

ECONOMIC DEVELOPMENT COMMISSION

Thursday, March 1, 2018

Epicenter Germantown

6645 Poplar Avenue, Suite 200,

Germantown, TN 38138

The regular meeting of the Economic Development Commission (EDC) was held Thursday, March 1, 2018, at Epicenter Germantown. Chairman Klein called the meeting to order at 5:30 p.m.

PRESENT: Brian Pecon, Bo Adams, Alderman John Barzizza, Jeremy Park, Rick Towne, Sidney Kuehn, Jerry Klein, Janet Geyer, Jim Lefler, and Janie Day

GUESTS: Elizabeth Lemmonds, Director of Talent & Curriculum – Epicenter
Scott Sanders, Resident

ABSENT: Ryan Heimke, Steven Levy, and Keith Saunders

STAFF PRESENT: Marie Lisco, Economic Development Manager, and 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 February 1, 2018:**

Chairman Klein stated the first order of business is the approval of the minutes for February 1, 2018. If there were no additions, corrections or deletions to the minutes, he would entertain a motion for approval.

Alderman John Barzizza moved to approve the Economic Development Commission minutes of February 1, 2018, seconded by Mr. Kuehn. **The motion was passed.**

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

Ms. Lisco stated the Memphis Area Association of Realtors (MAAR) holds a Commercial Forecast Summit where they recap the year in real estate and its sectors. They also make some projections. Germantown was mentioned as it relates to Office with the ThyssenKrupp building in Forest Hill Heights as one of the top sales in 2017. The office market is slower currently, and there are some higher vacancies in Memphis; almost 16%. They said that's the highest it's been in 25 years. Mr. Ross provided key commercial area updates:

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

- i. Central Business District (Smart Code) – RISE Biscuits and Dounts will be having a soft opening Wednesday, March 7, at 6:00 a.m. to 2:00 p.m., and the grand opening will be on Saturday, March 10, there's a lot of outdoor seating.
- ii. East Poplar Avenue (at Forest Hill-Irene) – We've had some good meetings with the Village Shops owners.
- iii. West Poplar Avenue District (Smart Code) – The MAA sign is up on the building. They will start construction on the traffic mast arms next week with it flashing between 7 and 21 days. MAA hopes to move in within the next 45 to 60 days.
- iv. Wolf River – We are moving forward with the Campbell Clinic expansion plans. They had their landscaping plans approved at the DRC on February 27. They are getting some paperwork modifications to their plans for the Planning Commission on Tuesday, March 6. They plan to break ground in May or June 2018.
- v. Forest Hill Heights (Smart Code) – We are in the construction plan review for the Watermark multifamily project. We are discussing a couple of smaller parcels for redevelopment in Forest Hill Heights.

b) **Germantown IDB:** Ms. Lisco stated the IDB met on February 15th for consideration of the PILOT manual updates.

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

Health and Wellness EXPO - April 26th at the Great Hall and Conference Center

Methodist LeBonheur Germantown is the presenting Sponsor. Methodist is doing some demonstrations on CPR. They are also bringing 4 therapy dogs, and the MEGA brain. We have 4 chefs who will be doing food preparations of healthy food items, and spreading it out during the day. Our EMCEE again this year is A.D. Davis with the Germantown Athletic Club. She does keep the event rolling and fun! We have only 12 booths still available for sale at \$350 per booth. Our Food demos will be done on Chef Judy Oros, Whole Foods, Gail's Pizza, and Lilees Gourmet Bakery.

Chamber Alliance - Shelby County Mayoral Candidates Forum at Ducks Unlimited

The Chamber Alliance is hosting a lunch at Ducks Unlimited on April 5th for the candidates who will be running for Shelby County Mayor. Our Chairman, Harold Byrd, is arranging the forum and the moderator. There will be a ticket price and seating will be limited.

Taste of the Town is August 25th at the Great Hall and Conference Center

This year the Live Auction recipient will be Kiwanis Club of Germantown for the Scholarship Fund. A portion of the Live Auction proceeds will go to the scholarship fund for Germantown Students. That announcement was made this morning at the Germantown Kiwanis Club meeting. This event is a FOODIE event: Seasons 52, Stoney River, Nothin' Bundt Cakes, Mempops, Owen Brennan's just to name a few. There are 26 food and wine vendors who bring their best samples to the attendees delight.

Germantown Golf Tournament - Partnering with Susan G Komen Memphis

Our yearly Golf tournament is Monday, June 11, 2018 at Windyke Country Club. Price per player is \$175 and a team is \$700. Lunch is provided. We have beer carts, golf, and wonderful prizes for all players.

4. **Guests:**

Elizabeth Lemmonds, Director of Talent & Curriculum with Epicenter made a presentation. Ms. Lemmonds stated that Epicenter was created by the Memphis Chamber's Chairman's Circle to help fuel the mission around entrepreneurship. The Chamber decided that Epicenter should not start as an organization just out on its own, so it was put under Memphis BioWorks. BioWorks and Dr. Bares our fearless leader: Leslie Smith with Tech Town from Detroit. In 2016, we worked on 15 week startup accelerators to make them better. That's when we launched the Logistics Accelerator in a partnership with FedEx. We actually went through some transition and growth of our own. In 2017, we also did a pilot for a nine week course (Co-Starters) out of Chattanooga for the Greater Memphis Area and for all of Shelby County. We actually piloted it at the Germantown location, and had one of the highest attendances for any of them. We are rolling it out this year to roughly eight to ten locations including Germantown. The co-working is \$150.00 a month, and you get the key card from 7:00 a.m. to 11:00 p.m. everyday. Co-Starters are \$250.00 for the nine week course, and includes all the materials with nine, three hour sessions.

5. **New/Old Business:**

Chairman Klein stated we are still trying to figure out who and what we are, and how we are going to do...what we are going to do. We are a cheerleader, and have to come up with a plan. We will pick a half day for a work session on a Saturday.

Ms. Lisco will follow up with a survey for availability to determine the date.

Sidney Kuehn stated it's time for our Annual Arbor Day Tree Giveaway. We will be giving 600 trees away. Arbor Day is on Friday, March 2, and we will have fruit trees for sale at the Germantown Crossing parking lot in front of Huey's from 9:00 a.m. – 11:00 a.m., and at the Bobby Lanier Farm Park from 12:00 a.m. - 2:00 p.m. on Friday, March 2.

6. The next EDC meeting will be on Thursday, April 5, 2018, at 5:30 p.m.

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