

**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 Hattiloo Theatre/37 Cooper St./Memphis, TN 38103

Thursday, May 6, 2021

8:30 a.m.

Board Present: McKinley Martin Jr. – Chairman
Miles Mason – Vice Chairman
Sam Cantor – Treasurer
Ann Langston – Secretary
Britney Thornton (via. telephone)
Kevin Spragling

Absent:

Also Present: Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development, CRA
Lisa Ivy – Single Family Project Manager, CRA
Cynthia Durham – Administrative Office Manager, CRA
Monice Hagler – (CRA Counsel)

Visitors:

Sharon Coleman, speaker #1	Peabody Vance Neighborhood Association
Rebecca Matlock Hutchinson, presenter #1 & #8	President of Board of Directors of The Soulsville USA Neighborhood Development District
Jeffrey Higgs, presenter #2:	Board Treasurer and Executive Director of Owen College Mutual Development Corporation
Lar'Juanette Williams, presenter #3	Executive Director of Memphis Black Arts Alliance
Vanecia Belsler Kimbrow, presenter #4	Board Secretary, Attorney by trade and President of Memphis Music Magnet
Marlon Foster, presenter #5	Executive Director of Knowledge Quest
Andy Kitsinger, presenter #6	Development Studio, LLC
Jimmie Tucker, presenter #7	Self Tucker Architects
Mr. ??, presenter #9	represented South Third/Gaston Park Area
Mr. ??, presenter #10	represented SoulsvilleUSA/South Bellevue Area
Sharon Younger, speaker #11	Younger & Associates
Andy Kollack:, speaker #12	Soulsville Team Member
Reginald Milton, speaker #13	Shelby County Commissioner
Joe Fletcher	Attorney, City of Memphis
Andre Gibson	CAO Liaison, Shelby County
Visitors (continued):	

Jeff Kollatn	Stacks Museum of American Soul Music
Rev. Dr. Christopher Davis	SNDD Board Member, also on the BOD of LeMoyne Owen College
Shelica Cox	In Person
Senchel Matthews - SRDC	In Person
Jimmie Tucker – Self Tucker Architects	In Person
Isaac Akers	In Person
Andy Kitsinger – Development Studio, LLC	In Person
Woman from WREG-TV	In Person
Camera Man from WREG-TV	In Person
Jacob Steimer - MBJ	In Person
Corinne Kennedy – Commercial Appeal	In Person
Tom Bailey – Daily Memphian	In Person
Terry Cynn	In Person
Michael McGhee	In Person
Azn	called in
Phil & Sharon Morewoody	called in from Blue Ridge
Lana	called in from Nashville
Chet Jackson – the Works	called in from Nashville (The Works CDC)
JW Gibson - SRDC	called in from Nashville
901/674-2399	901/674-2399
Daryl Lewis – French Fort Neighborhood	called in from Memphis (SNMC)

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, May 6, 2021 at Hattiloo Theatre. All Board Members were present.

I. CALL TO ORDER

Chairman McKinley Martin officially called the meeting to order at 8:39 a.m. and a quorum was present. He began by thanking the CRA staff for setting up the day before and Hattiloo for the use of their facility.

II. Approval of MINUTES – March 4, 2021 (Board Action)

Chairman Martin called for approval of Board minutes from April 1, 2021. Board Member Ann Langston made a motion and Board Member Kevin Spragling provided a second. The April Board meeting minutes were approved unanimously by the Board via roll call.

Chairman Martin announced that Board Member Dynisha Woods has rolled off of the Board of Directors and a new Board Member has been appointed by Mayor Strickland and confirmed by the City Council. The new Board Member is expected to attend the June, 2021 Board meeting. Chairman Martin stated that he has personally thanked Dynisha for her years of service. He also thanked her publicly and said that “she was a great Board Member who continues to support the CRA”.

III. PUBLIC COMMENTS

Chairman Martin began the meeting by giving instructions on how the meeting would flow. He first asked for comments from the on-line callers. There were no comments. He then opened the mic for public comments from those in the audience.

Speakers:

Guest Speaker #1, **Sharon Coleman**: with Peabody Vance Neighborhood Association. She stated that she had the opportunity to work with SNDD briefly and that her neighborhood association, as stakeholders, decided that they could not be a part of the TIF because they are partners to the Medical District, the Edge and Victoria Village and this TIF does not fit their future goals. The SNDD respected her request and removed her section from the TIF boundaries. She stated that however, working with SNDD she was very impressed how organized they are and the fact that most of them already work in the community and have already began the work. As neighbors, Ms. Coleman and those that she represents, support SNDD -- the way they have laid out their plans are great and South Memphis needs the work

IV. PRESENTATION FROM SOULSVILLE USA NEIGHBORHOOD DEVELOPMENT DISTRICT – Regarding proposed TIF District

Chairman Martin called for the presentation from Soulsville USA Neighborhoods Development District (SNDD). Board members were invited to ask questions afterwards.

Andrew Murray invited the first presenter to the mic.

Presenters:

Guest Presenter #1, **Rebecca Matlock Hutchinson**: President of Board of Directors of The Soulsville USA Neighborhood Development District (SNDD). She introduced the other Board Officers who were present in support of the effort of their TIF presentation. (Vice President/ Lar’ Juanette Williams, Executive Director of Memphis Black Arts Alliance, Treasurer/Jeffrey Higgs, Executive Director of LeMoyné-Owen College Mutual Development Corporation, Secretary/Attorney Vanecia Belser Kimbrow, President of Memphis Music Magnet. Other Board members present were Reverend Dr. Christopher Davis/on the Board of Directors of LeMoyné-Owen College, Reginald Milton/Shelby County Commissioner and Marlon Foster/Executive Director of Knowledge Quest. Also present was task force member Jeff Kollatm/Stacks Museum of American Soul Music, team members Andy Kollack, and Sharon Younger/Younger Associates.

Guest Presenter Rebecca Hutchinson thanked everyone for attending the preliminary presentation of the SNDD TIF. She explained that the SNDD is a coalition of churches, residents, non-profits and businesses in the South Memphis community divided into five districts. SNDD has been working in the community for approximately 20 to 30 years. The Board of Directors of SNDD has been working on the process of a TIF for a very long time. Together there is 200 years of experience among them. They know the community, love the neighborhood, are fully vested and dedicated to the neighborhood and some were born in the community and attended school there. SNDD named this TIF 'The People's TIF' because who better to know the residents who live, work and worship in their community better than those who know the issues and challenges and how to address them. SNDD has made an intentional effort to go out into the community to solicit the opinions and thoughts of all residents.

Note: All Guest Presenters used overhead slides to aid in their presentation.

Guest Presenter #2, **Jeffrey Higgs**: Board Treasurer and Executive Director of LeMoyné College Mutual Development Corporation. He stated that they have learned that over the years there have been a lot of plans done in the neighborhood but that many of those plans are just sitting on a shelf. Over the past ten years SNDD has been very intentional about making sure that they put things in to action. He mentioned the five community pillars that came out of this neighborhood. He stated that they are truly excited about this opportunity to create another tool for urban community economic development within the neighborhood.

Guest Presenter #3, **Lar'Juanette Williams**: Executive Director of Memphis Black Arts Alliance. She began by stating that she is very proud to be a part of the SNDD organization. After being away from Memphis for 25 years she returned to find that meetings were taking place to make plans to change, redevelop and revitalize South Memphis, heart and home for not only her but for her parents as well. She stated that it has been a pleasure taking on the legacy of the Memphis Black Arts Alliance which has been in the community for nearly 40 years. They have had the pleasure of utilizing the various different people in the community to come together to put forth this effort to do a video. She then introduced the promotional video for SNDD which gave some background information and covered assets, issues and projects in the five districts. (Video ATTACHMENT).

Guest Presenter #4, **Vanecia Belser Kimbrow**: Board Secretary, Attorney by trade and President of Memphis Music Magnet. She has done neighborhood and community development for the past 25 years. She talked about the organizational structure of SNDD, which she stated was a well thought out and specifically planned coalition of all participants involved. She stated that this TIF has broad base support. She said that "SNDD is a not-for-profit people and community-based organization whose mission is fully in line with the non-profit goal to better our community and put people in the community first". She spoke on community engagement, financials, neighborhood planning and marketing & promotion. She also said that "assets will be leveraged to include all districts and that not one district will be left behind".

Guest Presenter #5, **Marlon Foster**: Executive Director of Knowledge Quest: He stated that he lives, works and worships in the Gaston Park South 3rd District. He spoke on policy, saying that where it is also a community-based approach to the way we understand and want to engage policy. He stated that they are proposing that CRA, stewards of this process, engage in a formal Community Benefits Agreement to ensure that CRA is leveraging tools that they are coming along side existing efforts and that the immediate community will benefit from the work that is going on. As an incentive program and while addressing the issues, they also want to draw upon the Binghampton community land trust as an example and ensure that historic neighborhood residents get the opportunity to realize their American dream of home ownership. He went over a list of policy priorities for evaluating TIF projects and initiatives which included a percentage breakdown.

Guest Presenter #6, **Andy Kitsinger**: Of Development Studio, LLC, has been working with this group for approximately one year. His company has worked on other TIFs in Memphis, TN and he considers this project to be the closest to a community-based effort that he has been a part of. He said that the extensive community engagement has been a key to the efforts. The district has been modified and right-sized quite a bit throughout the process. Two criteria in CRA's regulations were considered and will be focused on, 1) the need for affordable housing and 2) the high concentration of blighted properties. He also spoke about re-greening of South Memphis, the healthy corner store program and gateway improvements.

Guest Presenter #7, **Jimmie Tucker**: A SoulsvilleUSA team member who grew up in South Memphis when it was a vibrant middle-class community and has seen disinvestment that has taken place over the years. He is excited about the possibilities that this TIF offers to continue the revitalization that is taking place in South Memphis. He said that this is a leveraged-based approach as well as community-based. He talked about the planning initiatives that has influenced the work that has already been done in the South Memphis boundary. He stated that the

Downtown Memphis Plan, the Memphis 3.0 Plan, etc, has influenced their South Memphis work. He spoke about public investments versus private investment. He said that the input the community provided around some of the priorities relate to infrastructure, park and public facility, housing and neighborhood improvement. He spoke about the Accelerate Memphis initiative and the impact it will have. He stated that the people who live in this community should benefit from the investment from the TIF! He focused on and spoke specifically about the proposed projects for the South Main/South End district. He said that using the TIF as a tool to make these projects happen is very important. He concluded by talking about the French Fort Neighborhood area.

Guest Presenter #8, **Rebecca Matlock Hutchinson**: returned to the mic to speak about South City, her neighborhood, a very historical area, rich in history and one of the oldest parts of South Memphis. She pointed out that a part of South City overlaps into the Downtown Memphis area. She pointed out the main assets of the South City area and went over the key issues and needs as well as some of the things that the residents in the neighborhood would like to see take place.

Guest Presenter #9, **Mr. ??** represented South Third/Gaston Park Area where he lives, works and worships. His grandparents moved there in 1947 and they still own their family home in that area. He covered key issues/needs of that community and spoke about current and future projects.

Guest Presenter #10, **Mr. ??** represented SoulsvilleUSA/South Bellevue Area. He mentioned their many assets and talked about SoulsvilleUSA always being about and for music, which is what really made the neighborhood. They want to continue to emphasis this in the work that is being done there. SoulsvilleUSA is also home to the famous Four Way Grill restaurant. He said that the Memphis Music Magnet is proposing some housing in the area for and about musicians. Other housing and commercial development is also taking place. He said that this area is a key boundary area for a lot of the work, a gateway into the neighborhood and ??? as well. There is also a massive plan for McLemore, as well as another one for the Memphis Black Arts Alliance cultural site, which is underway.

Guest Presenter #11, **Sharon Younger**: of Younger & Associates spoke about their South Memphis TIF District revenue projection methodology. What will produce the increment and how much will it be for an area that contains 5,960 parcels, according to the County Tax records. She talked about past growth rates, increase in property values and non-profit tax-exempt areas. She also talked about 'neighborhood growth nodes' – breaking the TIF district down into areas so that they can look at very detailed projections of what the tax increment could be instead of the five broader districts. She gave more detailed information about the compounded annual growth rate. She also talked about other considerations and what might happen going forward. She said that the TIF district 20-year increment projections and designations was divided up and a district-wide baseline was created for years 1-5 and 6-20.

Guest Presenter #12, **Andy Kollack** : covered the anticipated uses of the TIF funds and what they can be used for (affordable housing, blight remediation, public facility improvements and equitable economic development). He mentioned that a lot has been said about the community conversations that have taken place throughout the district and neighborhoods during this process. He said that they polled seven different virtual neighborhood meetings, with a lot of participants, from which a neighborhood list of the nine highest priorities was generated.

Guest Presenter #13, **Reginald Milton**: Shelby County Commissioner. He was born and raised and still lives in South Memphis. He said "this is a community-based effort really coming from the community where a community somehow, by some magic, comes together, works as a team and creates something that we in this city have never seen before". He pointed out that established community-based organizations came together and created a non-profit and secured over \$300,000 to fund this project for the next two years, with staff. He commented that one of the greatest teams in the city has been put together to give this presentation. He said that this is not about profit but about saving his community. He thanked and congratulated the audience for being a part of what is going to truly move this city forward. He gave a report on the neighborhood progress meetings that took place in the midst of a pandemic. He stated that the TIF will not work without the community's trust and it will not work unless the community is fully in control. In closing he pointed out that this is exactly what the community is looking for. He said that it's their voice and their vision – it's the community. He ended with Next Steps, which are the project milestone tasks. He thanked everyone for their time and urged everyone to "let's get this done".

Chairman Martin thanked SNDD for a wonderful presentation and for the preciseness of their presentation. He then opened the floor to the CRA Board members to ask questions of the members of the presentation.

Chairman Martin again thanked SNDD for their time and presence. He then moved on to the next CRA Board of Directors meeting agenda item.

V. RESOLUTION 050621: Authorizing CRA to Obtain TIF Consulting Professional Services (Board Action)

Board Member Sam Cantor reported that the Finance Committee went over the application but did not vote on it. However, they did come to a consensus on what they think would be the right steps for CRA to take. He said that CRA's concerns centered around the growth rates for CRA, the size of the TIF, the staff, etc. The Finance Committee agreed that CRA needs legal help with this matter. If the Board approves, President Willis and Andrew Murray will find a consulting firm to help with the analysis and legal work.

Board Member Ann Langston asked Andrew Murray about the potential consulting firms who could assist the CRA.

Staff Member Andrew Murray answered Board Member Langston's question. He spoke about his concerns about tax exempt increments. He also mentioned his three choices of independent consultants to do the analysis. His preliminary choices would be PFM for the fiscal analysis for the City and the County, Municap could do the fiscal impact statement, and a combined team of Ernest Sawyer Enterprises and PGAV for the blight analysis and the redevelopment plan. Andrew will forward this information to the Board.

Chairman Martin called for approval of Resolution 050621 to authorize CRA to obtain TIF consulting professional services. Upon motion made by Board Member Ann Langston and seconded by Board Member Kevin Spragling, the resolution was unanimously approved by the Board.

VI. STAFF REPORTS AND UPDATES

President Willis included her 10 Points Update report in the Board packet. (ATTACHMENT) In addition, she reported that there were some challenges with the Porter Leath Gould Cottage property (e.g., mold, pipes bursting, etc.) but that the CRA Admin staff is back on track to move in after May 21st. She pointed out that one of the main hold ups was with the delivery of the new computers. She spoke about each point in detail. A lengthy question and answer session was included. Staff Andrew Murray commented on some items as well.

VII. UNFINISHED BUSINESS

Nominating Committee Report:

Board Member Kevin Spragling announced that he has spoken with all current Board Officers and Members. He reported that Chairman/McKinley Martin, Vice Chairman/Miles Mason, Secretary/Ann Langston and Treasurer/Sam Cantor have all agreed to serve for an additional one-year terms in their capacity as an officer of CRA.

Member Kevin Spragling stated that the slate of officers for the 2021-2022 fiscal year will be the current slate of officers (McKinley Martin/Chairman, Miles Mason/Vice Chairman, Sam Cantor/Treasurer and Ann Langston/Secretary).

As Chairman of the Nominating Committee Kevin Spragling moved that the Board accept the slate of officers for the 2021-2022 term for CRA, it was seconded by Board Member Ann Langston. The motion was unanimously approved by the Board.

VIII. NEW BUSINESS AND OTHER ANNOUNCEMENTS


The next Personnel Committee meeting is scheduled for Thursday, May 27th at 8:30 am. To be held in person at Sam Cantor's office.

The next CRA Board meeting will be held in person on Thursday, June 3, 2021 at 8:30 a.m., location to be determined.

IX. ADJOURNMENT

Chairman Martin officially adjourned the meeting at 10:55 a.m.

Respectfully submitted,



Ann W. Langston, Secretary