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, August 6, 2026
8:30 a.m.

Board Present: Ann Langston – Vice Chairperson
Sam Cantor – Treasurer
Amy Schaftlein
Rasheedah Jones
J. W. Gibson

Absent: Kandace Stewart – Chairperson
Deveney Perry – Secretary

Also Present: Monice Hagler – CRA Attorney
Ariel Rush – Assistant City Attorney/Law Division
Andrew Murray – CRA President
Lobelia Cole-Smith – CRA Staff
Cynthia Durham – CRA Staff
Andy Greenman – CRA Staff
Charia Jackson – CRA Staff
Stephanie Clark – CRA Staff

Guests: Roosevelt Bonds – West Tennessee CPC
Karla Davis – Prodigy Consulting
John Hatcher – Auditor / Banks Finley White (virtual)

A meeting of the Board of Directors ("Board") of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, August 6, 2026, at CRA. All Board members were present except for Kandace Stewart and Deveney Perry.

I. CALL TO ORDER

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

II. (Board Action) APPROVAL OF MINUTES for June 4, 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 June 4, 2026 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) ACCEPTANCE OF AGENCY FY 2024-2025 AUDIT

Lobelia Cole-Smith/CEO announced auditor John Hatcher of Banks Finley White who presented the findings virtually for the CRA audit ending June 30, 2025. He reported that there was a clean audit with zero findings for CRA. He briefly went over the audit. A question-and-answer session followed.

Vice Chairperson Langston called for a motion on the floor. Board Member Gibson moved that the Board accept the CRA FY 2024-2025 Audit as presented. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

V. (Board Action) ADOPTION OF RESOLUTION AUTHORIZING A REDEVELOPMENT AGREEMENT FOR THE 904 JACKSON PROPERTY

President Murray began by giving some background information on the property as well as background information on Roosevelt Bonds. President Murray explained that Mr. Bonds is asking CRA to donate the 904 Jackson property to the Jackson Business Association, to be converted into a mixed-use property to include residential and commercial space for a coffee shop and business center -- which will create additional jobs.

Mr. Bond gave a presentation of his vision for the requested property. President Murray stated that Mr. Bonds has a letter of intent to construct the coffee shop. Mr. Bonds stated that his main goal is helping to build a community.

Board Member Jones expressed her desire to see bicycle racks in the development. Board Member Cantor asked for a discussion on several sections of the drafted redevelopment agreement, specifically related to ownership and financing. A discussion on these points followed. CRA Attorney Hagler stated that these concerns/issues have been covered and will be discussed prior to the execution of the agreement. President Murray stated that the property will be appraised and that project reports/updates will be presented to the Board.

Vice Chairperson Langston called for a motion/vote on the floor, asking that all in favor of approval of the redevelopment agreement with the addition of the value of the donated property being included, indicate by saying aye. The motion was passed unanimously by the Board.

VI. REPORTS FROM CRA COMMITTEES

Personnel Committee *(Amy Schaftlein):*
The next meeting is scheduled for Wednesday, August 19th at 1:00pm at the CRA office.

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

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

VII. STAFF REPORTS

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

- Unaudited Financials and Supplemental Reports will be emailed to Board members by 8/7/26. Awaiting City/County reports to begin the annual audit.

President's Update: *President Andrew Murray:*

- CRA has two active job postings, for a Director of Operations and a Community Development Associate.
- The Chism Trail / Manassas Market project update included environmental testing and the clean-up grant, along with design work provided by Yale Design.
- Staff Member Jackson gave an update on the Essential Housing program. She announced that two developers have completed their projects. On August 8th and 9th from 12:00 Noon to 4:00pm there will be an Open House event at 1068 Faxon showcasing the 1,527 sq. ft. 4 bedroom / 2 bath home. Board Member Langston gave a shout out to Andy Greenman for his role in promoting CRA's various events.
- Staff Member Greenman reported that CRA is receiving positive comments across social media platforms.
- Staff Member Jackson reported on Community Engagements. She, Staff Member Greeman, and President Murray participated in the Greenlaw Community Center's back to school drive. CRA will be participating in 'National Night Out' at the Grind City Brewery on 8/4 and attending Klondike Smokey City's National Night Out on 8/4 as well.

Legal Update: *Attorney Monice Hagler reported:*

The CRA has acquired two properties that were the subject of environmental issues in court – both will now be demolished.

- 1023 Breedlove as part of the Essential Housing Program.
- 830 Jackson (the old Church's Chicken building).

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Board Member Cantor asked about Morris Park (a 1.5 million dollar CRA investment) and a resident's complaint about not being able to have a community event due to there being no electricity. President Murray stated that this is a question for the City Parks Department.

X. ADJOURNMENT.

The Board meeting was adjourned at 9:33 am.

The next CRA Board meeting date is scheduled for Thursday, September 3, 2026.

Respectfully submitted,

Deveney Perry, Secretary