

**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, February 5, 2026**

8:30 a.m.

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

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

**Also Present:** 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  
Terrance Hammons – CRA Staff  
Lisa Ivy – CRA Staff  
Averell Mondie – CRA Staff

**Guests:** James Little – JEL-Co  
Frida Lopez – JEL-Co  
Dima Amro – Memphis Business Journal

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, February 5, 2026, at CRA. All Board members were present except for Kandace Stewart and Deveney Perry.

## I. CALL TO ORDER

In the absence of Chairperson Stewart, Vice Chairperson Langston called the meeting to order at 8:40 a.m. A quorum was present.

## II. (Board Action) APPROVAL OF MINUTES for January 8, 2026

*Vice Chairperson Langston called for a motion on the floor to approve the January 8, 2026 Board Meeting Minutes. The motion was passed unanimously.*

## III. PUBLIC COMMENTS

There were no public comments.

## IV. Board Action: ADOPTION OF RESOLUTION 020525A AUTHORIZING A PRE-DEVELOPMENT SERVICES AGREEMENT FOR THE MANASSAS MARKET PROJECT (Chism Trail)

President Murray stated that CRA has been working on this project for the neighborhood for a long time in order to attract a grocery store. Director Vivian Ekstrom opened by giving some background information on the site and JELCO Developments LLC. She talked about the status of this project, what is planned for the site and what part CRA will play. She stated that she said that James Little, the developer, has been both flexible and willing as a partner. She stated that this project is seen as a public/private partnership. Environmental concerns were also addressed.

- Per President Murray and Director Ekstrom, there is a market study in the works.
- Board Member Cantor stated that he has some concerns and suggested re-wording of some of the agreement. It was pointed out that the number one desire of the Advisory Committee is to definitely have a grocery store in the community.
- Board Member Jones gave feedback. In reference to community concerns, she asked how CRA meets community needs versus wants.
- The Board decided to wait for the market study and wait for Attorney Hagler's opinion before bringing the redevelopment agreement back before the Board in March 2026.

President Murray thanked the Board for their input.

## V. REPORTS FROM CRA COMMITTEES

Personnel Committee (Amy Schaftlein):  
Meeting planned for this coming month

Finance Committee (Sam Cantor):  
No update

Policies & Procedures (Ann Langston):  
No update

## VI. STAFF REPORTS

Financials Update: CFO Lobelia Cole-Smith reported:

*Financial highlights:*

- CRA is in a good financial position. CRA currently has approximately one year's worth of revenue in the bank.
- Payroll and payables are current.
- CRA has received the awaited County reports needed to complete the annual audit.

- CRA's line of credit was paid off last month.

Board Member Cantor pointed out that the \$65,000 of interest that CRA has made on its interest-bearing account is great. He stated that he would like to see a report on TIF revenues by district and by area in the Uptown TIF. He also recommended that CRA set aside an emergency fund for a contingency budget in reference to future opportunities.

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

- He is working on the budget with the CRA Directors
- He has reached out to the County Commission about giving a presentation.
- Feedback is positive and much excitement has been generated about the Essential Housing program.
- Board Member Jones gave a comment on emerging developers who have not received financing approval from banks. She stated that there needs to be more mortgage coaching for lenders and better advocating for City programs. CRA Director Jackson reported that some emerging developers have received approvals. President Murray said that CRA can be a conduit at assisting with closing the gaps. Board Member Schafflein wants to see the creation of a fund for development.
- Per Director McKenzie, Block Crew and Lot Maintenance RFPs are out.
- The Home Rehab Program is open to new applications for both TIF districts.
- The 2026 Land Expo, organized by Convergence Memphis and the CRA is scheduled for February 21<sup>st</sup> from 9:30am – 1:00pm at Mississippi Boulevard Christian Church.

**Legal Update:**

- In the absence of Monice, President Murray reported that she is currently working on closings and agreements.

**VII. UNFINISHED BUSINESS**

There was no unfinished business.

**VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

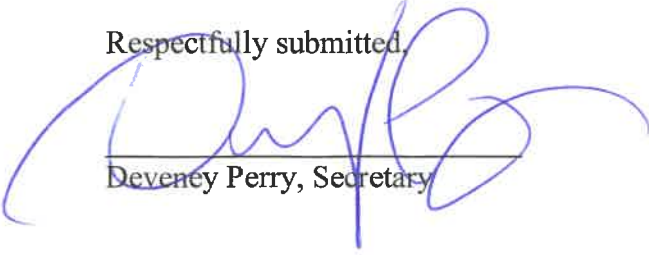
There was no new business.

**IX. ADJOURNMENT.**

The Board meeting was adjourned at 10:05 am.

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

Respectfully submitted,

  
Deveney Perry, Secretary