



Memphis City Council Summary

This item is a resolution authorizing the Memphis and Shelby County Community Redevelopment Agency to issue bonds or notes not to exceed \$32,000,000 to finance and or refinance debt for Uptown Redevelopment activities.

- This item requires a public hearing – requested public hearing date for authorizing the Community Redevelopment Agency to issue bonds or notes not to exceed \$32,000,000 to fund Uptown Redevelopment activity is July 19, 2011.
- The Memphis and Shelby County Community Redevelopment Agency is authorized pursuant to the Community Redevelopment Act of 1998 to issue bonds to finance the undertaking of community redevelopment under the Act with approval of the municipality(ies) creating the Redevelopment Agency.
- The Community Redevelopment Plan for the Uptown Area outlining redevelopment activity to be undertaken was adopted in 2001 and amended by Memphis City Council and Board of Commissioners of Shelby County in 2009. There is a companion item requesting action to approve a second amendment to the Community Redevelopment Plan for the Uptown Area also on July 19, 2011. The Plan amendment and bond issue authorization are requested to facilitate further work for prevention and elimination of slum and blight in the area.
- The \$32,000,000 Bond is to cover debt service reserve, bond financing, current debt for Uptown Redevelopment of approximately \$12,000,000 and budget for proposed redevelopment activity of approximately \$14,000,000. The project component, amount, and intended funding source/method for the proposed redevelopment activity budget is as follows:

Project Component	Budget Amount	Intended Funding Method
2nd Street Improvements (Sustainability Part 6)	\$ 2,000,000	Bonds
Existing Structure Rehabilitation (Sustainability Part 8)	\$ 1,006,200	Trust Fund Direct Draw
Uptown West (Sustainability Part 9)	\$ 4,257,500	Bonds
Acquisition/Disposition Activities (Sustainability Part 10)	\$ 2,130,000	Bonds
Area-Wide Infrastructure (Sustainability Part 11)	\$ 2,200,000	Bonds
Greenlaw Community Center (Sustainability Part 12)	\$ 550,000	Bonds
Affordable Housing Program (Sustainability Part 13)	\$ 1,375,000	Bonds
North of Chelsea Initiative (Sustainability Part 14)	\$ 1,002,000	Bonds
Property Maint./ Disposition/ Management Fee (Sustainability Parts 15 and 16)	\$ 400,000	Bonds
GRAND TOTAL:	\$ 14,920,700	

Initiating party is Memphis and Shelby County Division of Planning and Development for the Memphis and Shelby County Community Redevelopment Agency Board. The Memphis and Shelby County Community Redevelopment Agency Board reviewed and approved the existing and proposed redevelopment activity and proposed conceptual budget for the Community Redevelopment Plan for the Uptown Area from Memphis Housing Authority. The Memphis Housing Authority has engaged The Uptown Partnership as developer for past, existing, and proposed redevelopment activity.

No contracts, expenditure of funds, or budget amendments are required for this item.

A JOINT RESOLUTION OF THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, AND THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, AUTHORIZING THE MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY TO ISSUE AN AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$32,000,000 IN REDEVELOPMENT REVENUE BONDS OR NOTES AND REFUNDING BONDS OR NOTES OF THE AGENCY PURSUANT TO THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1998 TO REFINANCE CERTAIN EXISTING DEBT AND FINANCE THE COSTS OF LAND ACQUISITION, CONSTRUCTION AND REDEVELOPMENT IN CONNECTION WITH THAT CERTAIN COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA, AS AMENDED, FROM THE PROCEEDS OF SUCH BONDS OR NOTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Memphis and Shelby County Community Redevelopment Agency (the "CRA") is authorized pursuant to the Community Redevelopment Act of 1998 (the "Act") to issue redevelopment revenue bonds to finance the undertaking of community redevelopment and refunding bonds for the payment of the retirement of such bonds or other obligations previously issued under the Act; and

WHEREAS, the CRA may pledge tax increment revenues to the repayment of bonds issued pursuant to Section 20 of the Act; and

WHEREAS, The Board of Commissioners of the CRA (the "CRA Board") on April 7, 2011 enacted a resolution entitled:

"A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY DECLARING ITS OFFICIAL INTENT TO REFINANCE CERTAIN EXISTING DEBT AND FINANCE THE COSTS OF LAND ACQUISITION, CONSTRUCTION AND REDEVELOPMENT IN CONNECTION WITH THAT CERTAIN COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA, AS AMENDED, FROM THE PROCEEDS OF NOT TO EXCEED \$32,000,000 REDEVELOPMENT REVENUE BONDS OR NOTES AND REFUNDING BONDS OR NOTES, TO BE ISSUED BY THE MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY."; and

WHEREAS, Section 20 of the Act requires the adoption of a Resolution or Ordinance of the governing body of the City and the County, relating to the issuance of bonds by the CRA; and

WHEREAS, pursuant to the provisions of the Act, the Council of the City of Memphis, Tennessee (the "City") and the Board of County Commissioners of Shelby County, Tennessee (the "County"), believe it is in the best interests of the citizens of the City and the County to

authorize the CRA to issue redevelopment revenue bonds or notes and refunding bonds or notes to refinance certain existing debt and finance the costs of land acquisition, construction and redevelopment in connection with that certain Community Redevelopment Plan for the Uptown Area, as amended; and

WHEREAS, pursuant to the Act, the City and the County have adopted an amendment (the "Plan Amendment") to the existing Community Redevelopment Plan for the Uptown Area, as amended (the "Plan"); and

WHEREAS, pursuant to Section 13 and other provisions of the Act, the City and County deemed it necessary and desirable to adopt the Plan Amendment, with project components and budget set forth in Exhibit A to this Resolution, in accordance with the CRA's recommendation in order to assist in prevention and spread of slums or blighted areas and to otherwise carry out the purposes of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS AND THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, AS FOLLOWS:

SECTION 1. The recitals set forth above are adopted by the Council of the City of Memphis and the Board of County Commissioners of Shelby County, Tennessee, as the findings of the City and the County and are incorporated herein.

SECTION 2. The City and County hereby authorize the CRA to issue not exceeding \$32,000,000 redevelopment revenue bonds or notes and refunding bonds or notes, to refinance certain existing debt and finance the costs of land acquisition, construction and redevelopment in connection with the Plan.

SECTION 3. The City and County Mayors are hereby authorized to execute and deliver all papers, certificates, receipts, and other documents deemed necessary or desirable, and to take all steps deemed necessary or desirable to effect the transactions contemplated by this Resolution.

SECTION 4. This Resolution shall take effect immediately, and all resolutions in conflict with this Resolution are herewith repealed to the extent of such inconsistency.

**EXHIBIT A – Uptown Redevelopment Activity to be Funded with
Proposed CRA \$32,000,000 Bond Issue**

The \$32,000,000 Bond is to cover debt service reserve, bond financing, current debt for Uptown Redevelopment of approximately \$12,000,000 and budget for proposed redevelopment activity of approximately \$14,000,000. The Uptown Plan/project component, amount, and intended funding source/method for the proposed redevelopment activity budget are as follows:

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