

**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, January 8, 2026

8:30 a.m.

Board Present: Kandace Stewart – Chairperson
Ann Langston – Vice Chairperson
Sam Cantor – Treasurer
Amy Schaftlein
Rasheedah Jones

Absent: 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
Charia Jackson – 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, January 8, 2026, at CRA. All Board members were present except for Deveney Perry.

I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 8:39 a.m. A quorum was present.

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

Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve the December 4, 2025 Board Meeting Minutes. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. PRESENTATION: 2025 YEAR IN REVIEW

Utilizing the CRA website link, staff members walked the Board through the 2025 highlights of the year.

President Murray covered:

- The Single Family Home Rehab program.
- The new 99-unit Edgeview Senior Living Facility.
- New pollinator gardens and how specific lots are chosen to become gardens. Eight additional gardens are planned for 2026. The program is managed by Averell Mondie. Specific teams are being trained on how to maintain pollinator gardens.
- The Urban Art Commission awarded the CRA a \$60,000 grant to paint a mural inside the Bearwater Greenline tunnel. Three artists will be interviewed in March 2026. CRA staff Charia Jackson and Andy Greenman serve on the Steering Committee.
- Pearce Pocket Park - Director Jordan McKinzie supplied information on the status of the park, the community refrigerator that was donated, how leftover wood was incorporated into the project design, and what final tasks are still to be completed.
- The Brick Church is moving forward. The big win of this year was the public engagement event that was spearheaded by CRA Jordan McKenzie and Emma Turri.
- The Place of Grace ribbon cutting ceremony (for new affordable senior housing) took place on December 18, 2025. CRA provided the property and some funding. Background information was given.
- Lobelia Cole-Smith was nominated for The Memphis Business Journal's 'CFO of the Year'. President Murray talked about how skillfully she represented CRA at the event.
- CRA partnered with both the University of Memphis and with University of Tennessee Extension Office this past year.

Director Charia Jackson gave an update on:

- The 2025 newly-launched Essential Housing program. The groundbreaking for the first home is scheduled to take place this month. The next Land Expo is scheduled for February 21, 2026 at Mississippi Boulevard Christian Church. Board Member Jones commented on the program and gave accolades to Charia (and her team), saying that "by being thoughtful and intentional, Charia has been an amazing partner for the developers." This acknowledgement was followed by applause. President Murray mentioned what an impressive 'coaching' job Charia is doing. It was pointed out that CRA has experienced an overwhelming response to the program.

Director Jordan McKenzie gave an update on:

- The 322,330 pounds of trash removed from right-of-ways over an eight month period, by block crews in Uptown and Binghampton. Additional alley clean-ups were also added in 2025.

Director Vivian Ekstrom gave an update on:

- The \$25,000 Good Neighbor Grant (to restore building facades) that was awarded to six businesses in the Uptown TIF. She gave some background information on the program. She also announced that CRA will take over managing this program in-house in 2026.
- The Brownfields Coalition Grant and work. A valuable brownfield map resource is due to be launched online soon.
- The Porter Leath property redevelopment is moving forward. The redevelopment agreement has been signed.
- Several other major development sites are actively moving forward with selected developers.

President Murray concluded by stating that the CRA is trying to create models that can be replicated in other places throughout the city, even without TIF dollars.

V. Update: ESSENTIAL HOUSING PROGRAM AND CONSTRUCTION GUIDELINES

President Murray and Director Charia Jackson gave an overview/update on the status of the Essential Housing Program. Charia outlined each highlight section of the user-friendly Housing Design and Construction Guidelines informational summary sheet, which was created to inform developers of CRA's building requirements. Board comments followed.

VI. REPORTS FROM CRA COMMITTEES

Personnel Committee (Amy Schaftlein):

No update was given.

Finance Committee (Sam Cantor):

No update was given.

Policies & Procedures (Ann Langston):

No update was given.

VII. STAFF REPORTS

Financials Update: CFO Lobelia Cole-Smith reported:

Financial highlights:

- The CRA is still awaiting the remaining 2025 Shelby County Trustee reports so the auditor can complete the annual audit, which is now past due. The outstanding reports were requested in August 2025.
- CRA is still in a positive cash position.
- Payroll taxes and Accounts Payable are current.
- CRA's line of credit will be paid off, pending staff determination.

Board Member Cantor asked about CRA's credit card charges and tracking. Lobelia stated that the majority of the dollars spent on the card are for mini storage units for the home repair program's clients. A discussion followed.

President's Update: *President Andrew Murray:*

- The 2026 Land Expo will take place at Mississippi Boulevard Christian Church on Saturday, February 21st from 9:30am – 1:00pm.
- The first Essential Housing groundbreaking is scheduled for January 22nd.

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

- Monice is working with Staff Charia Jackson and Stephanie Clark on documents for the Essential Housing Program. CRA closed on three emerging developer's projects.
- The third and final reading for the Cleveland Street Corridor TIF ordinance is scheduled for January 12th.
- Parties are still awaiting the judge's opinion on the Highland Row court case.

VIII. UNFINISHED BUSINESS

President Murray mentioned that he spoke to the City Council's Budget Committee on December 16th, about what the agency does and its budgeted expenditures. He would like to give the same presentation to the County Commission. Board members commented and gave recommendations.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

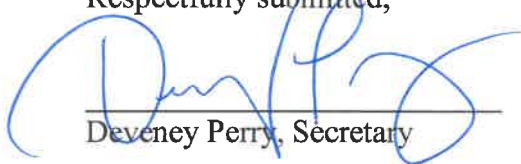
No update was given.

X. ADJOURNMENT.

The Board meeting was adjourned at 9:45 am.

The next CRA Board meeting date is scheduled for **Thursday, February 5, 2026**

Respectfully submitted,



Deveney Perry, Secretary