

ECONOMIC DEVELOPMENT COMMISSION
Thursday, January 5, 2017
Blue Conference Room
1930 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, January 5, 2017, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

PRESENT: Jerry Klein, Brian Pecon, Trey Sowell, Jim Lefler, Janet Geyer, Steven Levy, Michelle Johns, Janie Day, Keith Saunders, and Alderman John Barzizza

GUESTS: Reid Dulberger, Chief Economic Development Officer for Shelby County, for EDGE

ABSENT: Rick Towne, Bo Adams, and Sidney Kuehn

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

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

2. Minutes: Approval of Minutes for November 3, 2016:

Chairman Klein stated the first order of business is the approval of the minutes for November 3, 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 November 3, 2016, seconded by Mr. Pecon. **The motion was passed.**

3. Introductions and Welcome to New Members:

Chairman Klein introduced the newest member of the Economic Development Commission as Michelle Johns who stated that she has always been involved in our community serving on the Education Commission, Bobby Lanier Farm Park, Task Force for the Economic Development Strategic Plan, Germantown 2030 Forward, and also a City of Germantown employee. She has a small home based business called Transforming Wellness. Our second new member is Keith Saunders, the Liaison from the Planning Commission. He has been on the Design Review Commission for 18 years working with the Smart Growth and Smart Code on projects.

Role of EDC:

Chairman Klein read under the ordinance section on Membership (f) "Commissioners or board members can be removed without cause by the Board of Mayor and Aldermen. A commissioner or board member will be removed from membership after three unexcused consecutive absences. The term excused absence means an absence caused by illness or job requirement, which necessitates absence from the City. To qualify for an excused absence the member must notify the chair or staff liaison prior to the meeting for which the excused absence is requested".

Chairman Klein pointed out Code of Ethical Conduct information in the packet.

Mr. Ross requested that everyone please sign and date it.

Ms. Lisco shared an article from the ICMA, on the reasons for confidentiality on projects and asked the EDC to read it.

4. Nomination of Vice Chairman:

Alderman Barzizza asked if there were any nominations for Vice Chairman?

Janet Geyer nominated Steven Levy.

Alderman Barzizza asked for a vote for nomination? Steven Levy was voted Vice Chairman.

5. Reports/Monthly/Quarterly:

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

- i. Central Business District (Smart Growth) – At the November meeting, Thornwood now has all five approved phases under construction and they are working on moving the hotel forward. At the staff meeting yesterday, we heard it would be early March opening for the Hampton Inn and Suites. We have approved their signage. Bob Richards has been enjoying his new space with activity. There is a new grocery operator that will be going into an old grocery site. The Planning Commission approved plans on Tuesday night, modifying the existing plans to allow for a 13,000 square foot space to go on the north side of the Kroger building, and for six bays to be developed in the future down the line toward Gould's. They will utilize about 30,000 square feet of the existing 60,000 Kroger space. They will be doing façade improvements and work in the parking lot. They are adding a lot of landscaping. They have 245 parking spaces for the 60,000 square feet.
- ii. East Poplar Avenue (at Forest Hill-Irene) – We have a new office building (6,000 square foot) that is being built, which is the Grant Properties offices. It's right next to Fire Station four, and it's the last lot in the Forest Hill Irene commercial subdivision.
- iii. West Poplar Avenue District (Smart Growth) – There is a lot of construction activity on the west side of town with TraVure. They have started phase one and phase three consists of the five story office that will house Mid America Apartments (MAA) within the next thirteen months to move into Germantown. It will also include structured parking. They will be moving forward shortly with the hotel construction as well as the final phase of the ten acres, which includes ground floor retail space and two floors of office above and structured parking.
- iv. Wolf River Blvd. – It's been a little quiet, but there's still plenty of medical activity going on. We are preparing for improvements to the Wolf River Blvd. and Germantown Road expansion. There is a meeting next week with property owners to talk about the appraisals and small parts of their properties that will be bought as part of that expansion project to help ease the traffic congestion.
- v. Forest Hill Heights – (Smart Growth) In Forest Hill Heights, we have had a significant amount of interest for the opportunities being developed as part of the smart code overlay.

b) Germantown Area Chamber of Commerce:

Germantown Magazine for 2017:

The Germantown Chamber staff is producing the magazine for 2017. After much research, we realized we had the staff with the expertise and skill sets to sell advertising for the magazine. We hired an editor, a photographer, a writer, a layout expert, a printer, and a mailing group to complete the magazine for 2017. The magazine will be presented at the Celebration of Excellence on February 2, 2017.

Celebration of Excellence is February 2, 2017:

This event celebrates the Large Business of the Year, the Small Business of the Year, and Non-Profit of the Year. The Chamber gathers the applications, gives the applications to SCORE who then chooses the winners. This year we are having an Elvis theme with music by Memphis Jones who plays at BB Kings on Beale Street. We are all looking forward to seeing our Chairman of the Board dressed in his Elvis outfit.

2nd Annual Health and Wellness EXPO:

Our 2nd annual Health and Wellness EXPO is Thursday, April 27th at The Great Hall. We will have 36 to 40 medical related businesses networking with each other and attendees who will be able to visit with each of the companies. Planning for this event has begun to line up the Baptist Mobile Mammogram Machine along with Methodist bringing their "Walk Thru Brain". The brain is the size of a Moon Bounce so it will draw a crowd!

Golf Classic for 2017 on June 12 at Windyke Country Club:

One of our changes for 2017 is the Golf Classic. We are adding a partnership with Susan G. Koman as we grow this event 2017. The chamber will be able to bring more golfers whom we have not

reached in the past. In the morning we will have the women's groups playing in a scramble. In the afternoon, the men will play in their own flights. We have added some other activities to the event that will make the golf classic more inviting than in the past.

Taste of Town on August 26, 2017:

2017 marks year 17 for Taste of Town. The non-profit recipient of the Live Auction will be Madonna Learning Center. We have over 35 food vendors including the Capital Grill, Seasons 52, Babalu, Interim and many more at the Great Hall.

Oktoberfest:

The education Foundation is planning their first October Fest. The chamber is helping with the planning and will be very involved with Oktoberfest for 2017. This event is focused on raising money for the GMSD.

- c) **Germantown IDB:** Ms. Lisco reported that the IDB will meet on Tuesday, January 10, at 4:00 p.m. to consider a TIF policy (Tax Increment Finance). They have had several meetings on the TIF policy (Tax Increment Finance) to date. They are really working to make sure it's a good, strong policy that would both be attractive to a prospect, but also protects the City and focuses on the types of projects the City is looking for.

6. **Guest:**

- a) Reid Dulberger, Chief Economic Development Officer for Shelby County, for EDGE made a presentation:

We are about to go public with a RFP for consultant services to do a master plan for the International Port of Memphis which we consider to be the flat board harbor of McKellar Lake and two of the industrial properties of President's Island Industrial zone to the north and Pigeon Industrial Park to the south.

There is some day to day operation in the master plan that we are interested in: one is how to expand the amount of land on President's Island, and secondly, how do we actually expand the harbor McKellar Lake itself. Some of you may know McKellar Lake is manmade. We are out of frontage on the north shore of President's Island. It will take two months to find the consultant team to do the work in about six months.

We, as an organization, have long talked about the need to begin looking at brown field redevelopment, and we have collected our first one: the old Firestone site in north Memphis. There are 50 underground storage tanks on the site. There used to be tunnels between the buildings, and some are still there. There are environmental restrictions on the use of the site built into the deed. So, Firestone (now Bridgestone) and the State of TN would have to approve any work that anyone would ever do on the site.

As a county, we are losing more of the industrial projects, than we are winning. We are going back and looking at parcels that expand along the 385 corridor. There was a study, maybe three years ago, that Shelby County got a grant to identify the sites. They did some evaluation and narrowed the list down to about ten parcels about 500 acres or more. They are all privately owned and they don't have infrastructure.

We hosted a presentation on a new Government Accounting Standard that goes in effect for us in Shelby County this year called GASB77. GASB77 is the Government Accounting Standards Board. Shelby County, the City of Germantown, and Germantown School District will all have new reporting requirements based on the GASB77 standard where they will have to report on tax revenue "lost" due to things like PILOT's, TIF's, and the State Sales and Use Tax Exemption.

7. **New/Old Business:**

Ms. Lisco noted tonight at 6:30 is the public meeting about possible school sites. Janet Geyer, who is involved with the committee and Aldermen Barzizza are very engaged in the effort. Ms. Geyer stated we have reviewed 22 sites since the committee began. The school board is meeting January 17 for a special session. Then they will vote on January 30, and we will end up with more than one. These are the top four: Reaves property, Broer/Schaeffer property, Johnson Park, (they would not use all of park, just the front 20 acres), and the Warlick property (privately owned across from the Oakleigh entrance). There are pictures, scoring, and narratives that were given on the GMSD website. They want 20 acres for the new school.

8. The next EDC meeting will be on Thursday, February 2, 2017, at 5:30 p.m.

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