

**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, December 4, 2025**

8:30 a.m.

**Board Present:** Kandace Stewart – Chairperson  
Ann Langston – Vice Chairperson (virtual)  
Sam Cantor – Treasurer  
Deveney Perry - Secretary  
Amy Schaftlein  
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  
Vivian Ekstrom – CRA Staff  
Emma Turri – CRA Staff

**Guests:**

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, December 4, 2025, at CRA. All Board members were present.

**I. CALL TO ORDER**

Chairperson Stewart called the meeting to order at 8:36 a.m. A quorum was present.

**II. (Board Action) APPROVAL OF MINUTES for November 6, 2025**

*Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve the November 6, 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 120425A: ADOPTION OF RESOLUTION AUTHORIZING CONTRACT FOR GENERAL COUNSEL LEGAL SERVICES**

Chairperson Stewart announced that the Board should have received the document yesterday, for review. There were no questions or concerns from Board members.

CRA Counsel Monice Hagler stated that there are a few items in the agreement that need to be adjusted, e.g., out-of-pocket/3<sup>rd</sup> party fees, closings for title searches, etc.

*Chairperson Stewart called for a motion on the floor. Board Member Langston moved to approve the Amended Adoption of Resolution 120425A Authorizing Contract for General Counsel Legal Services to include outside fees. The resolution will move forward subject to review and acceptance of the final revised contract by the CRA Board Chairperson. It was seconded by Board Member Cantor. The motion was passed unanimously by the Board.*

**V. (Board Action) APPOINTMENT OF UPTOWN ADVISORY COMMITTEE MEMBERS**

President Murray included in the board packet, a current Uptown Advisory Committee members list that shows each member's term. He gave some background information on the four new members being added (Roosevelt Bonds, Devin Emory, Eric Anderson and Lori Humber). He pointed out that the Uptown Advisory Committee consists of 13 people, representing 7 neighborhoods (a range of people with various backgrounds). A question and answer session followed.

*Chairperson Stewart called for a motion on the floor. Board Member Schaftlein moved that the Board Approve the Appointment of the new Uptown Advisory Committee Members (Roosevelt Bonds, Devin Emory, Eric Anderson and Lori Humber). It was seconded by Board Member Jones. The motion was passed unanimously by the Board.*

**VI. PRESENTATION: UPDATE ON BROWNFIELD COALITION/GRANT**

President Murray began with background information on the program and then turned it over to CRA's Director of Planning and Community Development/Vivian Ekstrom, who gave a brief background on how CRA became involved in brownfield mediation work beginning the summer of 2022. She mentioned how CRA is building relationships and a great foundation with other organizations to address brownfields. She talked about obtaining grants to redevelop brownfields in Memphis.

CRA's Community Builder and Project Manager/Emma Turi, gave a presentation which included what a brownfield is, environmental site assessments (to determine if various sites are/are not contaminated), and what can be done with the site. A question-and-answer period followed.

Staff member Vivian Ekstrom gave accolades to staff member Emma Turri for the outstanding job that she is doing.

A \$500,000 BRAG clean up grant was awarded to CRA for 2<sup>nd</sup> and Chelsea and should be under contract by the end of 2025.

## VII. REPORTS FROM CRA COMMITTEES

### Personnel Committee (Amy Schaftlein):

Amy is working on the CRA President's performance evaluation. A discussion with Adams Keegan is next. President Murray reported that the feedback that he received was good. He mentioned that the DISC training session that took place at Bridges on November 19<sup>th</sup> was helpful to staff. Board Member Cantor asked about a CRA Succession Plan. Board Member Schaftlein said that this will be placed on the Personnel Committee agenda for 2026.

### Finance Committee (Sam Cantor):

No update was given.

### Policies & Procedures (Ann Langston):

No update was given.

## VIII. STAFF REPORTS

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

#### *Financial highlights:*

- Financial statements were emailed to the Board.
- CRA is still in a good cash position.
- Wrapping up with Single Family Home Rehab Binghampton Part 2 and Uptown Phase 6, Part 1. Expenses should be on the lighter side for the next few months.
- Due to short staffing issues at the City and County offices, Lobelia is still working on getting reports for the auditor.

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

- Will give an update on who CRA is at the next City Council Budget Committee meeting on December 18th.
- President Murray asked that a Policies and Procedures Committee be scheduled after January 9, 2026. He wants to have a targeted pre-discussion with the Board on CRA's Strategic Plan in order to get the Board's vision/feedback.

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

- Working with CRA's Paralegal/Stephanie Clark on reviewing various documents/contracts.
- Still awaiting the judge's opinion on the Highland Row court case.
- CRA's Director Jordan McKenzie is working with the Cleveland Street Corridor TIF Amendment. The third ordinance reading with the City is done. The second County reading is next week. The third reading will be in January 2026.

- The City of Memphis is creating a small business enterprise program. Monice will review the ordinance with the Board, and it will then be added to CRA's policies and procedures.

**IX. UNFINISHED BUSINESS**

President Murray gave an update status on having a new CRA County Board Member assigned.

**X. NEW BUSINESS AND OTHER ANNOUNCEMENTS**


Board Member Cantor requested that a report by TIF district be created that shows what yearly revenue streams are. He is interested in the effects the reappraisal had on the smaller TIFs.

**XI. ADJOURNMENT.**

The Board meeting was adjourned at 9:51 am.

The next CRA Board meeting date is scheduled for **Thursday, January 8, 2025**

Respectfully submitted,



Deveney Perry, Secretary