

ECONOMIC DEVELOPMENT COMMISSION

Thursday, November 5, 2015

Blue Conference Room

1920 South Germantown Road

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

PRESENT: Sidney Kuehn, Janie Day, James King, Rick Towne, Jerry Klein, Janet Geyer, and Alderman John Barzizza

GUESTS: Leslie Lynn Smith, President of EPIcenter

ABSENT: Rebecca DeRousse, Steven Levy, Elizabeth Sillay, Harold Steinberg, Ron Sklar, and David Clark

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

1. A quorum for tonight's Economic Development Commission meeting was not met.

2. **Minutes: Approval of Minutes for October 1, 2015** – not approved due to lack of a quorum.

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

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

i. **Guest:** Leslie Lynn Smith, President of EPIcenter Germantown stated the space for the incubator is in a great location. It has internet and a security alarm system. This Germantown incubator will help us connect out. Our goal for the first year is to actively engage the community where there is a new space to interface and network. It will have training for branding, starting a new business, networking, marketing or communications, new ideas, and open office hours. We are going to hire a community manager. We would like to hire a community member to be that manager. The downtown office has wet and dry lab space available. Bioworks is a life science commercial creation of real strength for industry life science. We are starting a bunch of new companies.

ii. **Innovation – (Incubator)**

Marie Lisco announced that the tentative Open House date is January 12, 2015 at 4:00 p.m. at Carrefour (upstairs next to Swankys).

iii. **Meetings Update:**

- TN ECD Workforce 360 Regional Meeting – Ms. Lisco talked to the TNECD Workforce Development Director about the incubator and getting Germantown level workforce data beyond the Memphis MSA data she shared.
- TN Governor's Conference on Economic Development – Ms. Lisco and Mr. Ross attended the annual meeting. Commissioner Schroer with TDOT made a presentation. The conference was primarily focused on education since that is a passion of TNECD Commissioner Boyd's.
- ICSC Southeast Conference – This was our first time to attend this meeting. They have learning sessions and opportunities to network with developers and regional retailers.
- BABC (Bradley Arant Boulton Cummings) Economic Development Forum – Was initially organized for site selectors, but they opened it up to economic development professionals. They provided good information about incentives. Ms. Lisco met with Mike Mullis whose office is in Germantown. He is a site selector. They had the TN, MS, and the AL Economic Development Commissioners speak on a panel.

b) Planning/Small Area Plan - Nodes/Districts:

- i. Central Business District – Trader Joe’s will open July 2016. Saddle Creek North is getting Grimaldi’s Brick Cold Fire Pizza and a new ladies’ shop on the south side called Lily Rain along with Kendra Scott, Michael Kors, Apple Store, Vom Fass, and Stoney River Restaurant will have mid February to early March opening dates. Rockin’ Dough Pizza is going next door to Panera Bread.
- ii. East Poplar Avenue/Forest Hill-Irene –
- iii. West Poplar Avenue District – The TraVure development is coming back to the Planning Commission on December 8. It was delayed for 30 days. We have been meeting with Carrefour about what opportunities are available for them under the Smart Code.
- iv. Wolf River – The buildings at the corner of Kimbrough and Wolf River are complete. One is fully leased out. The other 3000 square feet is waiting for another doctor office to lease it out. There is a new Regions Bank going in at Germantown Road. The new signage is going up at Pinnacle Bank, and Starbucks will go in there within the next 6 to 8 months.
- v. Forest Hill Heights – We had about 40 people attend the kickoff of the new Forest Hill Height Small Area Plan. They asked some good questions and were a very engaged group, both from a business and residential standpoint. The meeting was on November 2. Also, Orgill is moving their corporate head quarters to Collierville in 2018. Collierville was able to provide a 15 year new PILOT, which we were not able to do. They did come to us in 2012/2013 for a retention PILOT, but they didn’t qualify at that time. Then, they came to us about 10 months ago, with a few options on the table including the retention PILOT and we worked with the state to keep them here in Germantown but ultimately they chose the new PILOT option with Collierville.

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

New Members:

New members for October generated \$5,500 new dollars

Renewals

Renewing members for October generated \$16,800

Dropped

5 dropped with dues loss of \$2,050

Events

Night Rider was held on October 10th at Farmington Park. We have 144 riders who enjoyed hot dogs cooked by the Mayor and Aldermen. We enjoyed the music by Rockin’ Robin the DJ. The moon bounces, face painting, and the 6 mile ride along with an outdoor movie were enjoyed by all.

Our next event is our Annual Dinner Gala which is in January. We celebrate 2015 by honoring our Large Business of the Year, Small Business of the Year and our Non-Profit of the Year. We also name the Ambassador of the Year.

BOD meeting

The Chamber is now looking for a full time business development person to bring in new members and help with the social media marketing at the Chamber. Our retreat in November will focus on growth in three areas: technology, sales, and social media. The Chamber is going to add an event in April 2016. As part of Germantown Forward 2030, the Chamber is going to host a Health and Wellness Fair at the Great Hall and Convention Center.

d) Germantown IDB: There will be a meeting on November 19.

4. New/Old Business:

- ❖ Applications are due by November 30 to reapply for next year’s EDC.

- ❖ Ribbon Cutting: Salon Dixie on Friday at 9:00 a.m.
- ❖ The Forest Hill Heights small area plan design charrette will meet on December 1 through the 3 at the engineering consultant's office in Forest Hill Heights (Fisher & Arnold).
- ❖ 25 year Business Recognition: Bob Westbrook Entertainment is November 12 at 9:30 a.m.
- ❖ West Cancer Center Ribbon cutting: November 17 at 10:00 a.m.

The Germantown Commission Dinner will be on November 12, at 6:30 p.m. at the Great Hall and Conference Center. Please RSVP as soon as possible.

5. The next EDC meeting will be on Thursday, December 3, 2015 and will take place at the Forest Hill Height small area plan charrette.
6. **Adjournment:** There being no further business, the meeting was adjourned.