

**ECONOMIC DEVELOPMENT COMMISSION**  
**Thursday, September 4, 2014**  
**Blue Conference Room**  
**1920 South Germantown Road**

The regular meeting of the Economic Development Commission (EDC) was held Thursday, September 4, 2014, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

**PRESENT:** Ron Sklar, David Rea, Jerry Klein, Janie Day, Michelle East, James King, Susan Burrow, Rick Towne, Alderman Greg Marcom, and Steven Levy

**GUESTS:** Joe Keohane, and Gary Yenser

**ABSENT:** Donald Robbins

**STAFF PRESENT:** Marie Burgess, ED Planner; and Cameron Ross, Director Economic Community Development

1. A quorum for tonight's Economic Development Commission meeting was established.

**2. Minutes: Approval of Minutes for August 7, 2014**

Chairman Klein stated the first order of business is the approval of the minutes for August 7, 2014. If there were no additions, corrections or deletions to the minutes he would entertain a motion for approval.

Mr. King moved to approve the Economic Development Commission minutes of August 7, 2014, seconded by Mr. Levy. **The motion was passed.**

**3. Reports/Monthly:**

a) Ms. Burgess noted: We are working on our next Visitors Guide for Germantown with Bill Sumner from TravelHost, which will be our holiday issue for October, November, and December. Ms. Burgess attended a meeting called reimagining the Delta Workforce organized by that Economic Development Commissioner Hagerty's office as well as the Delta Regional Authority (DRA) in talking about the issue of workforce in the area, and all over the country. There are programs they are developing to address the issue. It was held at Dyersburg State Community Union College. It ties into our Innovation TaskForce efforts on our Innovation Pipeline. Ms. Burgess also attended the Annual Southern Lodging Summit, which was held in Memphis a few weeks ago,

Mr. Ross stated the Mayor and I attended the West TN Mayors meeting. We had Ted Townsend who is the new Chief of Staff for Commissioner Hagerty and Brooxie Carlton who talked about the grant programs. Mr. Townsend talked about a lot of programs that are offered including the certified sites program that the State has put together. Mr. Ross noted we can provide a presentation on Select TN Sites at the next EDC meeting.

**b) Task Forces meeting dates:**

- i. Retail– Transition to Merchant Group) – Same merchants are interested to obtain photos for the future visitors guides. We are trying to talk to them about past open houses.
- ii. Tourism – (Visitor's Guide) we are continuing to work with TravelHost, and our second guide will come out in September 2014.
- iii. Innovation – Ms. Burgess stated Cameron and I had a good meeting today about a possible space for the incubator. The Innovation TaskForce is working on implementing our Economic Development Strategic Plan, with a focus on that area. If you know of any space with 1,500 to 2,000 square feet that someone might be willing to offer up to this really excellent opportunity for the City, please let us know (Marie Burgess, Cameron Ross or Jerry Klein). We don't want to miss out on a partnership with Memphis BioWorks.

**c) Planning Small Area Nodes/Districts:**

- i. Central Business District – Whole Foods is moving right along as you can tell. They are currently on track, with the building coming up in October. The Kroger store announced closing their doors for construction and internal demolition on September 13. They will open back up in early May 2015. The Kroger across the street does own their building and the whole shopping center. The Kroger on Exeter Road just signed a new lease on their building till January 2019.
- ii. Western Gateway/Poplar – Western Gateway Small Area Plan Rezoning (currently contains 5 different zoning areas) is going for a public hearing on September 22. There was enough progress for the Planning Commission to send it back to the BMA. The property owners and the Nottoway HOA weren't able to come to an agreement with one another, so we made the agreement for them with our City application and staying true to the intent of the plan for zoning.
- iii. Eastern Poplar/Forest Hill-Irene – (Office Technology District), we are trying to set a timeline for the Forest Hill Heights ownership group on getting them into the Small Area Plan process with a RFP in a couple weeks.
- iv. Wolf River – There is an outline plan for the Campbell Clinic expansion with a piece of property that they own between their existing building and the new West Clinic. They will be going to the Planning Commission this Tuesday, September 9, for the outline plan to start moving forward. It is approximately 40,000 square feet with 4 floors, 8 operating rooms with medical offices.

**d) Germantown Area Chamber of Commerce:** Janie Day gave a report from the Germantown Area Chamber of Commerce:

**Taste of the Town** is our next event. This event is held at the Memphis Hilton on Sunday, September 21 from 5 p.m. to 8 p.m. There are 30+ food and beverage vendors, a wine pull, silent auction, live auction, entertainment by Pat Register and Donna Wolf. This year is our 14<sup>th</sup> year to host this event as we provide our restaurants/caterers an opportunity to “show off” their specialties to the 600 attendees. This year the silent auction will feature Mobile Bidding thru BiddingforGood which has done 22,000 of these events.

- Silent Auction proceeds benefit the Chamber
- Live Auction proceeds benefit Make-A-Wish
- The last 4 years the Chamber has been able to grant 4 wishes
  
- ❖ Mobile Bidding for Silent Auction only
- ❖ Bidingforgood.com/tasteofthetowntn to register to bid and to buy tickets
- ❖ Silent auction opens on Monday, September 15, 2014
- ❖ Silent auctions ends on Tuesday, September 23, 2015 **AFTER the event**

**Germantown BOD Retreat will be November 6, 2014**

**Germantown Strategic Planning Seminar with Michael Synk**

Will be on November 20, 2014, there will be an all day workshop for five of the Germantown Board of Directors where a Strategic Plan for the Chamber will be written in this session.

**Chamber New Member Report**

7 new members in August crating \$2,000 income

**Chamber Drop Report**

3 dropped members Loss of \$525

1 retired person, 1 out of business, and 1 corporate would not renew (AM Red Cross)

**Chamber Renewal Report**

35 totaling \$11,575 income

**September Luncheon is on September 18, 2014**

Speaker is Jason Little, CEO Baptist Hospital

Luncheon Sponsor, 1<sup>st</sup> TN Sponsor speaker Bruce Hopkins, President 1<sup>st</sup> TN Bank

**e) Germantown IDB:** The IDB has not met since the last report.

4. **New/Other Business:** (Jerry Klein and David Rea) are having a problem with getting the Google emails from the City for the EDC meeting along with the attachments. Ms. Burgess will fix the problem.

David Rea would like printed handouts such as (agenda, minutes, and pertinent items).

Ms. Burgess talked about the retail vacancies, which are at 9.6% and the office vacancies are at 4.8%.

Alderman Marcom asked what is the progress of McDonald's?

Mr. Ross answered McDonald's is being held up by MLGW. They have a building permit, so they can start building. However, they can't get a demolition permit to tear down the building that they are replacing.

5. The next EDC meeting will be in the Blue Conference Room on Thursday, October 2, 2014 at 5:30.

6. **Adjournment:** There being no further business, the meeting was adjourned.