

**ECONOMIC DEVELOPMENT COMMISSION**  
**Thursday, February 7, 2019**  
**Klein Conference Room**  
**1920 South Germantown Road**

The regular meeting of the Economic Development Commission (EDC) was held Thursday, February 7, 2019, in the Klein Conference Room. Chairman Klein called the meeting to order at 5:30 p.m.

**PRESENT:** Jerry Klein, Brian Pecon, Bo Adams, Keith Saunders, Jim Lefler, Andrea Baird, Alderman Rocky Janda, Cliff Sulcer, and Rick Towne

**GUESTS:** Reid Dulberger, EDGE Chief Economic Development Officer for Shelby County, and Ordis Copeland, TN ECD

**ABSENT:** Steven Levy, Janet Geyer, Ryan Heimke, and Janie Day

**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 December 6, 2018:**

Chairman Klein stated the first order of business is the approval of the minutes for December 6, 2018. If there were no additions, corrections or deletions to the minutes, he would entertain a motion for approval.

Mr. Saunders moved to approve the Economic Development Commission minutes of December 6, 2018, seconded by Mr. Towne. **The motion was passed.**

**3. Introductions and Welcome to New Members:**

Chairman Klein introduced the newest members of the Economic Development Commission, Andrea Baird and Cliff Sulcer.

**4. Nomination of Vice Chairman:**

Alderman Rocky Janda asked for nominations for Vice Chairman.  
Rick Towne nominated Steven Levy, and it was seconded by Keith Saunders.  
Alderman Rocky Janda asked for a vote. Steven Levy was voted Vice Chairman.

**5. Reports/Monthly/Quarterly:**

**Guest:** Reid Dulberger, Chief Economic Development Officer for Shelby County made a presentation.

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

- i. Central Business District (Smart Code) – Business activity: Bella Vita, Five Below, Chicken Salad Chick, Buff City Soap, F45, and 30 Minute Hit. People have started moving into the phase five apartments at Thornwood. Work is on-going for Moondance. DRC is reviewing a full sign package for Thornwood at the subcommittee meeting. The Container Store has pulled their permit, and has been doing a lot of demo work.
- ii. East Poplar Avenue (at Forest Hill-Irene) – The Planning Commission turned down a zone change application at the corner of Forest Hill Irene and Poplar Avenue. It was to change zoning from agricultural and Residential Estate to Commercial which would have included a bank site and fast food restaurant.
- iii. West Poplar Avenue District (Smart Code) – Carrefour is still getting a lot of interest since the approval of their Outline Plan at the end of 2018.
- iv. Wolf River – The progress continues on the Campbell Clinic expansion with the third floor steel frame (four floors total). The elevator shaft is up at the independent living Avenida project before they pour the foundation.
- v. Forest Hill Heights (Smart Code) – Nothing to report.

Chairman Klein asked is there any further information on the hotel construction for TraVure?

Mr. Ross answered the hotel at TraVure has completed all of the issues that were associated with their contractor's bankruptcy back in July. The developer took the opportunity that was presented during that time to refinance, and also sign up with Montgomery Martin. They should be back to work very soon based on a conversation that Ms. Lisco and I had with the hotel developer.

**b) Germantown IDB:** Ms. Lisco stated the IDB met last month to consider the MAA and ThyssenKrupp Elevator Manufacturing personal property additions. We had a meeting with Campbell Clinic to discuss final details of their lease.

**c) Germantown Area Chamber of Commerce:** The Chamber will report in March.

**6. New/Old Business:**

Chairman Klein announced a subcommittee for guerilla marketing: Bo Adams (Chairman), Jim Lefler, Rick Towne, and Janet Geyer.

**Role of EDC and Attendance Policy:**

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 the Code of Ethical Conduct information in the packet.

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

7. The next EDC meeting will be on Thursday, March 7, 2019, at 5:30 p.m.

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