

ECONOMIC DEVELOPMENT COMMISSION

Thursday, February 4, 2016

Blue Conference Room

1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, February 4, 2016, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

PRESENT: Sidney Kuehn, James King, Rick Towne, Jerry Klein, Janet Geyer, Steven Levy, Jim Lefler, Trey Sowell, Brian Pecon, Bo Adams, Susan Burrow, and Alderman John Barzizza

GUESTS: Stephanie Broadway, Executive Director, Germantown Education Commission for Fill the Fountain Program, Shelia Pounder, Planner, City of Germantown, and Alexa Robinson, Grants Manager for the City of Germantown

ABSENT: Janie Day, and Steven Levy

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

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

2. **Minutes: Approval of Minutes for January 7, 2016:**

Chairman Klein stated the first order of business is the approval of the minutes for January 7, 2016. If there were no additions, corrections or deletions to the minutes, he would entertain a motion for approval.

Mr. Sowell moved to approve the Economic Development Commission minutes of January 7, 2016, seconded by Mr. Kuehn. **The motion was passed.**

3. **Welcome to new members:** Trey Sowell stated he was a Real Estate Developer for new subdivisions of large scaled home builders for 10 years. I went to White Station High School and grew up in that part of the world. I met my wife at University of Memphis got married had a couple of kids and moved out to Germantown. I have a son at Houston High School as a freshman; and my daughter finished up at St. George's and she is a junior at Ole Miss, my wife is a native from Germantown. Jim Lefler stated he is from Germantown and attended Germantown High School and graduated in the class of 1966. Then attended the University of Memphis and got a degree in engineering. I have three daughters all graduated from Germantown High School and from University of Memphis. My wife went to Overton High School and we have been married for 45 years. Brian Pecon is a long time resident of Germantown. Bo Adams started in north Mississippi and this is my third go around in the Memphis area. I have lived in Germantown about 20 years.

4. **Reports/Monthly/Quarterly:**

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

i. **Guest:** Alexa Robinson, Grants Manager for the City of Germantown, I have been participating in a City program called Play Like A Champion for the last four months. We are spending a day in each department with a class of about 16 from all over the City. They want you to familiar yourself with some of the commissions as well.

Sheila Pounder, Planner with the City of Germantown Economic and Community Development department. I have only been here about a year; the Play Like A Champion is something that's allowing me to learn about all the different departments.

ii. **Guest:** Stephanie Broadway, Executive Director, with Germantown Education Commission for Fill the Fountain Program it has been around about 10 years. This helps ignite community involvement, and inspiring educational excellence. We have 289 participants now and we are looking for a 1,000 people by the end of the year. You can contribute to the "Fill the Fountain of Knowledge" campaign through your City of Germantown water bill and support education in your Germantown Municipal Schools. You can make a monthly donation or a one-time

contribution. The Germantown Education Foundation also announced the 1st Annual Community & GMSD 5K Stampede, Full Spectrum Color Run held on Sunday, April 24th at 2:00 p.m. in Germantown on Wolf River Boulevard Extended. We are expecting about 40,000 people to attend. You can register at: www.gmsd5ktsampede.raceonline.com. If you have any questions this is my email address stephanie.brockway@gmsdk12.org.

The Germantown Education Foundation was established in 2006, the is an independent, 501(c)3, not-for-profit corporation that raises funds to directly support the public education of children in Germantown. The mission of the Germantown Education Foundation is to mobilize community resources to support and benefit schools and educational programs in the City of Germantown. The foundation supports the five public schools in the Germantown Municipal School District: Dogwood Elementary, Farmington Elementary, Riverdale Elementary, and Middle, Houston Middle and Houston High. Through grants, projects and initiatives, the foundation helps advance the academic achievement of students by improving the quality of teaching and learning. For more information, visit www.germantowneducationfoundation.org.

Mr. Ross stated I appreciate that some of you showed up at the Forest Hill Heights Small Area Plan and the Epicenter kick off meetings. We are going to be expanding that operation with the DRA Grant that Marie Lisco and Alexa Robinson successfully wrote for \$96,000. We also sponsored the retail bus tour in November, where 40 or more commercial brokers and investors came to Germantown. We let them know what we were about and had a luncheon for them from one of our new restaurant called Taziki's Mediterranean Cafe. We have three businesses celebrating being in business for 25 years. Business Recognition: Bob Westbrook Entertainment, Chico's is one of the businesses that the Mayor recognized for being in Germantown for 25 years. Our Chico's is one of the top 50 performing stores in the country. They are very proud of that. Chili's was also a recipient. We try to make them feel welcome and appreciated for choosing Germantown for their business location. The three businesses for 25 years for 2015 were given a certificate of recognition. We also started an Economic Development Twitter account it is Twitter: @GtownTNED. We had our Business and Industry Summit in February of last year and this year we are moving it to midsummer for better weather. We also have a new member to the team for Economic Development on the Junior Varsity Team; her name is Annaliese Page Lisco born on January 10 of this year.

iii. Meetings Update:

The open house for the EPICenter Germantown was on January 12th with almost 100 people attending in a 900 square foot space. So it was very tight fit. We had great collaborative spirit there with leaders from across Shelby County showing up, along with other movers and shakers. It was a very successful event all the way around. I feel very proud of what you all have accomplished in bringing that together. We currently have 5 attendants that are paying the full monthly rate \$125.00. One of our attendants was feature in the Memphis Daily News (David Leon who runs a company called Trocar Sweep Solutions). There is some working on software solutions. We have some events planned starting with some brand identity work at the Epicenter, and BioWorks has brought in Farm House Solutions, which is a branding and graphic design firm.

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

- i. Central Business District – Taziki's Mediterranean Café and Stoney River Steak House Restaurant opened in January 2016.
- ii. East Poplar Avenue/Forest Hill-Irene – No major changes.
- iii. West Poplar Avenue District – TraVure development will go in front of the BMA on February 22 for approval of the amendment to their outline plan. It was approved by the Planning Commission on December 8 through the four phases with zero warrants. The outline plan basically sets the site plan out and shows where the buildings and roads will go. They first came with 12 warrants to the Planning Commission. It consist of a two flag hotel and 150,000 square feet class A office space and 450 car garage with five floors and then a final phase of mix-use two story office retail.
- iv. Wolf River – The West Cancer Clinic had their ribbon cutting and they have been nominated for Best Private Project (more than \$10 million). In the Memphis Business Journal's Building

- Memphis Awards Finalists and it (will be announced February 9). They have 400 new employees and a 10,000 square foot expansion, along with a 200 car parking deck.
- v. Forest Hill Heights – We had about 40 people attend the Final Draft meeting 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 last Public meeting we had was on January 26. We had about 65 people who responded to the Design Guidelines Survey.

 - c) **Germantown Area Chamber of Commerce:** Janie Day was out sick today with nothing to report. Cameron Ross, Alderman John Barzizza, and Chairman Jerry Klein attended the Chamber Annual Dinner Gala on January 28th at The Great Hall and Conference Center. This event celebrates the past year of successes. We honor the Large Business of the Year was Paragon Bank; the Small Business of the Year was Christian Brothers Automotive, and the Non-Profit of the Year was Susan G. Koman Memphis Mid-South (Breast Cancer Foundation), along with the Ambassador of the Year was Cindy Udell. It was well attended and a good program.

 - d) **Germantown IDB:** There was nothing new to report.
5. **New/Old Business:** Stoney River Restaurant opened in January 25, 2016. Saddle Creek north is getting Grimaldi's Brick Coal Fire Pizza and a new ladies' shop on the south side called Lily Rain along with Vom Fass, and Sleep Number, Paper Source which is a craft and stationery store. Saddle Creek will have opening dates in early spring. Rockin' Dough Pizza is going next door to Panera Bread. The winners will be announced next Tuesday for Memphis Business Journal Building Memphis Awards. We had two buildings here in Germantown that were finalists. West Cancer Centers expansion was a finalist for best private project. It was more than \$10 million investment and Whole Foods was also a best private project for less than \$10 million. We wish them the best.
6. The next EDC meeting will be on Thursday, March 3, 2016 at 5:30 p.m.
7. **Adjournment:** There being no further business, the meeting was adjourned.