

**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, November 4, 2021**

8:30 a.m.

**Board Present:** McKinley Martin Jr. – Chairman  
Miles Mason – Vice Chairman  
Sam Cantor – Treasurer  
Ann Langston – Secretary  
Kandace Stewart

**Absent:** Kevin Spragling  
Britney Thornton

**Also Present:** Rosalyn Willis – President, CRA  
Andrew Murray – Director of Planning and Community Development, CRA  
Cynthia Durham – Administrative Office Manager, CRA  
Monice Hagler – (CRA Counsel)  
V. Lynn Evans – (CRA Financial Liaison to the Auditors)  
April Simmons – CRA Staff

**Visitors:** Joe Kent  
J.W. Gibson, II  
Zoe Danndelinger  
Brian Pride

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby County Community Redevelopment Agency was held on Thursday, November 4, 2021 at CRA. All Board Members were present with the exception of Board Members Kevin Spragling and Britney Thornton.

## I. CALL TO ORDER

Chairman Martin officially called the meeting to order at 8:37 a.m. and a quorum was present.

## II. Approval of MINUTES – October 7, 2021 (Board Action)

*Chairman Martin called for approval of Board minutes from October 7, 2021. Board Member Sam Cantor made a motion and Board Member Miles Mason provided a second. The October Board meeting minutes were approved unanimously by the Board.*

## III. PUBLIC COMMENTS

Guest J.W. Gibson/CEO of SRDC stated that he wanted to clear the record regarding statements that were made by Board member Sam Cantor at previous meeting. Mr. Gibson stated that there was confusion around his position on the proposed TIF before the TIF Committee. He further stated that he had never agreed with having only the two areas in the proposed TIF as approved by the Finance Committee. His position was that he agreed to the initial four areas as initially discussed in the Finance Committee.

### **BOARD ACTION: RESOLUTION 110421A Authorizing a Contract for Construction of the North Memphis Greenline**

Staff Member April Simmons updated the Board. She pointed out that the Board has passed two previous resolutions on when to move forward with North Memphis Greenline Park improvements, what to acquire and what CRA needs to provide. April gave some background information on what the project entails as well as what has already taken place. She then explained what actions will take place in this next phase of work. She reported that a design procurement package was provided to the public approximately one month ago. She reported that out of two bidders Wagner General Contractors were the successful bidders, with 26% minority participation. A question and answer session followed. Questions were answered by April, President Willis and Staff Member Andrew Murray.

Board Member Cantor asked if improvements for Washington Park are being planned along with this endeavor. Staff Member April Simmons replied yes, that CRA's intention is to coordinate with their chosen Greenline improvements. A more detailed discussion followed.

*Chairman Martin called for approval of Resolution 110421A authorizing a contract for the construction of the North Memphis Greenline. Upon motion made by Board Member Ann Langston and seconded by Board Member Kandace Stewart, the resolution was unanimously approved by the Board.*

## IV. STAFF UPDATES

President Willis went over her key points and reported that:

- The next CRA newsletter will go out this week via email. Some mailouts will still take place for those residents who do not have access to computers or are not computer savvy. Copies were also supplied to the Board.
- The CRA's documentary 'Own The Land' that was done in 2020 was invited to Indie Memphis. A broadcast link was emailed. Information will be emailed about another outdoor screening that will take place on November 20, 2021 here on the Porter Leath campus. This will include two additional documentaries (Own the Home/featuring the Single Family Rehab Program and Own the Block, which will address the block by block work that CRA has been doing all year throughout the neighborhood. This will be CRA's final event for 2021. Events will start up again in Spring 2022.

- CRA is planning a major clean up in the Bearwater/Bickford area on November 14, 2021. Flyers have been distributed door-to-door in those neighborhoods. This is an opportunity for residents to get rid of large items and clutter that they no longer want.

### Major Projects:

- The Downtown drainage line will be finished on time in December, 2021. CRA has already started the improvements to Front Street which is on schedule and moving forward.
- The Morris Park project has started. CRA received the schedule this week. March, 2022 is the projected completion date, barring any delays of material.
- 299 Chelsea: The MOU is in the process of being drafted. CRA has met with the President of Hattiloo, contractors and April Simmons to line up and clarify what everyone is going to do and what it will take to get set up for the Children's Theatre School that was approved last month.
- Sidewalk construction will come to an end for the season. Quite a few new sidewalks have been put in throughout the neighborhoods in 2021. Another series will began in 2022 along with some ongoing clean-up work throughout the neighborhoods. The places selected are the choices being made by the Advisory Committee in reference to where they want priorities to be. An update will be done to determine next steps.
- In the Medical District, President Willis updated the Board on MMDC and Pathway initiative. They are starting anew with this project and taking a new approach. CRA has drafted a potential agreement and sent it to them but has yet to discuss it collectively.
- CRA's partnership with Pennrose, the Legends senior housing project, is picking back up now that they have been able to get a tentative commitment from the City to fill the gap for this project. It will be downsized but they will be moving forward with it.
- Binghampton's Tillman Cove is expected to do a dry closing next week. CRA Staff Andrew Murray refreshed the Board's memory before updating them on this situation.
- The Single Family Home Project will scale back up within the next week or so. A meeting with the contractors will take place this week. CRA has decided to start with some of the residents that have critical needs, based on when the application was received. A contract consultant has been hired to direct this program and work with Lisa Ivy/Manager. This program is earmarked to be spread to Binghampton sometime in 2022.
- Jackson Avenue Corridor: Staff Member April Simmons reported that the process has been slower but that design plans have gone to the City for review. She explained what the design plans entails.
- President Willis mentioned that the CRA Staff met with DMC about a program that was part of the South City application called 'Be A Good Neighbor' which offers funding to businesses to improve their building façades. The DMC is working on a document and once CRA receives it, the CRA will bring it before the Board for consideration.
- President Willis reported that the Housing Authority is implementing the RAD program with their properties in the Uptown Neighborhood. President Willis will keep the Board updated on the status of this situation.
- Board Member Sam Cantor gave an update on the South Memphis TIF. He reported that the two applications were sent to the Finance Committee approximately two months ago. The Finance Committee had a series of meetings and met with both applicants along with the consultants via Zoom. They ended up choosing the Soulsville/Bellevue area, which is most likely to create an increment. The Finance Committee recommended that it go to the TIF Committee for approval. The TIF Committee has had 2 meetings with a 3<sup>rd</sup> one planned for next week on Monday, November 8<sup>th</sup> at 3:00pm. Sam anticipates a vote taking place.

Board Member Cantor updated the Board on what took place at the two TIF Committee meetings. He suggested that if the TIF passes that the needed information be emailed to the Board so that they have plenty of time to review it.

Attorney Hagler pointed out that during the discussions it was determined that the increment is small, and that the County has made a commitment to provide seed money if the TIF moves forward.

Board Member Cantor ended by thanking CRA Staff Andrew Murray for all his hard work and for being point-guy on this endeavor.

Board Member Langston announced that Mayor Harris has named an Interim Director of Administration and Finance, Audrey Tipton.

**CRA Financials:** Accountant Lynn Evans provided the Board with an updated on the financial reporting.

Two guests inquired about how the public is informed of the monthly Board meetings. President Willis replied that the meetings are the 1<sup>st</sup> Thursday of every month and that CRA has a website. Andrew added that CRA is on LinkedIn, Facebook, Twitter and Instagram and that the meeting minutes and agendas are posted on the County Website.

#### **V. UNFINISHED BUSINESS**

Chairman Martin followed up with President Willis on unfinished business. Chairman Martin informed the Board that he had been in contact with Board Member Spragling and that Board Member Spragling and President Willis were to meet so that Board Member Spragling could provide President Willis an Evaluation approved by the Personnel Committee before the December 2, 2021 meeting. As a result, Board Member Spragling would provide a report for the Board on the same.

#### **VI. NEW BUSINESS AND OTHER ANNOUNCEMENTS**


Board Member Cantor asked Staff Andrew Murray about the Binghampton account and process.

The next CRA Board meeting will be held in person at CRA on Thursday, December 2, 2021 at 8:30 a.m.

#### **VII. ADJOURNMENT**

Chairman Martin officially adjourned the meeting at 9:32 a.m.

Respectfully submitted,



Ann W. Langston, Secretary