

ECONOMIC DEVELOPMENT COMMISSION
Thursday, October 1, 2015
Blue Conference Room
1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, October 1, 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, Steven Levy, Jerry Klein, Janet Geyer, Ron Sklar, and Alderman John Barzizza

GUESTS: Sam Kaplan, Eagle Scout, Reid Dulberger, Chief Economic Development Officer for Shelby County, President for EDGE, and Ordis Copeland, Business Development Consultant TN Economic Community Development

ABSENT: Rebecca DeRousse, Rick Towne, Elizabeth Sillay, Harold Steinberg, 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 established.

2. Minutes: Approval of Minutes for September 3, 2015

Chairman Klein stated the first order of business is the approval of the minutes for September 3, 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 September 3, 2015, seconded by Mr. King. **The motion was passed.**

3. Reports/Monthly/Quarterly:

a) City – Germantown Economic Development:

- i. Reid Dulberger stated the State of Tennessee has a new Property Evaluation Program. They have engaged one of the nation's leading site selectors who works with companies to locate new facilities. The consultant will help evaluate the development of the sites. The Austin Consulting Group is the site selection company who is working with the State. They will be evaluating sites here in Germantown, and other suburban communities. Mr. Dulberger provided an update on the port. We are in the process of demolition of the old restrooms (built in the 1950's) at Petron. It was the premium loading and unloading dock for the Mississippi River. We expect to hear in 2 to 3 weeks if we have been awarded a \$10 million dollar grant, which will go toward the first phase of the reconstruction on the Mississippi River. On the port area, we are currently working with the TVA on dealing with coal ash. We are the proud owner of about 15 million tons of coal ash from the Allen Steam Plant. EDGE owns a coal ash landfill.
- ii. Ordis Copeland stated the Property Evaluation Program (PEP) is a State project. Reid Dulberger and his organization are the lead entity. We brought it to them, and they responded amazingly to reach out to all the communities and get everybody on board. It got approved this year. The Tennessee Governor's Conference on Economic Development is coming up in 2 weeks.
- iii. **Innovation – (Incubator)**
Marie Lisco announced that the DRA SEDAP grant awarded \$93,863 for the Incubator with training and programming through Bioworks. We have finalized the lease with Carrefour, but nothing has been signed yet. It will have Bioworks' name on the lease. The tentative Open House date is November 10, 2015 at 4:00 p.m. at Carrefour (upstairs next to Swankys).

iv. **Meetings Update:**

Ms. Lisco stated we are continuing to meet with the Germantown Forward 2030 and the task forces. Mr. Ross and I meet with the Economic Development task force, and Mr. Ross meets with the Land Use and Transportation task force. We have 5 meetings. The fifth meeting is scheduled to run from 4 to 8 hours, or until we are finished.

Ms. Lisco noted the Property Evaluation Program application was presented to the JECDB and on the following day an announcement came through from the State. John Lawrence with EDGE submitted all of the municipalities in this application and Germantown has submitted Forest Hill Heights as part of the application.

Ms. Lisco noted the TN Economic Development Council had their fall conference a couple of weeks ago. The Commissioner also spoke at this conference with people attending from all over the state and hearing about relevant information from incentives to recruiting and retention.

Mr. Ross stated at the TN Economic Development Council meeting, Marie Lisco received her Certified TN Economic Developer Award and her capstone paper was presented.

Last week, the Commissioner was in town at Memphis Bioworks to update everyone on the Memphis Regional Megasite. The State has been working on this project for a long time.

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

- i. Central Business District – Trader Joe’s will open July 2016. It will be at the old Kroger store site on Exeter Road and build a 20,000 square foot out parcel under the SmartCode guidelines. In Germantown Collection, they are adding a new tenant: Taziki’s Greek/Mediterranean Café fast casual.
- ii. East Poplar Avenue/Forest Hill-Irene – There are some new businesses that opened in Village Shops: (Pigtails & Crew Cuts and Baron’s Man Cave).
- iii. West Poplar Avenue District – The TraVure development is coming back to the Planning Commission on November 3. It is being presented without any warrants.
- iv. Wolf River – There is an application for the Planning Commission on October 6 for a new hotel next to the current Holiday Inn at Wolf Trail Cove.
- v. Forest Hill Heights – We are in full swing with our Small Area Plan and working with SmartCode mixed-use concepts. We are putting together stakeholders groups now. Ms. Lisco is leading the charge on that as the Project Manager. The public meeting has been set for November 2.

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

Taste of the Town September 19, 2015

Taste of Our Town was Saturday, September 19, at the Hilton. Our Live Auction benefits Make-A-Wish, and Silent Auction benefits the Chamber. The event was successful with over 35 food vendors and caterers. We increased ticket sales to 200.

Night Rider

Night Rider is a partnership with Germantown Parks and Recreation which runs the REACH program (Recreation, Enrichment, Arts, Community, and Health) at the GMSD. The ride is October 10, at the Farmington Park. This event is a family bike ride beginning with face painting, moon bounces, Safety City, and hot dogs cooked by the Mayor and Aldermen, Smoothie King and an outdoor movie after the ride. The ride is 6 miles on the new Wolf River Boulevard and back. Bikes are decorated in glow in the dark gear and blinky things since the ride is at night.

September Luncheon

The next luncheon is October 15. The sponsor is AT&T, and the speaker is the CEO of St. Jude Research Hospital, Jim Downing.

New Members

We are continuing to work on securing Whole Foods and Sprouts as new chamber members.

- d) **Germantown IDB:** There has not been an IDB meeting since the last report. We have communicated with our 2 PILOT's (ThyssenKrupp Elevator Manufacturing and West Fraser, Inc.) on compliance reports being due to the State Board and Shelby County on the 15th. They have both submitted them.

4. New/Old Business:

- ❖ Trader Joe's will open in July 2016.
- ❖ There is new ownership of Belmont Grill.
- ❖ Forest Hill Heights Small Area Plan meets with a public informational meeting on November 2 at 6:00 p.m. The engineer for the team has an office in Forest Hill Heights (Fisher & Arnold).
- ❖ The design charrette will meet on December 1 through the 3 at the consultant's office in Forest Hill Heights (Fisher & Arnold).
- ❖ Baptist Rehab on Exeter Road will rebrand that location as Baptist OneCare Center.
- ❖ Tech in the City will be on Tuesday, October 6, at 6:00 p.m. in the Lester Community Center. A conversation on tech entrepreneurship in Memphis. The speaker event has a reception at 5:30 p.m. followed by a panel discussion at 6:00 p.m. The discussion will be monitored by Leslie Smith, President of the EPICenter. The discussion will feature representatives of local tech businesses including Technology Happens, Sweet Bio, Code Crew, and S2 Interactive. A forward looking conversation, the Tech in the City panel focus on where Memphis is headed in regards to tech entrepreneurship. Who or what is laying the groundwork for the next wave of innovation? What opportunities and resources are available for tech startups in Memphis, and how do we create new pathways to spur entrepreneurship in the future? Chairman Klein hopes to attend.

Germantown "Best of Memphis 2015" Businesses in the Memphis Flyer:

- Kroger
- Hollywood Feed
- Gould's Day Spa
- Soul Fish Café
- Smoothie King
- Cardio Barre
- Bensinger's Fine Cleaners
- Peddler Bike Shop
- Huey's (5 categories!)

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 in the Blue Conference Room on Thursday, November 5, 2015 at 5:30.
6. **Adjournment:** There being no further business, the meeting was adjourned.