Board of City of Memphis and Shelby County Community Redevelopment Agency

850 N. Manassas Street | Memphis, TN 38107 | (901) 435-6992

CRA Board Meeting
October 1, 2026 8:30am

Meeting to be held in person at CRA offices (850 N. Manassas Street/Gould Cottage)

Agenda

I. **Call to Order**

II. **Approval of Minutes from September 3, 2026 Board Meeting**

III. **Public Comments** – Please contact the Board Chair or CRA staff to submit a comment– Time limit is two minutes per person

IV. **Board Action: Approval of Soulsville TIF Essential Housing Program**

V. **Board Discussion: Agency Strategic Plan**

VI. **Reports from Committees**

VII. **Staff Reports**

a. Financials Update (Lobelia Cole-Smith, CFO)
b. President's Update (Andrew Murray, President)
c. Legal Update (Monice Hagler, General Counsel)

VIII. **Unfinished Business**

IX. **New Business and Other Announcements**

X. **Adjournment**

NEXT BOARD MEETING: November 5, 2026

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, September 3, 2026
8:30 a.m.

Board Present: Kandace Stewart – Chairperson
Ann Langston – Vice Chairperson
Sam Cantor – Treasurer
Deveney Perry – Secretary
Amy Schaftlein
Rasheedah Jones
J. W. Gibson

Absent:

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
Vivian Ekstrom – 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, September 3, 2026, at CRA. All Board members were present.

I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 8:33 a.m. A quorum was present.

II. EXECUTIVE SESSION (Closed to the Public)

Upon reconvening, Ariel Rush/Assistant City Attorney/Law Division introduced herself. She will be attending the CRA Board meetings going forward.

III. PERSONNEL COMMITTEE REPORT

Board Member Schaftlein reported that the committee met and discussed President Murray's review and approved his salary in Executive Session. The Personnel Committee also is recommending the proposed list of Soulsville TIF Advisory Committee members.

IV. (Board Action) APPROVAL OF MINUTES for August 6, 2026

Chairperson Stewart called for a motion on the floor. Board Member Schaftlein moved that the Board accept the August 6, 2026 Board Meeting Minutes. The motion was seconded by Board Member Cantor. The motion was passed unanimously by the Board.

V. PUBLIC COMMENTS

There were no public comments.

VI. (Board Action) APPOINTMENT OF SOULSVILLE TIF COMMUNITY ADVISORY COMMITTEE

Staff Member Jackson gave an update stating that she attended the Soulsville Association meetings in June and July 2026 and that information about the upcoming TIF Advisory Committee was well received. CRA received 23 membership applications and representation was spread throughout the TIF district. A meeting was held with the CRA Personnel Committee with a recommendation that they present the slate of candidates to the Board for approval (at least 7 candidates must be residents). Due to the interest generated, an alternate category was created to increase participation in the meetings.

Board Member Jones asked for clarification on the Advisory Committee members being eligible beneficiaries of how the funds are used. President Murray explained.

Chairperson Stewart called for a motion on the floor. Board Member Schaftlein moved that the Board approve the recommended list of candidates for the Soulsville TIF Community Advisory Committee. The motion has been properly seconded by the Personnel Committee. The motion was passed unanimously by the Board.

VII. SOULSVILLE TIF UPDATE

President Murray announced that CRA has a new "Essential Housing" construction program proposal for Soulsville. He gave a presentation and he and Staff Member Jackson led a lengthy question and answer session throughout the discussion. The first Soulsville TIF Community Advisory Committee meeting will be held by early October 2026. A resolution will be presented at the next Board meeting. Pending approval, the Essential Housing program would expand to the Soulsville TIF. The goal/plan is to build 150-500 new housing units at scattered sites. The Health and Educational and Housing Facility Board has some funds they could set aside in order to provide subsidies per house constructed. President Murray explained the benefits of the Essential Housing Program.

VIII. REPORTS FROM CRA COMMITTEES

Personnel Committee *(Amy Schaftlein):*
Update given earlier.

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

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

IX. STAFF REPORTS

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

- CRA is monitoring funding levels.
- Board Member Cantor asked; 1) why the CRA has negative revenue from the City on part of the financials? CFO Lobelia Cole-Smith explained why/how it was due to Highland Row. 2) Why the CRA has such a large amount due to KPS? Lobelia stated that it is due to the remaining amount anticipated to be paid through the 299 Chelsea project contract.

President's Update: *President Andrew Murray:*

- The Building Science Workshop took place on August 12, 2026.
- The Emerging Developers Panel meeting took place on August 28th here at CRA; it was well attended. Staff Member Jackson gave an update.
- Convergence Memphis is planning a tour of completed homes in November.
- There are currently 50 emerging developers in the pipeline.
- Staff Member Ekstrom announced that CRA is hosting a two-part Brownfield Coalition Summit, scheduled for September 29th at Crosstown.

Legal Update: *Attorney Monice Hagler reported:*

- No update.

X. UNFINISHED BUSINESS

There was no unfinished business.

XI. NEW BUSINESS AND OTHER ANNOUNCEMENTS

Board Member Jones announced that the Emerging Developer Academy Informational Session is taking place on September 18, 2026. Cohort for Fall 2026, partnered with the City of Memphis, will be the first week of November.

Board Member Cantor reported that Morris Park's electricity in the pavilion has been restored.

XII. ADJOURNMENT.

The Board meeting was adjourned at 10:12 am.

The next CRA Board meeting date is scheduled for Thursday, October 1, 2026.

Respectfully submitted,

Deveney Perry, Secretary