner of Chelsea & 7<sup>th</sup>). The RFP has been released. Two open houses (October 24<sup>th</sup> and November 14<sup>th</sup>) have been scheduled. A food truck park will also be activated starting in November.

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

No update was given.

## XIII. UNFINISHED BUSINESS

No unfinished business was reported.

**XIV. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

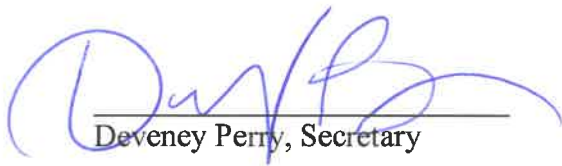
- Some housekeeping items were discussed.

**XV. ADJOURNMENT.**

The Board meeting was adjourned at 10:48 am.

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

Respectfully submitted,



Deveney Perry, Secretary