

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

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

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

**GUESTS:** Wendy Robson with Papa Murphy's

**ABSENT:** Ron Sklar, Donald Robbins, and David Rea

**STAFF PRESENT:** Marie Lisco, Economic Development Manager and Cameron Ross, Director of Economic Community Development

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

**2. Minutes: Approval of Minutes for November 6, 2014**

Chairman Klein stated the first order of business is the approval of the minutes for November 6, 2014. If there were no additions, corrections or deletions to the minutes he would entertain a motion for approval.

Alderman Marcom moved to approve the Economic Development Commission minutes of November 6, 2014, seconded by Mr. Towne. **The motion was passed.**

**3. Reports/Monthly:**

a) A Save the Date card is available 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 the TNECD Commissioner. Cameron Ross and Marie Lisco attended the Governor's Conference mid November with people from all over the state. This year, the conference theme was the "TN story". The topics included a site select panel. Mike Mullis (who is located in Germantown) participated. They filled you in on the do's and don'ts, and how communities make mistakes. Some of the key points they made were: be prepared with everything, don't embarrass your site select or the community, and keep all things confidential.

Steven Levy asked what is the Germantown 30 second elevator speech?

Mrs. Lisco answered that Germantown is a great place for the medical industry, corporate headquarters, and logistics. Quality of life is the easy part and safety is integral.

Mr. Ross stated that Mike Mullis said a significant factor for having his office in Germantown is that if he has to work till 3:00 a.m., I know when I leave my office and get in my car to drive home, I'm going to be safe every step of the way.

**b) Task Forces meeting dates:**

- i. Retail- (Transition to Merchant Group) – Holiday shopping Shop Germantown people on the Facebook pages do an amazing job of promoting Germantown.
- ii. Tourism – (Visitor's Guide) – a new one will be coming out in the in the next few months Germantown with TravelHost.
- 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 are very close to getting a space for this incubator.

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

- i. Central Business District – Whole Foods is currently on track for a June-July opening. Kroger is scheduled to open in May-July 2015. Germantown Collection sold for \$13 million. McDonald's will open after the first of the year. The Saddle Creek South development is still on track for May 2015. The Planning Commission and the BMA approved a building with 5,400 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's office. Thornwood's Phase 1 development will be having their preconstruction meeting in the next couple of weeks. 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 – We are looking at a project scope for infrastructure review and traffic impact for that area.
- iii. Eastern Poplar/Forest Hill-Irene – (Office Technology District) The Sprouts building is coming along. The new Corks Liquor store by Target seems to be very popular. We are trying to set a timeline for the Forest Hill Heights ownership group on getting them into the Small Area Plan process with an RFP in a couple weeks. The behavioral health center was approved at the Planning Commission on December 2.
- iv. Wolf River – The West Clinic should be having their expansion preconstruction meeting in the next couple of weeks. The Kimbrough Medical Office buildings both have now. Lot 3 on Wolf River Blvd., next to Sutherland Clinic; is using cranes to work on structural support framing. We had several bids for the opening for the Greenway trail, which will go from Kimbrough Road to Cameron Brown Park. The Campbell Clinic expansion was approved by the Planning Commission for preliminary and final plan on December 2.

**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 8:00 p.m. to 12:00 p.m.

Discussion on all 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 - moving to October - moving the event to Farmington Park.  
We are expecting to double the attendance from 120 to 200+ with TV coverage.

**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**

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 at 11:30 AM to 1:30 PM

**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:**

Mr. Levy said we must stay on radar with the TDZ issue at the Fairgrounds and Germantown needs to make their position known to the Aldermen and Mayor).

Alderman Marcom said yes they plan to build ball field at the fairgrounds. It will have a domino effect on Germantown business because of potential impact on 1<sup>st</sup> TN Fields. Shelby County Commission took a stand against it. Commissioner Billingsley has expressed concern about the project.

Wendy Robson with Papa Murphy's on Farmington Road stated her business has fallen off 50% since Kroger started their remodeling. She expressed that connected to the egress/ingress and that the visibility isn't great where they are. She feels the problem is signage, and wants to let people know she is still open. Alderman Marcom noted she could increase her signage using the recently modified Germantown Sign Ordinance and go to the Shop Germantown, TN Facebook page to get her business added on the page. Ms. Robson said she can't afford a bigger sign. She would like to put a temporary sign in front of her store like Pool Sharks, and the Pie Lady did.

Mr. Marcom suggested that she check with her landlord about adding more lighting in the parking lot and have him cut some trees.

Janie Day noted the Germantown Chamber could help Ms. Robson get her business out in the community.

Chairman Klein and Alderman Marcom wanted to thank everyone for their services this year.

Chairman Klein stated that Alderman Marcom will be missed.

**5.** The next EDC meeting will be in the Administration Conference Room on Thursday, January 8, 2014 at 5:30.

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