

ECONOMIC DEVELOPMENT COMMISSION
Thursday, November 6, 2014
Blue Conference Room
1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, November 6, 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, James King, David Rea, Michelle East, Rick Towne, and Alderman Greg Marcom

GUESTS:

ABSENT: Susan Burrow, Donald Robbins, and Steven Levy

STAFF PRESENT: Marie Lisco, Economic Development Manager

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

2. Minutes: Approval of Minutes for October 2, 2014

Chairman Klein stated the first order of business is the approval of the minutes for October 2, 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 October 2, 2014, seconded by Mr. Sklar. **The motion was passed.**

3. Reports/Monthly:

a) There is now a Save the Date card for the second annual Germantown Business & Industry Summit on February 18, 2015 from 7:30-10:30 a.m. at the Great Hall. The keynote speaker will be Bill Hagerty, Commissioner, TN ECD. Mrs. Lisco attended the IEDC Fall Conference and presented a PowerPoint. The conference covered many topics including: incentives, exports/international, economics of place, grow/buy local, entrepreneurs, and workforce/education.

There is a new Visitors Guide for Germantown with TravelHost, which is our holiday issue for October, November, and December.

b) Task Forces meeting dates:

- i. Retail– (Transition to Merchant Group) – We are to talking to them about past open houses and obtaining photos for them.
- ii. Tourism – (Visitor's Guide) – The Holiday Visitor's guide is available.
- iii. Innovation – 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 have looked at grants from the Delta Regional Authority (DRA). We participated in an interactive webinar with the DRA for workforce planning grants that we felt the incubator may qualify for (education, innovation, and increasing our workforce development training).

c) Planning Small Area Nodes/Districts:

- i. Central Business District – Whole Foods is currently on track for a June opening. Kroger is scheduled to open in May 2015. Germantown Collections sold for \$13 million. McDonald's will open after the first of the year hopefully. The Saddle Creek South development is still on track for the spring of 2015. The Planning Commission approved a building with 5400 square feet (where the Saddle Creek fountain is located). The medical building across the street has 3 spaces within it and 2 of them have been filled by a dentist and a doctor office. Thornwood's Phase 1 development agreement covers the sidewalk, curb and gutter, streetscape, and landscaping; phase 2 consists of

Bob Richards Jeweler's store; and phase 3 is the hotel. They have been through the Planning Commission, and the warrants have been approved by the BMA. They are working on their architectural and construction drawings. We believe they plan to come to the Planning Commission on December 2, for Phases 4 and 5. Somerset site work is being finished in December, and the lots can go out to the builder in January.

- ii. Western Gateway/Poplar – Western Gateway Small Area Plan Rezoning (currently contains 5 different zoning areas). Macaroni Grill burned, and it will be closed awhile for repairs. We are also looking at a project scope for infrastructure review and traffic impact for that area.
- iii. Eastern Poplar/Forest Hill-Irene – (Office Technology District), Firestone is open now. The Sprouts building plans are being reviewed by Shelby County. 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. The behavioral health center has been through Sketch Plan and received their CO from the State.
- iv. Wolf River – The West Clinic will have a preconstruction meeting in the next couple of weeks for their expansion and parking garage. The Kimbrough Medical Offices are supposed to pour asphalt next week. They have a user for the larger building. Lot 3 on Wolf River Blvd., next to Sutherland Clinic; is using cranes to work on structural support framing. The bid opening was today for the Greenway trail, that will go from Kimbrough Road to Cameron Brown Park.

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

Germantown BOD Retreat November 6, 2014

BOD meeting and retreat was this morning from 8 a.m. to 12 p.m. These are our 4 large events that the Chamber does each year.

- 1) Annual Dinner Gala will be at The Great Hall on January 22, invite guests. Let new members attend for free
- 2) Business EXPO to be replaced with "An Evening With" Speaker, Book signing, presenting sponsor
- 3) Taste of the Town. Discussion on changing to a Saturday night to increase Ticket Sales.
- 4) Night Rider is moving to October at the Farmington Park.
We are expecting to double the attendance from 120 to 200+ with TV coverage.

Germantown Strategic Planning Seminar with Michael Synk November 20th, 2014

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

Chamber New Member Report

8 new members in September creating \$1,725 income

Chamber Drop Report

22 Dropped members Loss of \$6,423 most dropped because of no participation
Chamber is cleaning up the 120 past dues for the magazine coming out in January.

Chamber Renewal Report

28 renewals totaling \$8,750 income

November Luncheon is November 20, 2014

Speaker is Ken Wells, former POW

Chamber Open House

December 9, 2014 11:30 a.m. to 1:30 p.m.

Holiday Parade is December 13

The Chamber will be in the Parade again this year

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

4. New/Other Business:

- Jerry Klein noted it's that time again to apply for the Boards and Commissions in Germantown. If you're interested, the forms are online and need to be turned in by the end of November.
- The Commission Dinner is Thursday, November 13, and everyone is invited.
- Brass Pro Shop will open May 2015.

5. The next EDC meeting will be in the Blue Conference Room on Thursday, December 4, 2014 at 5:30.

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