

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING



Board of City of Memphis and Shelby County Redevelopment Agency

City Hall, 125 N. Main Street, Room 403

Memphis, TN 38103

Thursday, August 2, 2018

8:30 a.m.

Board Present:

McKinley Martin Jr. - Chairman
R. Miles Mason Sr. - Vice Chairman
Ann W. Langston - Secretary
Dynisha Woods – Treasurer
Sam Cantor – Member
Kevin Spragling - Member

Also Present:

Rosalyn Willis – President, CRA
Andrew Murray – Director of Planning and Community Development,
CRA
Monice Hagler – Counsel, CRA (Conference Call)
Tanja Mitchell – Community Neighborhood Coordinator, CRA
Lisa Ivy - Executive Assistant, CRA
Felisa Cox – City of Memphis Attorney

Visitors:

George Abbott – Memphis River Parks Partnership
Carol Coletta – Memphis River Parks Partnership
Njeri Fombi – Uptown Advisory Committee
Jacob Steiner – Memphis Business Journal
Markise Rogers – Developer
Meredith Taylor – Memphis River Parks Partnership

A meeting of the Board of Directors (“Board”) of the City of Memphis and Shelby county community Redevelopment Agency was held on Thursday, August 2, 2018. All Board members were present.

I. CALL TO ORDER

Chairman McKinley Martin called the meeting to order at 8:30 a.m. and a quorum was present.

II. MINUTES – August 2, 2018 (Board Action)

Chairman Martin called for approval of board minutes from July 12, 2018. Upon a motion made by Board Member Sam Cantor and seconded by Board Member Ann Langston, the minutes were approved unanimously by the Board.

III. PUBLIC COMMENTS

No Public Comments

IV. RESOLUTION – APPROVING EMPLOYEE HANDBOOK (Board Action)

Chairman Martin called for the adoption of the Employee Handbook. The Board unanimously approved for the adoption of CRA Employee Handbook.

V. APPROVING THE QUALIFICATIONS OF MAYER HOFFMAN MCCANN TO PREPARE CRA 2018 AUDIT (Board Action)

Chairman Martin called for the motion and approval of Mayer Hoffman McCann to prepare CRA 2018 Audit. Board Member Sam Cantor motioned to move Resolution for Mayer Hoffman McCann to prepare CRA 2018 Audit; seconded by Board Member Miles Mason. Chairman Martin made the Board aware in Section 5 of the resolution it states that auditing services are outlined in the attached contract; this is not a contract. A contract has not been negotiated. Chairman Martin and President Rosalyn Willis has come up with an alternative solution to rephrase that section to allow the CRA President and Board Chair to take measures to negotiate the contract as long as the amount of the contract ranges between \$25, 000 - \$35,000. Board Member Ann Langston motioned to move the substitution of section five in the resolution to allow CRA President and Board Chair Martin to negotiate the contract; seconded by Board Member Sam Cantor. The Board unanimously approved.

VI. STATUS OF BINGHAMPTON COMMUNITY TIF**Status of Community Plan and Community Tour/Timeline**

Chairman Martin asked for Andrew Murray, CRA Director of Planning and Community Redevelopment to give status update on Binghampton community plan. Mr. Murray stated the Binghampton Task Force met Tuesday night; they have put together a great draft strategy. They have 180 stakeholders' interviews and received a lot of feedback from the Task Force and Public meetings. CRA staff and the Task Force are reviewing the draft plan and implementation strategy; we also gave them a proposal on how to structure an advisory committee similar to Uptown Advisory Committee. We also talked about having the Task Force members lead a tour for the Board, similar to what was done for Uptown for the September Board meeting. We will send out the draft plan publicly around that same time to review and to approve by the October 6 board meeting.

Report on Binghamton Parcels and work with the County Trustee

Mr. Murray states we are still working through getting the first year monies; we have been working with the County Trustee Office getting the parcels figured out. There may be less money than we anticipated for Binghamton.

Chairman Martin asked what the main reason is for less money for Binghamton.

Mr. Murray stated that it's a combination of reasons; such as, PILOTS for private properties pursued which takes from the same revenue as the TIF, and tax appeals.

Board Member Sam Cantor asked if there were some bad data. Mr. Murray responded the base data the community had gotten was not from the right source. Board Member Sam Cantor commented there have been some appeals from large property owners cutting into the increments it seems to me if they appeal it successfully lower it will cut into the base and would change the increment. Mr. Murray stated that was correct, the projection that was made was based on a higher increase for those properties base on the preliminary 2017 numbers. Board Member Sam Cantor asked is there any feel for quantitative amounts. Mr. Murray stated they had projected around \$300,000.

Report on Tillman Cove Project

Mr. Murray stated CRA is still working with HCD on Tillman Cove, HCD has not decided what part we will play in this. We are working with HCD on how to put out an RFP and putting together a demolition ceremony. We will keep you updated as things progress. Board Member Sam Cantor asked will the community group be involved in those conversations. Mr. Murray stated the community is involved.

VII. PRESENTATION OF POTENTIAL DEVELOPMENT BY MARKIS ROGERS

Chairman Martin called for next agenda item, a presentation by Markise Rogers, an emerging developer. Mr. Rogers states he is a native of Memphis' Morris Park district and is working with Senior Developer Mark Matthews on this project. Mr. Rogers is asking for a 45 to 60-day due diligence period to work through getting pre-development work started. The Medical District Collaborative has made progress working with PKM, an architectural firm, and they have created a sketch of the designs for this project.

An environmental study was conducted in 2011 stating there are some challenges with the land, we are asking the board for support with working through those challenges.

Mr. Rogers responded to a question of clarification from Chairman Martin that they are looking for a limited amount of support for soft-cost for additional environmental exploration. Board Member Sam Cantor asked Mr. Rogers to identify the property that has environmental challenges. Mr. Rogers clarified that the issues appear to be in the entire block 55, 714 N. Second Street and 0 Chelsea. President Willis stated there were a lot of studies done. Mr. Rogers is saying he would like the opportunity to explore where TDEC is on this property.

Mr. Rogers offered a price of \$190,000 to cover the cost of the 9 parcels desired. The breakdown is included in a he proposal which was distributed during the July meeting. Chairman Martin asked Mr. Rogers to come back to the Policy & Procedures on August 16, 2018 and be more specific concerning the cost and more specific how the funds will be paid back. Mr. Rogers had previously distributed a presentation to Board members. An updated layout was presented during this meeting and is attached to the minutes.

VIII. UPDATE ON THE PINCH DISTRICT, MARY CLARE BROYS, PROJECT MANAGER FOR HCD

Mary Clare Borys - Not Present

IX. PRESENTATION OF POTENTIAL INFRASTRUCTURE PROJECT WITH THE MEMPHIS RIVER PARK PARTNERSHIP, CAROL COLETTA

Chairman Martin called for Carol Coletta for a presentation of potential infrastructure project with Memphis River Parks Partnership.

Ms. Coletta: The River Parks Partnership is responsible for managing six miles of riverfront. One of our challenges of the riverfront today is that it is very fragmented and disconnected, one of the early projects we are doing to remedy that is to develop something called the Riverline. The Hyatt Family Foundation helped to fund this project along with HCD. The most difficult piece of the project is about six miles at A.W. Willis and Front Street. We are proposing to make this a safer connection and a more welcoming connection for Uptowners. We want a more inviting entry to river. Ms. Colletta asked her colleague, George Abbott, to show a presentation of the project. (Copy attached to minutes.)

Chairman Martin questioned the timeframe of the implementation of the work.

Ms. Colletta replied now, because we have two projects coming on at the same time along with the lighting of the new bridge. The Riverline will essentially be built and finish with the exception of this by September 26, 2018. We are waiting for information from the City. That is around the same time as Mississippi River Park will be finished and the trail goes through this park, our first new park. October 27, 2018 will the opening of the new park, our hope is to finish the trail all around the same time of the opening.

Chairman Martin suggested that an MOU be prepared for this activity.

President Willis recommended to end the Board meeting and for Memphis River Parks Partnership to get with staff to put together a packet, so we can have a resolution ready for the September 6, Board meeting.

X. UNFINISHED BUSINESS

Chairman Martin called for unfinished business; reorganization of the committees. Board Member Dynisha Brown-Wood will join Secretary Ann Langston and Chairman McKinley Martin on the Hiring Committee. Board Member Sam Cantor will be added to the Finance Committee.

XI. New Business

No new business was considered.

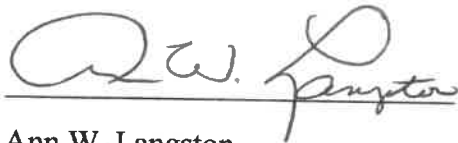
XII. ADJOURNMENT

With no additional business to be discussed; the meeting was adjourned at 9:32 a.m.

Hiring Committee will meet Friday, August 10, 2018 @ 4:00 p.m.

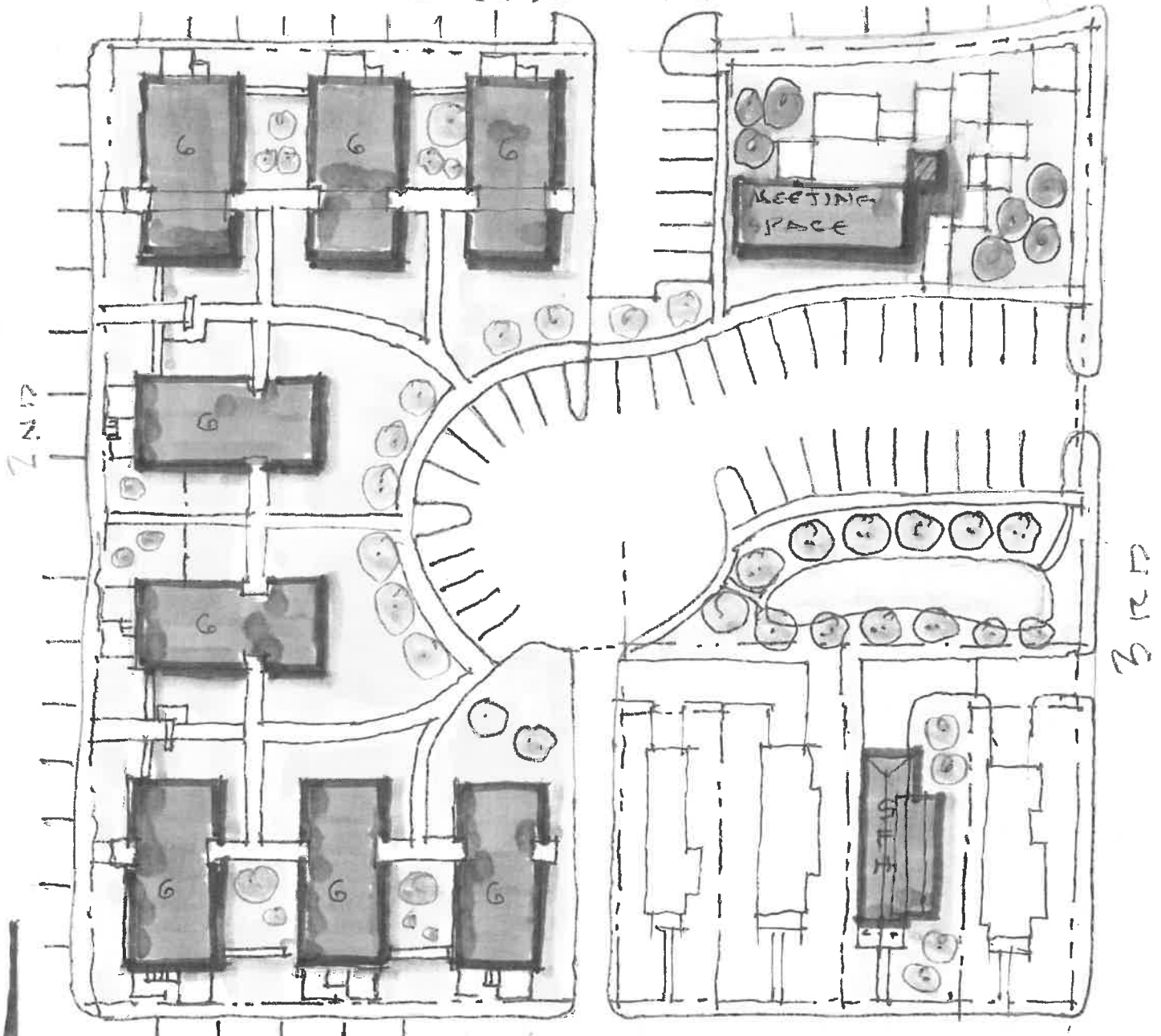
Polices and Procedure Committee will meet Thursday, August 16, 2018 @ 8:30 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann W. Langston", written over a horizontal line.

Ann W. Langston

CHELSEA AVE



2ND

3RD

Keel

site study

8/1/18

1" = 40'

46 UNITS
64 PARKING

-PKM ARCHITECTS-