

**ECONOMIC DEVELOPMENT COMMISSION**  
**Thursday, July 6, 2017**  
**Blue Conference Room**  
**1930 South Germantown Road**

The regular meeting of the Economic Development Commission (EDC) was held Thursday, July 6, 2017, in the Blue Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

**PRESENT:** Jerry Klein, Trey Sowell, Bo Adams, Jim Lefler, Steven Levy, Keith Saunders, and Rick Towne

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

**ABSENT:** Brian Pecon, Janet Geyer, Michelle Johns, Alderman John Barzizza, Janie Day, and Sidney Kuehn

**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 June 1, 2017:**

Chairman Klein stated the first order of business is the approval of the minutes for June 1, 2017. As of now, we don't have a quorum to approve the June 1, 2017, minutes. They will be approved at the next Economic Development Commission meeting.

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

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

Ms. Lisco attended a one day workshop that Delta Regional Authority (DRA) held on Creative Placemaking. It was a setup for the grant offering that they have on Creative Placemaking to revitalize vacant and underutilized land, buildings and infrastructure, and attract and retain non-arts-related businesses and skills. It's also promoted that it creates jobs in construction, local businesses and cultural activities, along with training the next generation of cultural workers. And enhances quality of place and improves quality of life for residents and expands entrepreneurial ranks of artists and designers.

Key Facts:

- In 2014, the arts and cultural sectors contributed more than \$729 billion or 4.2% to the U.S. economy – in fact, the arts and culture produced more than construction (\$619 billion) and utilities (\$270 billion).
- Between 1998 and 2014, the contribution of arts and culture to the nation's gross domestic product grew by more than 35%.
- Spending on arts and cultural goods and services in 2014 reached \$1.1 trillion.
- Employment increased by 3.8% to support more than 1 million jobs in core arts and cultural production industries.

Mr. Ross reported the sales tax for June was up 10% above projected revenues at 110% and overall for the year. The City is up 6% FY16 actual. That is an increase in sales tax of \$502,000.

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

Mr. Ross stated we are growing by leaps and bounds. We have seen activity in all our districts.

- i. Central Business District (Smart Code) – The Hobby Lobby Center has started on their façade improvements. It will follow the same design, colors, and materials that the existing Bed Bath Beyond has.

- ii. East Poplar Avenue (at Forest Hill-Irene) – Blue Honey Bistro is a new restaurant at Village Shops. Vesta Home Show will be taking place at Chapel Cove Subdivision in mid/late November.
- iii. West Poplar Avenue District (Smart Code) – There is plenty of progress on TraVure. The hotel plans to start at the end of this month. The TraVure office seems to be on track to meet their deadline for MAA in February.
- iv. Wolf River Blvd. –We are still looking at the independent living Avenida project site.
- v. Forest Hill Heights (Smart Code) - In Forest Hill Heights, we've had a significant amount of interest from developers for the opportunities utilizing the Smart Code overlay. We may have a project coming in front of us in the next couple months.

Mr. Ross noted with the Arthur property, they are considering different opportunities to look at how the project connects better with the neighborhoods to eliminate some of the concerns based upon traffic and how it was going to be distributed in the neighborhoods. Also, how much density they are adding to the project in the vertical basis.

c) **Germantown IDB:** Nothing to report.

**d) Germantown Area Chamber of Commerce:**

Ms. Lisco stated the Chamber, in partnership with the City's Economic Development Department, received a grant from EDGE for \$60,000 for 2017-2018. Ms. Lisco thanked EDGE on the Chamber's behalf.

**4. Guest:**

Reid Dulberger, Chief Economic Development Officer for the Economic Development Growth Engine (EDGE) for Memphis and Shelby County made a presentation: We are working on four projects with the (TIF) Tax Increment Financing. There is a lot of activity in downtown Memphis with the medical center complex area. The St. Jude project continues. A Resident PILOT Program launched last month. The only entity in our countywide community was the Downtown Memphis Commission and their focus was on the downtown port. We don't have a county budget or county tax rate yet. We will hopefully have that during the next cycle of commission meetings.

Chairman Klein asked if there was any more conversation about the Megasite?

Mr. Dulberger answered there is constant conversation about the Megasite. My best response to that is there is nothing eminent.

**5. New/Old Business:**

Ms. Lisco stated the Memphis Chamber had asked if the Economic Development Commission would be interested in participating in their annual Shopping Report (the national survey the Chamber participates in to benchmark cost of goods), and several with EDC agreed to participate. They needed some help with grocery store pricing. The dates for this year are July 13 through July 15 (Thursday through Saturday). It's a one page survey form.

Ms. Lisco noted that Bo Adams wanted her to mention the latest Leadership Germantown class project was the Community Chess Board at the Germantown Library which they raised the funds for.

Ms. Lisco noted that August 10, 2017, will be our next EDC meeting at the Great Hall starting at 6:30 to hear a guest speaker: Joe Minicozzi, Principal from Urban3. The City received a grant from the National Association Realtors of (NAR), and MAAR was our sponsor to help get this grant. NAR has a focus around Smart Growth and is trying to educate and spread the word.

6. The next EDC meeting will be on Thursday, September 7, 2017, at 5:30 p.m.

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