

## ECONOMIC DEVELOPMENT COMMISSION

Thursday, June 4, 2015

Blue Conference Room

1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, June 4, 2015, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

**PRESENT:** Jerry Klein, Sidney Kuehn, Janie Day, James King, Janet Geyer, Harold Steinberg, and Alderman John Barzizza

**GUESTS:** None

**ABSENT:** Steven Levy, Rick Towne, Ron Sklar, Rebecca DeRousse, Elizabeth Sillay, and David Clark

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

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

2. **Minutes: Approval of Minutes for May 7, 2015**

Chairman Klein stated the first order of business is the approval of the minutes for May 7, 2015. If there were no additions, corrections or deletions to the minutes, he would entertain a motion for approval.

Mr. Kuehn moved to approve the Economic Development Commission minutes of May 7, 2015, seconded by Ms. Day. **The motion was passed.**

3. **Reports/Monthly/Quarterly:**

a) **City – Germantown Economic Development:**

i. **Innovation – (Incubator) –**

Ms. Lisco stated we have received some furniture items, and delivered chairs today to the incubator. We have a key to the space, and are moving more furniture from the warehouse tomorrow. The incubator is not really slated to start until the fiscal year begins. So, in the meantime, Carrefour had an opportunity to rent the space to Whole Foods while they do some training this month and next month. We have become acquainted with them and have worked out an arrangement that works well for both of us. We can move our furniture in now, and they can use it - which they appreciate. It works for us because we do not have a place to store this furniture. We also are in the process of getting the contract worked out with Carrefour and our attorney.

Ms. Lisco noted we are trying to get a grant for the incubator through DRA (Delta Regional Authority). It cannot go towards starting the incubator, because there is quite a long waiting period before the grant money is available. So, what we are working on with Memphis BioWorks right now is what to request in the application. We can ask for more assistance with the incubator for about 9 to 12 months down the road. The application deadline is next month. BioWorks has received one of these grants in the past for their Agricenter effort, so they are familiar with it. Together with our grant writer; we have a good case.

Janet Geyer asked is the City of Germantown applying for the grant or will Memphis BioWorks benefit from holding the sessions for the classes?

Ms. Lisco answered it will be Germantown applying. However, DRA stresses workforce generation. The grant money will go towards workforce training, and partnership is key. We will likely ask EDGE and our Mayor to write a letter of support.

- ii. **Developer Open House** – We are planning a Developer Open House for Wednesday, June 17, 2015 in the Council Chambers at City Hall. Ms. Lisco noted that it will start with a light breakfast. Then, we will have staff explain information that attendees need to know to do work in Germantown and what may have changed since the last time they worked here. There will be a time for questions and answers. Then, we are going to hold back some of the attendees (they will be notified in advance) for a separate feedback session.

Mr. Ross stated Sean Suder is an attorney with a law firm out of Cincinnati and he is a Land Use Consultant process orientation making sure that cities can align planning efforts with their process efforts. So, you can go from plan to implementation. He deals a lot with Smart Growth and code situations like we have. I worked with Mr. Suder in developing the Cincinnati form based code.

At the Developer Open House, we will discuss the new forms that we just created with our legal department for all boards and commissions. We have come up with a Smart Code and Warrant form. In Economic Development, we are in the information game. The better forms and application materials that we have, the better information we will get back from our developers (which helps us build up our database). The updated forms will also facilitate those developments through what can sometimes be an arduous process with our boards and commissions. So the more information that we have to give them or that they have ahead of time, the faster those decisions can be made. We will be talking about some of those processes and improvements along with other changes we've made in recent years. That portion of the meeting will allow for honest feedback as the door will be closed and City staff and Economic Development Commission members will leave the room. The developers will be left to throw all the mud that they want. The consultant can then take that and turn it into an anonymous report so we can hear what we need to improve on.

Harold Steinberg asked could you please enlighten me how this closed meeting is allowed under our sunshine law?

Mr. Ross noted it will be more like an invitation only focus group.

- iii. **Meetings Update** - Ms. Lisco shared that she attended the Mid-South Economic Business Development Summit a few weeks ago, which was in Dyersburg. They had TN ECD Commissioner Boyd as the keynote.

Mayor Mike Palazzolo, City Administrator Patrick Lawton, and Cameron Ross, met with representatives from ULI Memphis. The Mayor wanted the opportunity to explain to the local ULI affiliates what Germantown is up to in terms of development, Smart Growth areas, policies, and how it is a different day in Germantown. ULI has so much influence in the development community and a lot of connection there. He offered to be available to let the group have meetings here and do tours on projects.

Mr. Ross noted we are getting more involved with Urban Land Institute. I have joined their healthy city initiative. It's a working group. He attended a meeting in Hernando, Mississippi where Mayor Johnson talked about policies they have in place that have allowed Hernando to achieve the status of a "healthy city". Just four years later, they were reviewed by the Mississippi Health Department and Blue Cross and Blue Shield of Mississippi that designated them a healthy city in Mississippi. It's due to a lot of policy decisions: how they take care of their parks, how they approach even sidewalk development and putting in walking paths. Also, other wellness initiatives like their farmer's market that happen on the square.

Ms. Lisco noted we also attended this week the Joint Economic Development Board meeting which is comprised of local municipal economic development representatives and Mayors from the area. There was an update on recent events. The guest speaker was Jim Murphy with Bradley, Arant, Boulton, and Cummings law firm. He spoke about TIF's since development is picking up all over.

Mr. Ross stated that he can finally share one business that is coming to Saddle Creek: Michael Kors. The Solana sold to a real estate investment trust for \$65 million dollars. In the Daily News, there was a good article about Smart Growth in Germantown with Mayor Palazzolo and Spence Ray. Interestingly enough, I ran through a newsfeed that I look at every morning on urban design/issues and saw “Suburban Implementing a Smart Growth Plan” outside of Memphis, TN. It was the Thornwood article.

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

- i. Central Business District – Whole Foods had their sign approved. In talking to the construction manager yesterday, the power is going to be turned on full time with MLGW. It could take a week or longer to get it turn on. They are looking for an opening sometime in August. Kroger is also, opening sometime in August.
- ii. East Poplar Avenue/Forest Hill-Irene – Sprouts is opening on July 8.
- iii. West Poplar Avenue District – We had a Planning Commission item that made it through the Subcommittee, but got pulled from the Planning Commission meeting due to a technicality on their application which were disclosures on the recent property sale. We were not made aware of the recent sale. It will be back at the Planning Subcommittee again on June 17. It’s the development of the Kirby Farms property. Their proposal is for a multi-level garage, approximately 150,000 square feet of office, 70,000 square feet of retail space, and a 210 room hotel; all on this 10 acre site. We are still marketing the site of where the Macaroni Grill was, and they tell us, that they are getting requests for information on that site daily. The Doc’s liquor store is getting close to opening.
- iv. Wolf River – The outline plan was approved at the Planning Commission Tuesday night for another hotel, going next to the Holiday Inn Express. Also, within the CIP, is a study to look at the extension of Wolf Trail Cove (where the Waffle House is) to relieve some of the pressure on Wolf River Boulevard.
- v. Forest Hill Heights – We are finalizing our agreement, still trying to agree on a fee with our top ranked consultant for the small area plan. It will go before the BMA on June 22 for approval. We are very excited about the work which can go down there. The access, even the proximity to the Memphis Regional Megasite, will help attract executive suites and corporate headquarters.

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

The big event coming up is the Germantown Chamber Golf Classic. This event is our 23rd year to have our Golf Classic at the Germantown Country Club. The golfers enjoy a great round of golf, lunch, snacks, pizza, prizes, and entertainment at the 19<sup>th</sup> hole.

We have sponsorships available, and we need some more golfers. So if you are interested in playing, please take a player sign up form or call the Germantown Chamber office to sign up to play.

Our next event is Taste of the Town on September 19, 2015 at the Hilton. We will have 25+ food/beverage vendors, a wine pull, Silent and Live Auction and lots of networking.

**e) Germantown IDB:** There has not been an IDB meeting since the last report.

**4. New/Old Business:**

Ms. Lisco noted a survey will be going out to you soon. The DRA (Delta Regional Authority) is working on updating their regional development plan now. The last one they did was in 2008. They are seeking input from the communities within their region. The office we deal with most is out of Atlanta, GA.

Chairman Klein noted that in July things are very quiet due to people taking off for vacation, etc. In the past we’ve only had 2 to 3 people show up for the meeting, so we usually don’t have a meeting in

July. I just wanted to run it by everyone, to see if you going to be here. We would need 7 to 8 people to have a meeting. If not, we will cancel the meeting. We will be in touch.

5. The next EDC meeting will be in the Blue Conference Room on Thursday, August 6, 2015 at 5:30.

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