

Item #: \_\_\_\_\_

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Prepared by: Qur'an Folsom

Reviewed by: Marcy Ingram

RESOLUTION ESTABLISHING AN ONE-YEAR MORATORIUM ON THE SALES OF COUNTY-OWNED DELINQUENT TAX PROPERTIES LOCATED IN THE SOUTH MEMPHIS AREA. SPONSORED BY COMMISSIONER REGINALD MILTON.

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WHEREAS, pursuant to Tennessee Code Annotated Section 67-5-2507(a)(3), “[a]fter the period of redemption has elapsed, it shall be the duty of the county mayor to arrange for the disposition of every tract of such land as expeditiously and advantageously as possible unless parcels acquired by the county are identified by the county mayor, or the mayor’s designee, as being in an area or zoning classification that would make the accumulation of larger areas advantageous to the parcels’ reuse and redevelopment...;”

WHEREAS, pursuant to the sale provisions of Tennessee Code Annotated, Section 67-5-2507, the Shelby County Land Bank, as the county mayor’s designee, has taken charge of and marketed the sale of delinquent tax parcels to secure purchase offers for same;

WHEREAS, the Shelby County Charter, per Article II, Section 2.02(E), requires approval by the “board of county commissioners” before the sale of County-owned real property or any interests therein;

WHEREAS, redevelopment plans and applications for a community-driven Tax Increment Financing (TIF) district in South Memphis have been proposed by developers and the Community Redevelopment Agency (CRA) will evaluate same for approval;

WHEREAS, as a TIF district, tax revenue generated by residents in the area will be reinvested in South Memphis to address crumbling infrastructure, depreciating neighborhood values, and educational supports for our youngest residents in the area;

WHEREAS, the proposed TIF district in the South Memphis area falls within county Commission Districts Nos. 8 and 10 and includes Person Avenue (on the south side), Riverside Drive (on the west side), Lamar Avenue or Crump Boulevard (on the north side), Bellevue Street (on the east side) and encompasses zip codes 38106, 38109 and 38126;

WHEREAS, the Board of County Commissioners hereby requests that the Land Bank Department: (1) identifies delinquent tax parcels located in the South Memphis area that can be sold in bulk for TIF redevelopment purposes and (2) provides a report of such findings regarding these properties to the County Commission;

WHEREAS, Tennessee Code Annotated, Section 67-5-2507(a)(3) authorizes the county to identify “an **area**...that would make the accumulation of larger areas advantageous to the parcels’ reuse and redevelopment...and hold these properties until a sufficient number of parcels or **area** has been acquired to improve the parcels’ marketability... without being marketed for more than five (5) years” (emphasis added); and

WHEREAS, in order to allow the Land Bank Department sufficient time to complete the above request, the Shelby County Board of Commissioners now desires to establish a moratorium, until October 15, 2021, on its approval of the sale of county-owned delinquent tax properties located in the South Memphis area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, that the Commission hereby establishes a moratorium, until October 15, 2021, on its approval of the sale of county-owned delinquent tax properties located in the South Memphis area.

BE IT FURTHER RESOLVED, that the above-mentioned one-year moratorium on delinquent tax properties located in the South Memphis area includes Person Avenue (on the south side), Riverside Drive (on the west side), Lamar Avenue or Crump Boulevard (on the north side), Bellevue Street (on the east side) and encompasses zip codes 38106, 38109 and 38126.

BE IT FURTHER RESOLVED, that this resolution shall become effective in accordance with the Shelby County Charter, Article II, Section 2.06(B), the public welfare requiring same.

\_\_\_\_\_  
Lee Harris  
County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of County Commission

Adopted: \_\_\_\_\_