

**ECONOMIC DEVELOPMENT COMMISSION**  
**Thursday, October 2, 2014**  
**Blue Conference Room**  
**1920 South Germantown Road**

The regular meeting of the Economic Development Commission (EDC) was held Thursday, October 2, 2014, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

**PRESENT:** Ron Sklar, Jerry Klein, Janie Day, Donald Robbins, James King, Susan Burrow, and Steven Levy

**GUESTS:**

**ABSENT:** David Rea, Michelle East, Rick Towne, and Alderman Greg Marcom

**STAFF PRESENT:** Cameron Ross, Director Economic Community Development

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

**2. Minutes: Approval of Minutes for September 4, 2014**

Chairman Klein stated the first order of business is the approval of the minutes for September 4, 2014. If there were no additions, corrections or deletions to the minutes he would entertain a motion for approval.

Ms. Day moved to approve the Economic Development Commission minutes of September 4, 2014, seconded by Mr. Levy. **The motion was passed.**

**3. Reports/Monthly:**

a) We have a new Visitors Guide for Germantown with Bill Sumner from TravelHost, which is our holiday issue for October, November, and December. We will start taking a camera out to all events to snap some photos with higher resolution (Michelle East and Janie Day have volunteer). Marie and I attended the Joint Economic Commission Development EDGE Board meeting that brings the Mayors and the City Administrators from all over Shelby County. They asked us to come and speak to them about our Strategic Plan in Germantown along with our measures. We are using their measures to increase Economic Development and the partnership with the Chamber, through the EDGE grants and the award winning website. Mr. Ross attended the True South Economic Development Course in Hattiesburg at the University of Southern MS. The course covered managing, ethics, business retention, workforce development, marketing/attraction, finance, real estate, along with development scenarios and case studies.

**b) Task Forces meeting dates:**

- i. Retail– Transition to Merchant Group) – Some 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) - Our fall visitor's guide is out now from TravelHost.
- iii. Innovation – 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. We are looking at grants from Delta Regional Authority (DRA). We participated in an interactive webinar with the DRA for workforce planning grants and we feel like the incubator may qualify for (education, innovation, and increasing our workforce development training). The DRA grant would be a Shelby County application as a whole.

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

- i. Central Business District – Whole Foods is currently on track. Kroger started their internal demolition. They will open back up in May 2015. The Kroger on Exeter Road just signed a new lease on their building till January 2019. McDonald's is on schedule, they are starting their brick

work in the next week. Mr. Ross took a tour of the Saddle Creek South development site this morning, where they are laying the pipes for the storm water detention and on schedule. They are also doing demolition of the existing buildings.

- ii. Western Gateway/Poplar – Western Gateway Small Area Plan Rezoning (currently contains 5 different zoning areas) and made its way through the public hearing on September 22. The third and final reading for the BMA will be October 13. The property owners and the Nottoway HOA weren't able to come to an agreement with one another; however we worked with them to modify City application while staying true to the intent for the plan on zoning.
- iii. Eastern Poplar/Forest Hill-Irene – (Office Technology District), The Sprouts store is opening in the old Schnucks building and a liquor store will be opening next to Target. 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 – Campbell Clinic came in front of the Planning Commission with an outline plan that was approved for a 4 story expansion of the surgery center. It is approximately 40,000 square feet with 4 floors, 8 operating rooms with medical offices.
- v. We continue to work with the Thornwood Development which was in the Business Journal about the sale of the property for \$150 million mix-use development. Mr. Ray has planned for the area. They are planning on coming to the Smart Growth Subcommittee and the Planning Commission in November to talk about their next phase, which will be the multifamily units, more toward the village.

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

#### **Taste of the Town September 21, 2014**

We raised \$20,200 for Make-A-Wish of the Mid-South which is 4 wishes.

Net proceeds from Silent auction, ticket sales, wine pull etc, were \$18,816.

These proceeds benefit the Chamber. We are down from 2013 by \$6,000.

Ticket sales and sponsorships are down. We are considering moving the event to Saturday night instead of Sunday night and maybe adding some famous entertainment.

#### **Germantown BOD Retreat November 6, 2014**

#### **Germantown Strategic Planning Seminar with Michael Synk November 20<sup>th</sup>, 2014**

All day workshop for 5 BOD members. A Strategic plan for the Chamber will be written in this session.

#### **Chamber New Member Report**

7 new members in September creating \$1,250 income.

#### **Chamber Drop Report**

3 Dropped members Loss of \$725 1 private school who cannot participate.  
1 sales representative changed jobs/replacement  
Not hired yet.  
1 company moved to Ark.

#### **Chamber Renewal Report**

28 renewals totaling \$10,025 income

#### **October Luncheon is October 16, 2014**

Speaker and Sponsor is Stern Cardiovascular  
Dr. Bunker Stout

## **Toastmasters**

The Germantown Chamber has started a Toastmasters Group called Germantown Speaks. If you have employees in your companies who would benefit from Toastmasters, we are having a Demonstration Day on:

**Day: Wednesday October 15, 2014**

**Time: 7 AM to 8 AM**

**Place: Germantown Church of Christ  
8723 Poplar Pike  
Germantown, TN 38138**

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

4. **New/Other Business:** The commission has asked for a review of the Select TN Certified Sites Program. It's not a difficult program; if you are able to meet the specs (20 developed acres, utilities on site with a formal extension plan in place). Having a boundary survey and topo map completed, document environment conditions geotechnical analysis, minimize risk factors for development, and certified by Austin Consulting and Foote Consulting. The Forest Hill Heights (100 acres) would be one of the Small Area Plan to put in this program. We have mentioned this to the Forest Hill Heights Partnership and they are open to this development.

We at the City of Germantown could apply as the sponsor of the site, so we could put the land together with the partnership. It is for sites only not for buildings and it will last for 3 years on the site certified list. It's marketed on the TN ECD Website, which is a good thing; it's where site selector starts looking a lot of the times. (Aerotropolis)

Chairman Klein noted on Thursday, October 09, 2014 there will be a ribbon cutting for the new Baptist Rehab Hospital.

5. The next EDC meeting will be in the Blue Conference Room on Thursday, November 6, 2014 at 5:30.

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