

**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, November 6, 2025

8:30 a.m.

Board Present: Kandace Stewart – Chairperson
Ann Langston – Vice Chairperson (virtual)
Sam Cantor – Treasurer
Deveney Perry - Secretary
Amy Schaflein
Rasheedah Jones (virtual)

Absent:

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
Charia Jackson – CRA Staff

Guests: Brianna Finch – Promise Development Corp.
Cornelius Sanders – Promise Development Corp.
Yvronda Powell – Promise Development Corp.

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, November 6, 2025, at CRA. All Board members were present.

I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 8:43 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for October 9, 2025

Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve the October 9, 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 110625A: ADOPTION OF RESOLUTION UPDATING HOUSING DESIGN AND CONSTRUCTION GUIDELINES

(Deferred from the last meeting)

Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve Resolution 110625A, Adoption of Resolution Updating Housing Design and Construction Guidelines. It was seconded by Board Member Perry. The motion was passed unanimously by the Board.

Board Member Schaftlein questioned the utility of the guidelines for developers. She suggested that a check list be added that points out the ‘must haves’ versus the ‘requirements’. President Murray agreed that it would be good to add this. He also mentioned that staff Andy Greenman will work with Director Charia Jackson to create a more user-friendly presentation/graphics. Director Jackson stated that it would highlight the main program. The completed checklist will be emailed to the Board.

Chairperson Stewart called for a motion on the floor. Board Member Cantor moved to approve the Amended Motion to include Standard Check List of Requirements in Resolution 110625A. It was seconded by Board Member Perry. The motion was passed unanimously by the Board.

V. (Board Action) ADOPTION OF RESOLUTION 110625B: AUTHORIZING REDEVELOPMENT AGREEMENT FOR PROPOSED PROMISE DEVELOPMENT PROJECT

President Murray gave some background information. He said that Promise’s ask is for the donation of property. Staff Jackson introduced the Promise team and gave an overview of the Sunset Square site located at 550 Wells (Wells & 7th). Guest Brianna Pinch gave the Promise Development presentation. She reported that Promise Development will be constructing thirteen housing units, which follows the Memphis 3.0 Plan. She said that they are scheduled to start construction on the Single Family (rent to own) units in May 2026. A question-and-answer session followed.

Chairperson Stewart called for a motion on the floor. Board Member Perry moved that the Board Adopt Resolution 110625B Authorizing the Redevelopment Agreement for the Proposed Promise Development Project. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

President Murray ended by giving information on future plans for the area, which will include the Chelsea Greenline. President Murray said that CRA plays no role in the construction or management of the Greenline. Board Member Perry stated that an entity would be needed to take

on the ownership/management around the trail. An additional question and answer session took place.

VI. REPORTS FROM CRA COMMITTEES

Personnel Committee (Amy Schaftlein):

A meeting is scheduled for 11/11/25. The CRA President's performance evaluation will be covered.

Finance Committee (Sam Cantor):

No update was given.

Policies & Procedures (Ann Langston):

The committee has not met.

VII. STAFF REPORTS

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

Financial highlights:

- Financial statements for September 2025 were emailed.
- CRA is still in a good cash position.
- Liabilities, accounts payable and payroll taxes are current.
- CRA is in the process of requesting disbursements from the City and reports in order to get the audit done. CRA anticipates receiving reports from the City and County in late November or early December 2025.

Board Member Cantor asked a few questions regarding the financials.

President's Update: *President Andrew Murray*:

- Gave a quick rundown on some of CRA's active projects.
- Gave an update on the Chism Trail site.
- Porter Leath: Andrew gave an update status. Board Member Perry asked if a safety/security plan has been discussed with Porter Leath. Andrew answered.
- Single Family Home Rehab: Binghampton Phase 2 is completed. Uptown Phase 6/Part 1 has started. The process has not changed, CRA has a good on-going flow.
- Essential Housing: A total of 38 units are planned so far. Four redevelopment agreements have been signed to-date. There are currently nine developers in the pipeline and three pending reviews. On CRA's website listing (which is updated regularly), red indicates lots that have already been awarded to developers, blue indicates lots that are under review, and green indicates lots that are available.
- 299 Chelsea: The RFP is out and has generated a good bit of interest, as well as tenant interest. CRA is moving forward with securing and renovating the building.

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

1) She is supporting staff with agreements, contracts, etc., as they move through the various developments. 2) Awaiting the judge's rule on the Highland Row court case. 3) Director Jordan McKenzie is working with the Cleveland Street Corridor TIF Amendment.

VIII. UNFINISHED BUSINESS

President Murray announced that Board Member Meggan Kiel resigned from the CRA Board.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

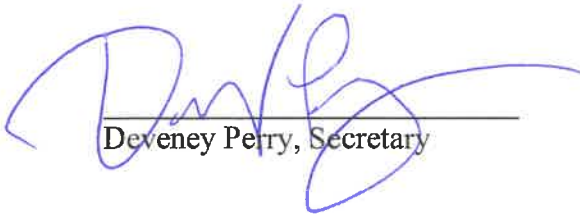
President Murray announced that CRA's post-holiday New Year's party is scheduled for January 8, 2026. More detailed information will be forthcoming.

X. ADJOURNMENT.

The Board meeting was adjourned at 9:38 am.

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

Respectfully submitted,



Deveney Perry, Secretary