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, June 4, 2026
8:30 a.m.

Board Present: Ann Langston – Vice Chairperson
Sam Cantor – Treasurer
Deveney Perry - Secretary
Amy Schaftlein
Rasheedah Jones

Absent: Kandace Stewart – Chairperson
J. W. Gibson

Also Present: Andrew Murray – CRA President
Lobelia Cole-Smith – CRA Staff
Cynthia Durham – CRA Staff
Andy Greenman – CRA Staff
Lisa Ivy – CRA Staff
Terrance Hammons – CRA Staff
Vivian Ekstrom – CRA Staff
Emma Turri – CRA Staff
Charia Jackson – CRA Staff
Stephanie Clark – CRA Staff
Kevin Stubblefield – CRA Intern

Guests: Barbara Wall – Communitea & Triumph
Terica Lamb – Electrify Me
Gabriel Franceschi – Ferrybrook Holdings
Yvonne Spencer – Leadher CRE
Charlotte Marshall – Uptown Resident
Nick Butler – EDA
Stephen James – Quick Offer For Home, LLC

A meeting of the Board of Directors ("Board") of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, June 4, 2026, at CRA. All Board members were present except for Kandace Stewart and J. W. Gibson.

I. CALL TO ORDER

Vice Chairperson Langston called the meeting to order at 8:32 a.m. A quorum was present.

II. (Board Action) APPROVAL OF MINUTES for May 7, 2026

In the absence of Chairperson Stewart, Vice Chairperson Langston called for a motion on the floor. Board Member Cantor moved that the Board accept the May 7, 2026 Board Meeting Minutes. The motion was seconded by Board Member Jones. The motion was passed unanimously by the Board.

III. PUBLIC COMMENTS

Three guests (Terica Lamb of Electrify Me, Yvonne Spencer of Leadher CRE, and Gabriel Franceschi of Ferrybrook Holdings) supplied statistics and gave feedback on the pros and cons (and their concerns) about the administrative burdens and impact of the EcoBUILD certification requirement and the effects it has on small and emerging developers in association with the Essential Housing Program.

Board Member Jones asked for a change to the agenda in order to discuss EcoBUILD.

Board Member Jones moved that CRA remove the EcoBUILD requirement from the CRA Essential Housing Program. It was seconded by Board Member Schaftlein.

A long discussion followed. Board Member Schaftlein stated that "it should not be a requirement but an encouragement." Board Member Jones said that this is an opportunity for CRA to provide advocacy, and that in reference to the enforcement piece, CRA should look at more flexible green standards.

CRA was asked:
- to consider a different energy efficient home pathway/direction as an additional choice.
- for an immediate removal of the requirement.
- for more flexibility in the design, and advocacy to support a conversation with MLGW.

Due to a concern about a conflict of interest, Board Member Cantor asked Board Member Jones to explain her role with the Emerging Developers Academy (who submitted a letter requesting the removal of the EcoBUILD requirement). She clarified her position for the record. President Murray and Staff Charia Jackson gave an overview of the program.

Other topics discussed were green standards, energy efficiency levels, CRA's energy efficiency expectations and regulatory goals, protecting community investments and what standards CRA needs to meet, what CRA needs to be educated on or needs to do to keep the process moving forward -- does the current system work?

President Murray mentioned that existing redevelopment agreements that have already been signed with developers include the EcoBUILD requirement, or similar standards. He stated that all previously signed agreements, guidelines, handouts, website references, or collateral materials would be updated to reflect the proposed language changes. CRA has five years to build structures on three hundred lots in the Uptown TIF. He pointed out that the residents that move into the units 'must' have low utility bills. He went on to explain the hands-on rehab process of the Single Family Home Rehab Program.

The amended requirements will read:
In addition to these requirements, all housing units that receive TIF funding from the CRA must be built to be energy efficient. This program promotes energy efficiency, improved indoor air quality, and reduced utility costs—further supporting the long-term affordability goals of the CRA housing programs.

Developers and contractors are responsible for staying up to date with local code requirements. **(Note: this is on page 8 of the CRA's Housing Design and Construction Guidelines)**

There was a motion made on the floor by Board Member Jones to amend the language in the EcoBUILD Requirement to read "must be built to be energy efficient." (Note: see above for full language.) The Friendly Amendment is to update the CRA's Housing Design and Construction Guidelines. The motion was seconded by Board Member Schaftlein. The motion was passed by the Board. Board Member Cantor abstained.

IV. (Board Action) ADOPTION OF AGENCY FY 2026-2027 BUDGET

President Murray explained the budget process, followed by a summary of the budget by category. Board members asked questions throughout the presentation. President Murray stated that CRA is spending the Uptown and Binghampton TIF revenues collected to-date, those anticipated to be collected, and will utilize the CRA's line of credit only if necessary. Cashflow will be assessed throughout the year. He also announced that he will be looking to hire a Director of Operations. The full budget was displayed and Lobelia Cole-Smith/CFO went over it for the Board. Board Member Jones asked for an update on the CRA Strategic Plan process and President Murray and Board members offered their thoughts.

Vice Chairperson Langston called for a motion on the floor. Board Member Cantor moved that the Board approve the CRA FY 2026-2027 Budget. The motion was seconded by Board Member Schaftlein. The motion was passed by the Board. Board Member Jones abstained, noting that she would like to review a copy of the detailed budget.

V. REPORTS FROM CRA COMMITTEES

Personnel Committee *(Amy Schaftlein):*
Determining a date/time for the next meeting.

Finance Committee *(Sam Cantor):*
No update.

Policies & Procedures *(Ann Langston):*
No update.

VI. STAFF REPORTS

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

- Financials and Supplemental Reports will be emailed to Board members.

President's Update: *President Andrew Murray:*

- Reported on the fieldtrip that Board members, CRA staff, and the Uptown Advisory Committee members took on 5/20/26 to Wilson, Arkansas to tour Gunn's Grocery Market. The grocery store received overall positive feedback from the Advisory Committee.
- Gave an update on the Essential Housing program and its groundbreaking events.

- Announced that the Soulsville TIF kick-off meeting took place on June 1, 2026, that the summary is available and that TIF funds are starting to collect.

Board Member Jones asked what CRA's process is for handling Advisory Committee member's feedback. Staff Vivian Ekstrom and Charia Jackson explained. Board Member Perry suggested taking Advisory Committee Meeting minutes or notes and providing them to the Board for when redevelopment agreements are being considered.

Legal Update: *Attorney Monice Hagler reported:*

No update, as Attorney Hagler was absent due to attending a court hearing on behalf of the CRA.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS

There was no new business to report.

IX. ADJOURNMENT.

The Board meeting was adjourned at 10:27 am.

The next CRA Board meeting date is to be determined.

Respectfully submitted,

Deveney Perry, Secretary