



Board of Memphis and Shelby County Community Redevelopment Agency

CITY HALL 125 NORTH MAIN STREET, SUITE 468, MEMPHIS TENNESSEE 38103-2084 (901) 576-6610

MINUTES
Meeting of the Board of Directors
125 N. Main Street, 4th Floor—Room 477
Date: October 6, 2016

Meeting Attendance

CRA Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Michael R. Frick	X	
Secretary	Ann Langston	X	
Treasurer	Shawn Thomas	X	
Member	McKinley Martin	X	
Vice-Chair	Deborah Massie		X
Member	John Smith		X
Member	Floyd Tyler	X	

Legal Staff: Attorney Felisa Cox, City Attorney's Office

DPD/CRA Staff: Clara Harris, Principal Planner; Nancy Jane Baker, Landmark's Manager

Visitors: Luretha Phillips, Greg Perry, John Dudas, Alexandra Mobley, Tanja Mitchell

I. Call to Order

By: Chairman, Michael R. Frick
 Time: 8:35 A.M.

Prior to start of consideration of agenda items, Chairman Frick introduced himself to the new Board Member, Mr. Tyler and obtained information about Mr. Tyler's professional background. Mr. Frick inquired of Staff information about the term expiration date for the current Board Members and if any information is available regarding new appointments/re-appointments. Clara Harris stated that she is remembering that term expiration dates for City Appointments of Chairman Frick & Vice-Chair Deborah Massie was August 2016 as was County Appointee John Smith. Board Member Martin was re-appointed at the same time that Mr. Tyler was appointed to fill the space of former Board Member Luke Hill. Board Member Langston, the joint appointment to the Board stated that she believes her term also expired in August—Ms. Harris stated that she would review records to confirm the date.

Agenda Item II.

Item Summary: Approval of Minutes – September 1, 2016
 Discussion Summary: Board Member Langston made a motion to approve the Minutes –

September 1, 2016. The motion was seconded by Board Member Tyler. The motion passed unanimously.

Agenda Item III.

Item Summary:

Amended Uptown Continuing Service Agreement [Project Completion Dates, Final Pay-Outs, Continuing Activities] (Presentation & Discussion)

Discussion Summary:

Clara Harris directed the Board's attention to the Amended Uptown Continuing Service Agreement between MHA and LG, LLC, and summarized the content of the document: agreement between MHA & LG to end March 31, 2017 [the period between January 1 and March 31, 2017 is intended to be period for pay-outs and closeout activities]; project list is the same as was in the Uptown Continuing Service Agreement dated February 27, 2015; most of the projects are to be completed by December 31, 2016; time period to complete two (2) projects will be extended until June 2017; a few projects are deferred-will not be completed; and there is an Exhibit B which a list of proposed "Continuing Activities" (Property Management, Property Maintenance, ROW Maintenance, and Neighborhood Coordination).

John Dudas provided information about the current status and additional work to be done to complete each individual project and project component.

Discussions regarding the status of AHDI Program, proposal for disposition of remaining lots in Malone Park Subdivision, and proposed RFQ/RFP for sale of MLB-Uptown Properties-Three Sites; lead to tie-ins with Items IV-VI on the agenda. The thought was advanced by Chairman Frick that before the lots are sold, that the buyers would have a construction loan in place so there would be assurance that they (lots) can be built-out. Later thinking by Chairman was to hold on to lots to have better control of filling in lots with appropriate buildings, not just sell lots - and prompted the need to discuss MLB-Uptown and land disposition issues in a holistic manner. Chairman Frick stated that the position of CRA Executive Director should have been posted and hiring process underway -- [seem to suggest Executive Director would take lead to work through issues regarding MLB-Uptown and land disposition/redevelopment]. Staff and others responded that the position had not been posted. Mr. Frick stated he would follow-up on status of the position immediately following Board meeting. After additional discussion there was a consensus that the proposal for disposition of remaining lots in Malone Park Subdivision, and proposed RFQ/RFP for sale of MLB-Uptown Properties-Three Sites, and Agenda Items IV-VI would be discussed in a Committee-of-the-Whole meeting to be held Tuesday, October 25, 2016.

Status of KIPP Homes and work to be completed by LG and Promise DC by December 31, 2016 caused concern by Board Members—3 of 10 homes to be completed by Promise and no documentation of funding availability for Promise portion for the three houses. Clara Harris pointed out that CRA/TIF investment in the project to date include purchase, site prep, and transfer of ten lots to Promise plus a good amount of house cost toward the construction for the three houses. There was some discussion of preparing a letter requesting that Promise put their portion of funding in an escrow account and provide an accountability report.

Agenda Item IV.

Item Summary: MLB Uptown Held Lots – Accounting of Sales & Use of Proceeds from Sell of MLB-Uptown, LLC Properties (Discussion)
Discussion Summary: Item IV was held for discussion during a Committee-of-the Whole Meeting to be scheduled for October 25, 2016.

Agenda Item V.

Item Summary: Disposition of Front/Keel/Main/Saffarans Parcels (Discussion)
Discussion Summary: Item V was held for discussion during a Committee-of-the Whole Meeting to be scheduled for October 25, 2016.

Agenda Item VI.

Item Summary: MLB Uptown, LLC’s Proposal for Sharing of Net Proceeds of Uptown Properties Sold or Leased with CRA (Discussion/Action)
Discussion Summary: Item VI was held for discussion during a Committee-of-the Whole Meeting to be scheduled for October 25, 2016.

Agenda Item VII.

Item Summary: Update: MHA Parcel, Jackson ROW
Discussion Summary: Mr. Greg Perry, MHA Attorney stated that approval for transfer of MHA parcel needed for Uptown Center East redevelopment is still pending by HUD Office of Public Housing and General Counsel – however based on conversation with that office, approval is expected early next week. Alexandra Mobley noted again that the MHA Parcel is the first thing that needs to happen as all of the property adjacent to the Jackson ROW needs to be in ownership by MLB-Uptown to facilitate the purchase of the ROW.

Agenda Item VIII.

Item Summary: Grocery Store –Draft LOI/Lease Agreement, Information Regarding Comparable Rents, Commercial Rehab for Essential Services Grant, Commission Agreement (Presentation & Discussion)

Discussion Summary: John Dudas asked that these items be tabled until another date to be determined –currently negotiation for LOI/Lease Agreement on hold—area stakeholders not happy with store’s current model and a town-hall type meeting is to be held October 27, 2016 to gain input from area stakeholder regarding store model/grocery needs for this location.

Agenda Item IX. Unfinished Business

Agenda Item X. New Business

Agenda Item XI. Next Meetings
Item Summary: CRA Committee-of-the-Whole meeting to be held Tuesday, October 25, 2016 at 8:30a; CRA Board Meeting to be held November 3, 2016

Agenda Item XI. Adjournment
Item Summary: Adjournment: 9:46 A.M.

Respectfully Submitted By:

Ann W. Langston, Secretary