

**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, March 5, 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

Guests: James Little – JEL-Co
Frida Lopez – JEL-Co
Dima Amro – Memphis Business Journal
Katie Smythe – MemArts Tech
Mike Gunn – Gunn’s Supermarket
Shelby Anderson – MemArts Tech
Chevron Robinson – MemArts Tech
Jasmine Bowden – Neighborhood Resident
Kenneth Perkins – Virtual

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

I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 8:34 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for February 5, 2026

Chairperson Stewart called for a motion on the floor. Board Member Langston moved that the Board approve the February 5, 2025 Board Meeting Minutes. The motion was seconded by Board Member Schaflein. The motion was passed unanimously by the Board.

III. PUBLIC COMMENTS

There were no public comments.

IV. Board Action: APPOINTMENT OF ADVISORY COMMITTEE MEMBERS FOR UPTOWN TIF AND BINGHAMPTON TIF

Board Member Schaflein reported that the Personnel Committee recommended that the Board approve new members Trinnette Jackson and Jasmin Bowden for the Uptown Advisory Committee, and Sandra Harris for the Binghampton Advisory Committee.

Chairperson Stewart called for a motion on the floor. Board Member Jones moved that the Board approve appointing new Uptown members (Trinnette Jackson and Jasmin Bowden) and Binghampton member (Sandra Harris) to the Advisory Committees. The motion was seconded by Board Member Langston. The motion was passed unanimously by the Board.

V. PRESENTATION / BOARD DISCUSSION – MEMArts TECH SCHOOL AND JACKSON FORWARD INITIATIVE

President Murray gave his perspective on the five major priorities that CRA is currently working on for the Uptown TIF. He explained how important each are to the community's plan over the remainder of the TIF term. He mentioned the five top targeted community priorities he wants to get completed, including 600 homes rehabbed, hundreds of essential housing units built and a grocery store, to name a few. A discussion followed. President Murray ended by giving a quick overview of the Jackson Forward Initiative; safety and what CRA can and cannot do in reference to safety. A deeper discussion followed.

MemArts representative Katie Smythe, presented on the proposed MemArts school of the arts that welcomes talent, not experience. Work on the school is targeted to begin in fall 2027 at the UofM. The targeted goal for moving into the newly renovated facility is 2030. She reported that Humes alumni are involved in the community-based design that will be presented. 450 students will be supported. A question-and-answer session followed.

VI. Board Action: ADOPTION OF RESOLUTION 030526A AUTHORIZING A PRE-DEVELOPMENT SERVICES AGREEMENT FOR THE MANASSAS MARKET PROJECT (Chism Trail)

President Murray gave a status report on the grocery store, one of CRA's high priority sites. Staff Member Ekstrom continued by adding additional updates and reporting that the market study was received on February 4, 2026. President Murray stated that CRA will own all of the work for the soft costs, designs, etc. Site issues are being addressed. The redevelopment agreement is still under negotiation. The estimated construction start time for the project is 2028.

Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve the Pre-Development Service Agreement for the Manassas Market Project. The motion was seconded by Board Member Langston. The motion was passed unanimously by the Board.

VII. Board Action: ADOPTION OF RESOLUTION 030526B AMENDMENT TO REDEVELOPMENT AGREEMENT WITH AoN FOR PORTER LEATH CAMPUS REDEVELOPMENT

Staff Member Ekstrom went over a list of items stating where AoN is and the progress that has been made to date. Kenneth Perkins/AoN Managing Member is working on generating local commitment dollars. The total project is about \$10 million. The CRA will assist in reimbursement of acquisition costs and cover the remaining gap as a last resort.

Chairperson Stewart called for a motion on the floor. Board Member Schaftlein moved that the Board approve the adoption of Resolution Amendment 030526B to the Redevelopment Agreement with AoN for the Porter Leath Campus Redevelopment. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

VIII. REPORTS FROM CRA COMMITTEES

Personnel Committee (Amy Schaftlein):

A meeting will be planned for March or April.

Finance Committee (Sam Cantor):

No update. A poll will be taken to determine the next committee meeting.

Policies & Procedures (Ann Langston):

No update

IX. STAFF REPORTS

Financials Update: CFO Lobelia Cole-Smith reported

President's Update: President Andrew Murray stated:

- CRA had a kickoff for the DOT grant.
- Gave an update on the 2nd Annual Land Expo that we held February 21, 2026.

Legal Update: Attorney Monice Hagler reported

X. UNFINISHED BUSINESS

Board Member Cantor requested TIF revenues information and maps. President Murray is working on this. Board Member Jones requested feedback on the Strategic Plan. President Murray gave an update. It was agreed that a Strategic Planning Committee is needed.

XI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

There was no new business.

XII. ADJOURNMENT.

The Board meeting was adjourned at 9:56 am.

The next CRA Board meeting date is scheduled for **Thursday, April 2, 2026**

Respectfully submitted,


Deveney Perry, Secretary