



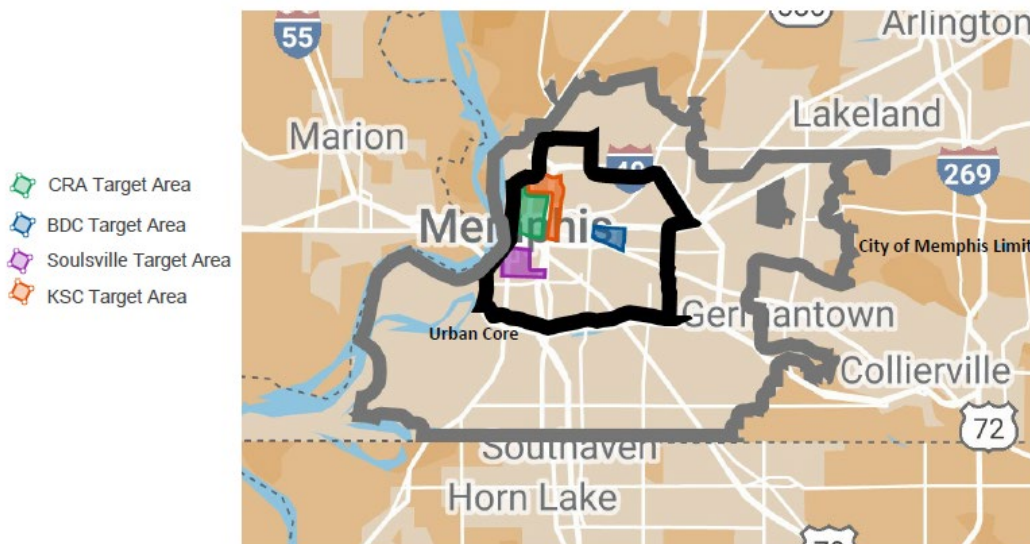
**FY23 EPA Brownfield Assessment Coalition Application**

**CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY**

**Narrative Information Sheet**

1. **Applicant Identification:**  
 City of Memphis And Shelby County Community Redevelopment Agency  
 850 N Manassas  
 Memphis, Tennessee 38107-2516
  
2. **Funding Requested:**
  - a. Grant Type – Assessment Coalition
  - b. Federal Funds Requested - \$1,000,000
  
3. **Location:**
  - a. City of Memphis
  - b. Shelby County
  - c. Tennessee
  
4. **Target Area and Priority Site Information:**
  - a. The Target Areas discussed in the Narrative consist of the following:

|                   |   |  |
|-------------------|---|--|
| Lead Organization | CRA                                       | Memphis Urban Core, Jackson Ave Corridor West, 2 <sup>nd</sup> Street Corridor, and Chelsea / Thomas intersection. |
| Coalition Member  | Klondike Smokey City CDC (KSC)            | Jackson Ave Corridor East within the Klondike TIF District   |
|                   | Binghampton Development Corporation (BDC) | Binghampton TIF District   |
|                   | Soulsville                                | Within and adjacent to the Soulsville TIF District   |





b. Census Tracts for Priority Site in each Target Area:

| TARGET AREA  | CENSUS TRACTS |
|--|---------------|
| Memphis Urban Core, Jackson Ave Corridor West, 2 <sup>nd</sup> Street Corridor, and Chelsea / Thomas intersection. | 0020.00       |
| Jackson Ave Corridor East within the Klondike TIF District   | 0112.00       |
| Binghampton TIF District   | 0027.00       |
| Within and adjacent to the Soulsville TIF District   | 0027.00       |

c. Priority Site Addresses:

- Jackson Street Corridor West, Jackson Ave, Memphis, TN 38107
- 1380/1384 Jackson Avenue, Memphis, TN, 38107
- 2690 Yale Avenue, Memphis, TN, 38112
- 620 South Lauderdale Street, Memphis, TN 38126

5. Contacts:

i) Project Director:

Vivian Ekstrom,  
 Telephone: 901-482-8315  
 Email: vivian.ekstrom@cramemphis.org  
 Community Redevelopment Agency of Memphis & Shelby County  
 170 N Main St, 6th Floor  
 Memphis, TN 38103

ii) Chief Executive: Andrew Murray, President

Telephone: 901-435-6992  
 Email: andrew.murray@cramemphis.org  
 Community Redevelopment Agency of Memphis & Shelby County  
 170 N Main St, 6th Floor  
 Memphis, TN 38103

6. Population: Population of City of Memphis: 650,910 (2020 ACS 5-Year Estimates)

7. Other Factors:

| Other Factors   | Page #   |
|---|----------|
| Community population is 10,000 or less. <i>Not applicable.</i>  |          |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. <i>Not applicable.</i>  |          |
| The priority site(s) is impacted by mine-scarred land. <i>Not applicable.</i>   |          |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). <i>Not applicable.</i> |          |
| The priority site(s) is in a federally designated flood plain. <i>Not applicable.</i>   |          |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. <i>Not applicable.</i>   |          |
| <b>The reuse of the priority site(s) will incorporate energy efficiency measures.</b>   | <b>4</b> |



|  |  |
|--|--|
| The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures. <i>Not applicable.</i>                  |  |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing. <i>Not applicable.</i> |  |

8. Letter from the State or Tribal Environmental Authority: Please find attached a letter from the Tennessee Department of Environment & Conservation acknowledging that the applicant plans to apply for FY23 federal Brownfields Grant funds
  
9. Releasing Copies of Applications: Not applicable.



**TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION**  
DIVISION OF REMEDIATION  
WILLIAM R. SNODGRASS TENNESSEE TOWER  
312 ROSA L. PARKS AVENUE, 14<sup>TH</sup> FLOOR  
NASHVILLE, TENNESSEE 37243

October 26, 2022

Vivian Ekstrom  
Community Redevelopment Agency of Memphis & Shelby County  
170 N Main St, 6<sup>th</sup> Floor  
Memphis, TN 38103

Re: State Letter of Acknowledgement for the Coalition Assessment Grant  
Application

Dear Ms. Ekstrom,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$1,000,000 US Environmental Protection Agency (EPA) Brownfields Coalition Assessment Grant, partnering with the Binghamton Development Corporation, Klondike Smokey City CDC, and the Soulsville Foundation.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing initiatives to return these sites to productive uses. This effort is consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in Memphis, TN.

Sincerely,

Paula Middlebrooks  
State of Tennessee Brownfields Redevelopment Program

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION:

### a. Coalition Members, Target Areas, and Brownfields

i. Coalition Members: The CRA (City of Memphis and Shelby County Community Redevelopment Agency), is joined by three non-profit entities to create a powerful platform for transformative change in the most distressed parts of Memphis. CRA has selected these partners given their strong community ties, proven track record in their respective jurisdictions, and prior experience working collaboratively with CRA:

- **Klondike Smokey City CDC (KSC)** is a community based non-profit development corporation whose mission is to improve the economic health of two of the oldest African American communities in north Memphis. KSC partners with other entities to provide access to a host of services including parenting classes, housing access, and senior and homelessness services. With four staff, they do not have the capacity or expertise to address brownfields independently.
- **Binghampton Development Corporation (BDC)** is another non-profit community-based development corporation whose mission is to improve the quality of life and give hope to residents of the Binghampton neighborhood, the geographic center of Memphis. Founded in 2003, BDC supports neighborhood revitalization through housing, economic development, and empowerment programs for those plagued by systemic poverty. While BDC has redeveloped one brownfield site, its small staff and operating budget prohibit them from pursuing their own EPA assessment grant.
- **Soulsville Foundation (Soulsville)** is our third community-based non-profit partner with a mission of perpetuating Memphis' rich cultural legacy and educating youth. They work in south Memphis, in some of the most endemic poverty-stricken census tracts in the county, operating the world's only museum dedicated to soul music, providing after-school and summer music education, and supporting a Charter School with more than 650 students. Despite facilitating redevelopment of cultural and educational facilities, they lack the technical capacity to address brownfields.

ii. Overview of Brownfield Challenges and Description of Target Areas: Be it a defunct dry-cleaning operation or a former industrial facility, Memphis has a preponderance of brownfield sites. The nationwide manufacturing decline in the 1970s left Memphis' urban center with shuttered factories and declining commercial corridors: brownfield sites that the city lacks the resources to address. The State of Tennessee's Department of Environment and Conservation (TDEC) maintains an online database of contaminated sites, Sites Viewer. Of the 3,580 statewide entries, over 600, or more than 17%, are located within the City of Memphis, the majority of which are in our urban core. Moreover, of the 130 statewide dry-cleaning sites in TDEC's Drycleaner Environmental Response Program, 30% are located in Memphis. It is no wonder that almost all the Phase II sampling conducted to date in the targeted areas revealed chlorinated solvents requiring vapor mitigation measures. In 2019, CRA conducted a land use hazard screening which identified over 100 parcels in north Memphis that have had some history of industrial or heavy commercial use. Moreover, the Steering Committee established by this coalition identified **another 65** brownfield parcels for potential assessment beyond the target sites identified below. This EPA grant will provide needed resources to identify, assess, and plan for the remediation and ultimate redevelopment of sites in the impoverished urban core of Memphis.

CRA serves as the local governmental redevelopment entity responsible for addressing blight. CRA obtains properties, many of which are brownfields, as the default receiver when a site is not privately purchased via tax sale and is responsible for creating and implementing the city's Tax

Increment Financing (TIF) districts. The geographic focus area for this grant will be the City of Memphis’ urban core, with an emphasis on sites in and around TIF districts. The targeted areas for the grant lead and non-lead applicants are depicted in the Threshold Criteria, do not overlap, and provide coverage of the entirety of the city’s urban core, the distressed census tracts encompassed by the I-40/240 loop:

- CRA’s target area is approximately 17.25 acres and is comprised of three clusters within the Uptown TIF: Jackson Ave Corridor West, 2<sup>nd</sup> Street Corridor, and the intersection of Chelsea/Thomas.
- KSC’s target area is the Jackson Ave Corridor East. Located within the Klondike TIF district.
- BDC’s target area is within the Binghampton TIF district.
- Soulsville’s target area within and adjacent to the Soulsville TIF district.

iii. Description of the Priority Brownfield Sites:

| Applicant      | Targeted Area               | Number and Size of Sites   | Former use/condition   | Concerns  | Needs   |
|----------------|-----------------------------|--|--|---|---|
| CRA (Lead)     | Jackson Ave Corridor West*  | At 0.9 mile in length, CRA owns 28 parcels in this corridor and is acquiring more. Ten parcels have been identified as brownfields (9.177 Acres) | Dry cleaners, lumber treatment; auto repair/salvage, an abandoned grocery store, abandoned buildings remain on the site. | Initial hazard assessment comprised of Sanborn review flagged potential for contamination based on historic use of properties                                       | 10 Phase I assessments; assume 4 will need Phase II assessments   |
|                | Second Street Corridor      | At 1.1 mile in length, three separate clusters along Second Street. CRA owns at least 28 parcels, 15 of which are brownfields (6.425 Acres)      | Scrap yard; auto salvage; industrial; former gas stations with abandoned buildings                                       |   | 15 Phase I assessments; assume some will need Phase II assessments  |
|                | Chelsea/Thomas Intersection | CRA owns 13 parcels of which seven are brownfields, (1.652 Acres)  | Former gas stations; auto repair facilities with abandoned buildings   | Parcels still contain USTs  | 7 Phase I assessments; Remediation planning   |
| KSC (Non-Lead) | 1201 Jackson Ave            | KSC has site control of this 0.4 acre parcel   | Vacant: Former Car Wash; former gasoline service station circa 1950s/1960s   | Phase I & II performed; Phase II indicated presence of TCE in excess of EPA screening levels  | Additional Phase II delineation of contamination and possible groundwater investigation needed. RAW needed. |
|                | 1217 Jackson Av             | KSC has site control of this 0.22 acre parcel  | Vacant; former service station 1932-73   |   |   |
|                | 1300 Jackson Ave            | KSC has site control of this 0.91 acre parcel  | Vacant commercial formerly used as candy warehouse / beauty school and occupied residential                              | Phase I & II performed; adjacent property used as drycleaners (circa 1920s) and auto repair in 1950s; no record of UST removal. Phase II indicated VOCs in soil gas |   |
|                | 1380 - 1384 Jackson Ave*    | KSC has site control of five parcels of roughly 0.6 acre in total with buildings slated for rehabilitation.                                      | Site uses have included office building for 35 years; janitorial wholesale supply; filling station circa 1930-50s        | Phase I & II & GPR survey performed; Phase II indicated hits of gasoline related contaminants in soil / soil gas  |   |
| BDC (Non-Lead) | 2690 Yale Avenue*           | 3.74-acre parcel with existing 80,000 sq ft warehouse building   | Prior uses include warehousing electrical and telecommunications equipment; burlap bag manufacturer; and residential     | Phase I and subslab vapor gas screening performed; chlorinated solvents and gasoline constituents detected  | Phase II needed   |

| Applicant             | Targeted Area                  | Number and Size of Sites         | Former use/condition   | Concerns  | Needs  |
|-----------------------|--------------------------------|----------------------------------|--|---|--|
|                       | NE Corner of Johnson / Tillman | Roughly 2-acre area of 8 parcels | Formerly multi-family housing, property is mostly vacant with one existing Church building | Abuts Cypress Creek, which had served as receiving water body for chemical manufacturer's waste | Phase I & II   |
| Soulsville (Non-Lead) | 620 South Lauderdale Street*   | Parcel over 5 acres              | Former school with existing building slated for rehabilitation.                            | Phase I and Vapor Intrusion studies indicate presence of chlorinated solvents                   | Phase II; Soil and Vapor Management plans for construction |

The priority sites for each coalition member are indicated by an asterisk in the table, and listed below. These sites are community priorities because:

**CRA - *Jackson Street Corridor West*.** Assessing this abandoned commercial corridor will facilitate redevelopment of mixed reuse in a major urban core artery with first floor commercial, second floor affordable housing, and construction of a new grocery store established with community input on types of food to be carried; particularly important in Memphis as there are no grocery stores in the Uptown TIF district (4.3 mi<sup>2</sup>) and Memphis has been referred to as the “hunger capital of the US”<sup>1</sup>.

**KSC - *1380/1384 Jackson Avenue*.** Assessing this brownfield and addressing contamination will facilitate the development of KSC and Community Land Trust (CLT) headquarters. Enables expanded capacity and ability to support and expand CLT’s equitable development initiative of empowering existing residents to stay in neighborhoods facing gentrification, via acquiring property and attaching restrictive covenants to the deeds.

**BDC - *2690 Yale Avenue*.** Fully assessing this site is key to launching a pilot program for living wage job training in recycled materials. BDC can’t commit to redeveloping for long term occupancy and investment in the site until its fully assessed and remediation needs are defined.

**Soulsville - *620 S Lauderdale St*.** This brownfield is adjacent to South City, a HUD Choice neighborhood. Reuse includes construction of an early childhood development center and associated mixed uses which will not only build upon the momentum of, but also plug a glaring geographic ‘doughnut hole’ in HUD’s \$29.75M investment in the surrounding South City project.

#### **b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans: Officially adopted in December 2019, Memphis 3.0 heralds a new day in urban planning in our city. Taking over two years and comprised of nearly 200 public meetings and input from 15,000 citizens, CRA and our partners are aggressively acting upon Memphis 3.0’s battle cry to *Build Up, Not Out!* This plan guides our reuse of targeted sites as we work to increase density while revitalizing our city’s urban core. The plan identified ‘anchors’ throughout the city in which to focus investment to create more density, providing the greatest return for the community. All four of the priority sites are either in or adjacent to anchor areas where redevelopment resources are to be focused. The priority site reuses of affordable housing and commercial including grocery (Jackson Street Corridor), building capacity in our CDCs (1380/1384 Jackson Ave and 2690 Yale Ave), and early childhood education (620 S Lauderdale St) are very much in line with the objectives of Memphis 3.0. Further, all TIF districts require the development and approval of Neighborhood Community Redevelopment Plans. These plans are neighborhood stakeholder informed and identify specific investments to which to direct resources to effectuate revitalization and eliminate blight. As all the priority sites are within or adjacent to TIF districts, the reuses of the priority sites all comport with and support the Neighborhood Community Redevelopment Plans.

<sup>1</sup><https://www.commercialappeal.com/story/news/2019/11/22/guardian-documentary-shows-food-deserts-memphis/4260962002/>

ii. Outcomes and Benefits of Reuse Strategy: All of the redevelopment of the targeted sites will facilitate either economic development and/or the non-profit use of brownfield sites returning over 18 acres of abandoned property back to productive use. CRA's targeted site will create an estimated 45,000 feet<sup>2</sup> of much needed commercial/retail opportunities including a grocery store in one of the country's most significant urban food deserts, as well as a projected 250 units of affordable housing, garnering an estimated \$30 Million in investment and new tax rateables. KSC's targeted site will serve as a 4,400 foot<sup>2</sup> new headquarters for themselves and another community-based non-profit, CLT. BDC's targeted site will provide job training and employment for 12-14 people, teeing them up to participate in the recycling of 77,000 city street lights due to be retired in 2023. Soulsville's project will support a 18,000 feet<sup>2</sup> non-profit early childhood development center, serving up to 160 students and creating up to 30 new jobs. This new center will use energy efficient systems and appliances. Redevelopment of the targeted sites will not cause displacement of residents and/or businesses, as they are vacant and/or abandoned properties. In fact, the redevelopment of KSC's targeted site will enable CLT to expand their equitable development services which serve as a bulwark against displacement due to gentrification. Moreover, all the targeted sites are associated with TIF districts. TIF Implementation Strategy Plans include requirements that TIF funded projects not cause displacement as these investments are to benefit existing residents.

### **c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse: There are many funding sources that leverage EPA assessment funds. CRA performed a land use hazard screening using Sanborn maps to identify potential environmental issues in the target urban core area. Some Phase I and Phase II assessments have been performed at priority sites funded by partner non-profits, TIF monies, and prior property owners. For example, the owner for the KSC targeted site contributed \$13,000 toward assessment. TIF money has and will continue to provide some leveraged funding for remediation, demolition and construction. For example, it is projected that the Klondike TIF will generate \$30 to \$40 million over the course of the next 30 years that will be used in the KSC target area. Of this, \$10.5 million is set aside for blight remediation, affordable housing construction, and site acquisition. The BDC target area is in the Binghampton TIF, which has a \$26 million allocation in newly realized tax revenue until 2048. The TIF plan allows for financing \$8.5 million in the TIF district for roadway, intersection, and streetscape improvements as well as \$3.27 million in environmental remediation, property acquisition, and blight remediation. Philanthropic contributions and governmental funding will also be leveraged. The target site for BDC has accessed \$838,000 from the Hyde Foundation, the Assisi Foundation, and the federal Delta Regional Authority for rehabilitation of the existing building for their priority project. However, the need far outstrips the availability of funds. The EPA grant is desperately needed to fill a critical funding hole, as well as to tee up priority catalyst sites to attract additional funding for remediation and redevelopment.

ii. Use of Existing Infrastructure: Together, the CRA and our Non-Lead partners are looking to implement Memphis 3.0's land use plan and *Build Up, Not Out* as we improve quality of life on a neighborhood-by-neighborhood basis and increase density within our urban core. Thus, our target sites are located in areas with existing urban infrastructure that, due to historic lack of investment, requires improvement. Fortunately, as all targeted sites are within or adjacent to TIF districts, they are able to take advantage of the millions of dollars of TIF allocations that will be used to improve roadways, address outmoded intersections, and provide new streetscapes. Moreover, two of the targeted projects, the BDC and KSC priority sites, will make use of existing buildings, choosing to rehabilitate rather than demolish.



## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### a. Community Need

i. The Community’s Need for Funding: The need for funding in Memphis is overwhelming. The 1981 Memphis 2000 Policy Plan expanded the Urban Service Boundary away from Memphis’ urban center to our eastern suburbs. This growth policy of physical expansion through suburban sprawl and annexation resulted in a 55% growth in size (217 square miles in 1970 to 324 square miles in 2017) with only a 4% population increase.<sup>2</sup> This policy of sprawl starved the urban core of resources and investment, and left the city with substantially more land and infrastructure to maintain without the population and revenue to support it. As presented in Section 1.a., Memphis has a high percentage of contaminated sites relative to the state overall, but little to no ability to self-fund these assessments. Neither the State of Tennessee nor the City of Memphis have dedicated funding sources for local assessments. Previously funded assessments in the Uptown TIF district have been funded by TIF money, but this is in the last third of its lifetime and little of the allocation remains for assessments. The city’s desperate poverty makes finding funds for environmental assessments nearly impossible. The city ranks first nationally in both overall and child poverty among large metro areas.<sup>3</sup> A recent study found that 68 percent of the population lives in economic distress, as measured by indices of educational attainment, unemployment, median income, vacant houses, and shuttered businesses.<sup>4</sup> Nearly 80 percent of the poor are black, with black poverty in the city ranking far above state and national averages, while poverty among non-Hispanic whites is below average<sup>5</sup>. Memphis also ranks near the top for murders, aggravated assaults, and robberies per capita.<sup>6</sup> The poverty level in the city is nearly twice the national average (24.6% compared to 12.8%). People in deep poverty are more than twice the national average (11.8% compared to 5.8%). Memphis reports 19.6% of families in poverty, as compared to 9.7% nationally. Additionally, single female head of household families in poverty are four times the national level (12% compared to 3%).<sup>7</sup> These high levels of poverty create a large demand for services that is not commensurate with Memphis’ available financial resources.

### ii. Threats to Sensitive Populations:

(1) *Health or Welfare of Sensitive Populations*: Memphis is home to many sensitive populations living in close proximity to identified brownfields sites, including people of color, low-income residents, unemployed residents, children and individuals with a disability. The following data is reported in EJ Screen for the census tracts corresponding to the target areas:

| Area            | CRA    | KSC | BDC | Soulsville | Tennessee | US  |
|-----------------|--------|-----|-----|------------|-----------|-----|
| Census Tract    | 19, 20 | 112 | 27  | 45         |           |     |
| People of Color | 94%    | 99% | 65% | 92%        | 27%       | 40% |
| Low Income      | 67%    | 78% | 50% | 84%        | 34%       | 30% |
| Unemployment    | 12%    | 22% | 7%  | 11%        | 5%        | 5%  |
| < HS Education  | 25%    | 43% | 15% | 18%        | 12%       | 12% |
| Under age 5     | 8%     | 5%  | 7%  | 14%        | 6%        | 6%  |

Items highlighted in blue are more than twice the national percentage

<sup>2</sup> Memphis 3.0

<sup>3</sup> Memphis 3.0: In 2014, Memphis ranked first in overall poverty rate (20.3%) and child poverty rate (30.8%) among the 52 Metropolitan Statistical Areas with populations greater than one million. See Elena Delavega, “2015 Memphis Poverty Fact Sheet” (pdf), data from the American Community Survey.

<sup>4</sup> According to an index by the Economic Innovation Group, which uses data from the American Community Survey. See EIG, “Defining Economic Distress” (pdf).

<sup>5</sup> Elena Delavega, University of Memphis

<sup>6</sup> 2015 FBI uniform crime report.

<sup>7</sup> Census.gov 5-year ACS 2016-2020

- Low-income persons: Memphis is one of the poorest cities in the nation, with the percentage of low-income individuals and families in the targeted tracts more than twice the overall US rate, with South Memphis (84%) and Klondike (78%) particularly distressed.
- People of Color: Memphis has a minority population (75%) significantly higher than the national and state averages (40% and 27%, respectively).
- Unemployment Rate: The Memphis Unemployment rate is 9% (nearly twice the state and national rate of 5%). The census tracts of focus have unemployment rates ranging from 7-22%.
- Less Than High School Education: Memphis has higher rates of high school dropouts than the nation, with KSC target area reporting an eye popping 43% without HS education.

Funding the environmental assessments at the priority sites will facilitate the removal of contamination, preparing the properties for commercial/retail space that will provide living wage jobs, affordable housing, a desperately needed grocery store, a childhood development center, and community services and job training. These will strengthen economic resilience and improve the quality of life, thus lessening the negative impacts to sensitive populations.

(2) *Greater Than Normal Incidence of Disease and Adverse Health Conditions:* All of Memphis is at risk for poorer health outcomes as a result of poor socioeconomic indicators, lack of a built environment that supports health, and a deteriorating physical environment. Many Memphis residents struggle to meet basic needs of food and shelter. The target census tracts have the highest percentiles in asthma, diabetes, heart disease, and low life expectancy, as follows<sup>8</sup>:

| Census Tract(s) %iles | CRA<br>19, 20 | KSC<br>112 | BDC<br>27 | Soulsville<br>45 |
|-----------------------|---------------|------------|-----------|------------------|
| Asthma                | 95%, 96%      | 99%        | 63%       | 99%              |
| Diabetes              | 99%, 98%      | 99%        | 73%       | 97%              |
| Heart Disease         | 94%, 88%      | 99%        | 39%       | 66%              |
| Low Life Expectancy   | 99%, 89%      | 99%        | 79%       | N/A              |

Items highlighted in blue are in the 90<sup>th</sup> percentile or higher

Redevelopment of the target sites will remove blight and contamination from the neighborhoods, and will provide living wage jobs, affordable housing, early childhood education, access to healthy foods, and an improved built environment, which is expected to significantly improve the health outcomes for residents.

(3) *Promoting Environmental Justice:* Memphis residents are disproportionately impacted by government policies that sited hazardous operations in close proximity to low-income and minority neighborhoods. According to EPA’s EJScreen, Memphis scores above the 90th percentile in 6 out of 12 measures of environmental justice, with the target census tracts significantly higher<sup>9</sup>.

| Areas and Census Tract(s)               | CRA<br>19,20 | KSC<br>112 | BDC<br>27 | Soulsville<br>45 |
|---|--------------|------------|-----------|------------------|
| <b>Environmental Justice Indexes</b>    | State %      | State %    | State %   | State %          |
| EJ Index for Particulate Matter 2.5     | 96           | 98         | 90        | 98               |
| EJ Index for Ozone                      | 97           | 99         | 91        | 98               |
| EJ Index for Diesel Particulate Matter* | 97           | 98         | 88        | 99               |
| EJ Index for Air Toxics Cancer Risk*    | 96           | 98         | 88        | 98               |
| EJ Index for Air Toxics Respiratory HI* | 96           | 98         | 88        | 98               |
| EJ Index for Traffic Proximity          | 97           | 99         | 92        | 95               |

<sup>8</sup> CEJST  
<sup>9</sup> EJ Screen

|   |              |              |              |              |
|---|--------------|--------------|--------------|--------------|
| EJ Index for Lead Paint                                 | 95           | 98           | 92           | 98           |
| EJ Index for Superfund Proximity                        | 95           | 97           | 91           | 98           |
| EJ Index for RMP Facility Proximity                     | 93           | 98           | 92           | 88           |
| EJ Index for Hazardous Waste Proxim,                    | 97           | 99           | 91           | 99           |
| EJ Index for USTs                                       | 96           | 98           | 91           | 99           |
| EJ Index for Wastewater Discharge                       | 87           | 86           | 55           | 95           |
| <b># of measures that are &gt; 85<sup>th</sup> %ile</b> | <b>12/12</b> | <b>12/12</b> | <b>11/12</b> | <b>12/12</b> |

Items highlighted in blue are in the 90th percentile or higher

Eliminating blight in the target neighborhoods and transforming these sites to community-based reuses will begin to right the historic wrongs that have plagued Memphis' disadvantaged census tracts. To directly promote environmental justice and empower residents, Soulsville, whose work is directly tied to creating educational opportunities for Memphis youth, will be working to engage and educate youth in environmental justice and its link to brownfields, using a modified EJ curriculum developed by Groundworks USA. This will be deployed in the Soulsville Charter School as a pilot project, and if successful, will be promoted for replication in other schools in the City to teach EJ and brownfield issues. The intended outcome of the education is yet another plank in our approach to inform and eliminate EJ issues in our city.

### **b. Community Engagement**

i. Project Involvement: and ii. Project Roles: A key non-profit stakeholder, The Works, Inc., identified a need to convene a multi-party stakeholder group to address contaminated property in the urban core. The resulting Advisory Board has been meeting regularly since June, and includes the partners below. The Advisory Board will continue to meet quarterly to assist with future inventory efforts, communications with constituent communities, and to inform and engage in the overall brownfield assessment and redevelopment process. The group's size has grown to the point that a subset, the Steering Committee, has been created to serve as the core group of voting members who will guide the implementation of the Assessment Coalition grant. The Steering Committee will make recommendations for CRA board action on everything from procurement to final site prioritization to aligning and coordinating resources. Each member will have one vote, save for Coalition members and Community Liaisons who will each have two votes. The four Community Liaisons, one for each target area, will be identified upon notification of award.

| Entity Name                               | Function/Mission   | Contact  | Advisory Board | Steering Committee | Involvement / Role   |
|---|--|--|----------------|--------------------|--|
| CRA                                       | Non-profit redevelopment arm of local government   | Vivian Ekstrom<br>901-482-8315<br><a href="mailto:vivian.ekstrom@cramemphis.org">vivian.ekstrom@cramemphis.org</a> | X              | X                  | Lead Applicant   |
| KSC                                       | Non-profit CDC active in Klondike Smokey City target area  | Mrs. Qunicey Morris<br>901-527-9491<br><a href="mailto:ms.qgm@att.com">ms.qgm@att.com</a>                          | X              | X                  | Non-Lead Applicant   |
| BDC                                       | Non-profit CDC active in Binghampton target area   | Andy Kizzee<br>901-236-4657<br><a href="mailto:andy@bdcmemphis.org">andy@bdcmemphis.org</a>                        | X              | X                  | Non-Lead Applicant   |
| Soulsville                                | Non-profit CDC active in South Memphis target area   | Pat Mitchell Worley<br>901-261-6345<br>pat.mitchell-worley@soulsvillefoundation.org                                | X              | X                  | Non-Lead Applicant; EJ youth education pilot                           |
| The Works, Inc                            | Non-profit CDC in several target areas for affordable housing, social services, community revitalization | Mike Larrivee<br>901-383-3549<br><a href="mailto:mike@theworkscdc.org">mike@theworkscdc.org</a>                    | X              | X                  | Chairs, convenes and facilitates Steering Committee and Advisory Board |
| Economic Development Growth Engine (EDGE) | Economic Development Entity for City of Memphis and Shelby County  | Adrienne Johnson<br>901-341-2106<br><a href="mailto:ajohnson@growth-engine.org">ajohnson@growth-engine.org</a>     | X              | X                  | Local governmental economic development resources                      |

| Entity Name                                       | Function/Mission   | Contact  | Advisory Board | Steering Committee | Involvement / Role  |
|---|--|--|----------------|--------------------|---|
| Shelby County Landbank                            | Landbank. Functions as broker for tax sale delinquent properties | Esther Wood<br>901-222-1150<br><a href="mailto:esther.wood@shelbycountyttn.gov">esther.wood@shelbycountyttn.gov</a>                | X              | X                  | Linkage for acquisitions via tax sale                             |
| Memphis Moves                                     | Chamber of Commerce  | Donnell Word<br>901-543-3500<br><a href="mailto:dword@memphischamber.com">dword@memphischamber.com</a>                             | X              | X                  | Represents business interests in the City                         |
| Memphis City Housing and Community Development    | Local Government Unit  | Ashley Cash<br>901-636-7300<br><a href="mailto:Ashley.cash@memphistn.gov">Ashley.cash@memphistn.gov</a>                            | X              | X                  | Represents City government perspective                            |
| Memphis City Engineering                          | Local Government Unit  | Manny Belen<br>901-636-6700<br><a href="mailto:engineering@memphistn.gov">engineering@memphistn.gov</a>                            | X              |                    | Represents City government perspective                            |
| Memphis City Public Works                         | Local Government Unit  | Robert Knecht<br>901-636-6762<br><a href="mailto:pubworks@memphistn.gov">pubworks@memphistn.gov</a>                                | X              |                    | Represents City government perspective                            |
| Memphis Division of Planning & Development        | Local Government Unit  | John Zeanah<br>901-576-7167<br><a href="mailto:john.zeanah@memphistn.gov">john.zeanah@memphistn.gov</a>                            | X              |                    | Represents City government perspective                            |
| Shelby County Neighborhood & Economic Development | Local Government Unit  | Marcina Egedegbe<br>901-222-2012<br><a href="mailto:marcina.egedegbe@shelbycountyttn.gov">marcina.egedegbe@shelbycountyttn.gov</a> | X              |                    | Represents City government perspective                            |
| Blight Authority of Memphis (BAM)                 | Local Government Unit  | Brandi Jones<br>901-636-9300<br><a href="mailto:brandi@blightauthoritymemphis.org">brandi@blightauthoritymemphis.org</a>           | X              |                    | Provides access to resources to combat blight                     |
| ICMA  | TAB Service Provider   | Clark Henry<br>910-386-1540<br><a href="mailto:chenry@icma.org">chenry@icma.org</a>  | X              |                    | Provides Technical Assistance                                     |
| TDEC  | State of TN Environmental Regulatory entity                      | Paula Middlebrooks<br>615-532-0926<br><a href="mailto:paula.middlebrooks@tn.gov">paula.middlebrooks@tn.gov</a>                     | X              |                    | State Brownfields Coordinator                                     |
| LISC  | Provides financing gap investments for CDC redevelopment         | Kathy Cowan<br>901-218-4021<br><a href="mailto:KCowan@lisc.org">KCowan@lisc.org</a>  | X              |                    | Provides financing mechanisms for development                     |
| Community LIFT (LIFT)                             | Provides investments for CDCs                                    | Luther Mercer<br>901-359-9677<br><a href="mailto:luther@communitylift.org">luther@communitylift.org</a>                            | X              |                    | Provides financing mechanisms for development                     |
| ComCap Partners                                   | Provides financing for non-profits/ CDCs                         | Albert Brown<br>901-274-5666<br><a href="mailto:abrown@comcap-partners.com">abrown@comcap-partners.com</a>                         | X              |                    | Provides financing mechanisms for development                     |
| University of Memphis -CAESAR                     | University of Memphis  | Scott Shaufnacker<br>901-678-4315<br><a href="mailto:scott.s@memphis.edu">scott.s@memphis.edu</a>                                  | X              |                    | Mapping for outreach and inventory efforts; spatial data analysis |
| Tom Currell                                       | Consultant   | Tom Currell<br>802-383-8254<br><a href="mailto:tom@currellpm.com">tom@currellpm.com</a>  | X              |                    | Affordable Housing consultant working in targeted areas           |
| Belz Enterprises                                  | Developer and property owner                                     | John Dudas<br>901-484-1318<br><a href="mailto:john.dudas@belz.com">john.dudas@belz.com</a>   | X              |                    | Provides developer prospective                                    |
| Frank Smith, Inc                                  | Developer  | Jenny Jordan<br>901-299-6898<br><a href="mailto:jennyjordan901@gmail.com">jennyjordan901@gmail.com</a>                             | X              |                    | Provides developer prospective                                    |

iii. Incorporating Community Input: As discussed above, CRA will be implementing a vigorous outreach program with our stakeholders in the form of quarterly Advisory Board meetings meant to engage, inform, educate, and obtain feedback from a wide swath of stakeholders. In addition, we will have residents of the targeted communities serve as Community Liaisons. Their role is to assist CRA with engaging residents to discuss assessment activities. The selected environmental consultants will participate in community meetings, anticipated at 10 per year, to respond to technical questions and present findings of grant implementation activities to solicit meaningful feedback from residents. Meetings will be held in person or virtually based on which is projected

to maximize participation. It should be noted that there are no significant ESL populations within our targeted areas; as such, all meetings will be conducted in English.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### a. Description of Tasks / Activities and Outputs

|   |
|---|
| <b>Task 1: Program Management</b>   |
| i. Project Implementation: EPA funded activities are those necessary for grant implementation and management including coordination with non-lead applicants, procuring contractors, vetting site eligibility, fulfilling reporting requirements. Travel is to attend EPA brownfield conferences. It is anticipated that these efforts will exceed the amount pegged to EPA funding, thus the majority of CRA efforts for this task will be in-kind contributions, estimated at \$34,623.   |
| ii. Anticipated Project Schedule: Duration of the Cooperative Agreement Performance Period  |
| iii. Task/Activity Lead: CRA Program Manager and Project Manager with the assistance of a procured grant manager. Non-Lead Brownfield Coordinators will also assist CRA with procurement, site vetting, and other program management tasks. Non-Lead partners will receive stipends to attend EPA brownfield conferences. Travel is for CRA Program and Project Manager.  |
| iv. Outputs: Attendees at EPA conferences; ACRES reporting; quarterly reports; MBE/WBE Reports; Financial Reports; Request for proposals for contracted support; and grant closeout.  |
| <b>Task 2: Community Engagement</b>   |
| i. Project Implementation: EPA funded activities include engaging community stakeholders and Community Liaisons. Costs include development of meeting notices/materials, distribution of materials and information to residents, site inventory (mapping and database development), and meeting facilitation (Advisory Board and Steering Committee meetings). Procured environmental consultants will participate in community meetings to explain assessment efforts and results. This task also includes tailoring and deploying an EJ curriculum to engage youth in issues surrounding EJ and brownfields. Non-EPA Grant resources include in-kind contributions for CRA Project Manager participation in community meetings/communications and oversight of CRA's partners with implementation of this task estimated at \$23,817. |
| ii. Anticipated Project Schedule: Four Quarterly Advisory Board meetings/year (16) and Monthly Steering Committee meetings for the intervening two months between Quarterly Advisory Board meetings (32). Liaison work, ongoing as needed. Neighborhood meetings as needed to present results of assessments. Development of site inventory will continue for four years as brownfield efforts will extend beyond the performance period of the grant. Development of EJ brownfield educational model is scheduled to be completed in Year 1.   |
| iii. Task/Activity Lead(s): CRA Project Manager overseeing: four Community Liaisons; University of Memphis providing GIS mapping for outreach and inventory; The Works, Inc. convening /facilitating the Advisory Board and Steering Committee meetings; environmental consultant presenting assessment information in neighborhood meetings; Soulsville Foundation for tailoring and deploying EJ curriculum.  |
| iv. Outputs: Community meetings; meeting minutes; site inventory; maps, handouts and other meeting materials; and EJ curriculum module.   |
| <b>Task 3: Phase I Assessment</b>   |
| i. Project Implementation: EPA funded Phase I assessments, anticipated at 22, to be conducted by a qualified environmental professional. CRA will enter the sites into the State VCP for  |

|  |
|--|
| regulatory oversight. CRA personnel efforts to oversee this task will be provided as an in-kind contribution estimated at \$9,924.   |
| ii. Anticipated Project Schedule: Years 1, 2, and 3  |
| iii. Task/Activity Lead(s): A procured environmental consultant overseen by CRA personnel.   |
| iv. Outputs: Phase I reports, sites entered into the VCP.  |
| <b>Task 4: Phase II Assessment</b>   |
| i. Project Implementation: EPA funded Phase II assessments will be conducted on an estimated 15 sites. This work will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and Phase II Workplans. Sites will be entered into the state VCP. CRA personnel efforts to oversee this task will be provided as an in-kind contribution estimated at \$9,924.        |
| ii. Anticipated Project Schedule: Beginning midway through Year 1 to the end of Year 4   |
| iii. Task/Activity Lead(s): A procured environmental consultant overseen by CRA personnel.   |
| iv. Outputs: QAPPs, Workplans, Phase II reports, sites entered into the VCP  |
| <b>Task 5: Planning</b>  |
| i. Project Implementation: EPA funded activities include development of a remediation soil management plan and vapor intrusion mitigation plan for the Soulsville targeted site; ABCAs to tee up two sites for cleanup; conceptual designs for community-led development in the two KSC sites; and remediation plans for the Binghampton targeted site as well as other sites as needed. |
| ii. Anticipated Project Schedule: End of Year 2 to Year 4  |
| iii. Task/Activity Lead(s): CRA will oversee remediation planning efforts by a procured environmental consultant and conceptual designs by procured planners / designers.  |
| iv. Outputs: Remediation planning studies including soil management plans, vapor intrusion mitigation plans, ABCAs, remedial action plans and conceptual designs.  |

**Additional information:**

i. Other Information for Project Implementation: CRA will work closely with EPA Regional staff to structure the most appropriate fiscal vehicle, be it stipend and/or subawards, for engaging our non-profit partners for our three non-lead applicants, The Works, Inc., and University of Memphis. Project costs associated with subawards and/or stipends will be monitored closely and will be subject to the terms and conditions of the agreements between CRA and the non-profit entities. Such agreements will follow the EPA Subaward Agreement template, as appropriate. CRA requirements for the four residential community liaisons will be subject to a contractual vehicle that sets forth activities to be performed and requirements for stipend disbursement. These requirements include completion of timesheet forms and receipts for direct expenses. Prior to drawdown of associated subaward expenditures and stipends, CRA will obtain approval from Regional EPA staff for the expenditures, and will maintain such financial records as required.

ii. Identifying Additional Sites: As previously discussed, a robust stakeholder meeting process has been in place since June 2022. As a result of these meetings, stakeholders have already identified an additional 65 sites as candidates for assessment and reuse planning. If this engagement process has taught us anything, it is that there is no shortage of brownfield sites, and there is a need for a commonly accessed database with site inventory information that will live beyond the performance period of the grant. CRA, working with our local government and non-profit partners, will establish a web based public facing site inventory. The Steering Committee and Advisory Board will establish a site ranking criterium that will be objectively applied to sites to determine which second tier sites will be assessed.

**b. Cost Estimates** – Unit costs are based on prior expenditures for similar efforts.

|  |  |
|--|--|
| <p><b>Task 1 Program Management:</b><br/>                     Personnel: CRA Project Manager est. 25 hours/ month for 4 years or 1,200 hours @\$31.25/hour<br/>                     Fringe: CRA Project Manager approximately 16% of Personnel Cost<br/>                     Travel: Two CRA staff to attend two EPA conferences for airfare, lodging, and associated travel costs est. @ \$1,500/person/conference<br/>                     Contractual: Grant Management Consultant 4 years est. @\$5,000/year<br/>                     Other: Stipends for three Non-Lead Applicants to send one person each to two EPA conferences for airfare, lodging, and associated travel costs est @\$1,500/person /conference<br/>                     Other: Subawards for three Non-Lead Applicant Brownfield Coordinators est. 16 hours /month for 4 years or 768 hours/non-lead @ \$25/hour</p>                                   | <p>\$37,500<br/>\$6,000<br/>\$6,000<br/>\$20,000<br/>\$9,000<br/><u>\$19,200</u></p>             |
| <i>Task 1 Subtotal</i>   | <i>\$97,700</i>  |
| <p><b>Task 2 Community Engagement:</b><br/>                     Personnel: CRA Project Manager est. 4 hours/ month for 4 years or 192 hours @\$31.25/hour<br/>                     Fringe: CRA Project Manager approximately 16% of Personnel Cost<br/>                     Contractual: Environmental Consultant outreach services est. \$5,000/year for 4 years<br/>                     Other: Subaward University of Memphis mapping/database est. \$10,000/year for 4 years<br/>                     Other: Subaward The Works, Inc. meeting facilitation est. 16 Advisory Committee mtgs @\$1,800/mtg and 32 Steering Committee mtgs @\$1,200/mtg<br/>                     Other: Stipends for four Residential Community Liaisons est. 80 hours / year for 4 years @\$20/hour<br/>                     Other: Subaward Soulsville Foundation to tailor and deploy Groundworks EJ Curriculum one-time cost of \$12,000</p> | <p>\$6,000<br/>\$960<br/>\$20,000<br/>\$40,000<br/>\$67,200<br/>\$25,600<br/><u>\$12,000</u></p> |
| <i>Task 2 Subtotal</i>   | <i>\$171,760</i>   |
| <p><b>Task 3 Phase I Assessment:</b><br/>                     Contractual: 22 sites est at \$6,000 / site<br/>                     Other: Cost for enrollment in State VCP est 22 sites @\$3,000 / site</p>  | <p>\$132,000<br/><u>\$66,000</u></p>   |
| <i>Task 3 Subtotal</i>   | <i>\$198,000</i>   |
| <p><b>Task 4 Phase II Assessment:</b><br/>                     Contractual: 15 sites est at \$25,000 / site<br/>                     Other: Cost for State VCP site characterization reviews est. 15 sites @\$3,500 / site</p>   | <p>\$375,000<br/><u>\$52,500</u></p>   |
| <i>Task 4 Subtotal</i>   | <i>\$427,500</i>   |
| <p><b>Task 5 Planning:</b><br/>                     Contractual: Remediation Soil Management Plans est 5 @\$5,000/ plan<br/>                     Contractual: Remediation VI Mitigation Plans est 5 @ \$7,000/ plan<br/>                     Contractual: Remedial Action Workplans est 5 @ \$5,000/ plan<br/>                     Contractual: ABCAs est 2 @\$1,500/each<br/>                     Contractual: Conceptual Designs est. 2 @\$8,520/each</p>  | <p>\$25,000<br/>\$35,000<br/>\$25,000<br/>\$3,000<br/><u>\$17,040</u></p>                        |
| <i>Task 4 Subtotal</i>   | <i>\$105,040</i>   |

The project budget table is presented below:

|              | <b>Task 1:<br/>Program<br/>Management</b> | <b>Task 2:<br/>Community<br/>Engagement</b> | <b>Task 3:<br/>Phase I<br/>Assessment</b> | <b>Task 4:<br/>Phase II<br/>Assessment</b> | <b>Task 5:<br/>Planning</b> | <b>TOTAL</b>       |
|--------------|---|---|---|--|-----------------------------|--------------------|
| Personnel    | \$37,500                                  | \$6,000                                     |   |  |                             | <b>\$43,500</b>    |
| Fringe       | \$6,000                                   | \$960                                       |   |  |                             | <b>\$6,960</b>     |
| Travel       | \$6,000                                   |   |   |  |                             | <b>\$6,000</b>     |
| Equipment    |   |   |   |  |                             | <b>\$0</b>         |
| Supplies     |   |   |   |  |                             | <b>\$0</b>         |
| Contractual  | \$20,000                                  | \$20,000                                    | \$132,000                                 | \$375,000                                  | \$105,040                   | <b>\$652,040</b>   |
| Other        | \$28,200                                  | \$144,800                                   | \$66,000                                  | \$52,500                                   |                             | <b>\$291,500</b>   |
| <b>TOTAL</b> | <b>\$97,700</b>                           | <b>\$171,760</b>                            | <b>\$198,000</b>                          | <b>\$427,500</b>                           | <b>\$105,040</b>            | <b>\$1,000,000</b> |

**c. Measuring Environmental Results** – CRA’s contracted grant manager will monitor all work funded under this project, and will be responsible for tracking EPA outcomes presented in the budget information in Section 3.a and other ACRES metrics, to be memorialized in ACRES and quarterly reports. This will enable CRA to track, measure, and evaluate progress toward achieving the project outputs. CRA also commits to tracking project outcomes and updating ACRES post-cooperative agreement once assessed projects are redeveloped.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Programmatic Capability**

i. Organizational Capacity; ii. Organizational Structure; and iii. Description of Key Staff: CRA is the primary economic development entity for the City, focusing on the implementation of redevelopment projects. They possess the in-house capacity to oversee the community outreach, coordinate with the environmental regulators, and interface with the steering committee and advisory board members and ultimately redevelopers for brownfield development efforts. Vivian Ekstrom holds a Master’s in City and Regional Planning and will serve as the Program Director. Emma Turri will serve as Program Manager, handling the day to day efforts to implement the grant. In the last year alone, they have managed more 17 demolition and various environmental assessments as the redevelopment arm of Memphis. Ms. Lobelia Cole-Smith, Chief Financial Officer, will be responsible for finance functions, and will ensure compliance of all grant financial requirements. She has over 25 years of experience managing grant funds including HUD and Medicaid funding. CRA will be relying on a robust stakeholder process for governance of the grant implementation. The Non-Lead applicants will serve on the Steering Committee, whose charge will be to vote and provide recommendations regarding the implementation of the EPA grant. They, along with the Community Liaisons and the CRA, will have two votes each on the Steering Committee recommendations on everything from procurement to final site prioritization to aligning and coordinating resources.

iv. Acquiring Additional Resources: CRA, as a local unit of government, already has a procurement system in place to contract for professional services as well as contractor services. Following local and federal procurement requirements, CRA will establish an environmental consultant pool as well as secure any additional outside resources needed to implement the grant.

##### **b. Past Performance and Accomplishments**

ii. Has Not Received and EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: and (2) Compliance with Grant Requirements: While CRA has not been the direct recipient of a federal cooperative agreement, CRA has managed and overseen the implementation of various federal funding provided by our sister agencies such the Memphis Housing Authority where we facilitated the construction of over 1,000 units of affordable housing via a \$35 million Hope VI grant, Community Housing Development Organization grants, and other federal and state grants such as Low Income Housing Tax Credits. In addition, CRA has managed grants awarded to others from such federal sources as the US Army Corp of Engineers and a TIGER grant for Uptown West and the “Main to Main” project. In 2021 alone, CRA managed and implemented over \$21 million in funding in the city’s TIF districts for our collective community revitalization initiatives. Any CRA reporting and associated use of the funding has complied with all programmatic requirements, has adhered to requisite funder deadlines, and has had no issues of significance with CRA’s management and implementation of the funding.





City of Memphis and Shelby County Community Redevelopment Agency

EPA Assessment Coalition Grant Proposal

Threshold Documentation

## THRESHOLD CRITERIA

**1. Applicant Eligibility:** The City of Memphis and Shelby County Community Redevelopment Agency (CRA) was created by State legislation to serve as a quasi-governmental local organization and, as such, is an eligible applicant. A joint ordinance from The City of Memphis and Shelby County establishing and setting out Agency duties, dated May 16, 2000 may be viewed in Attachment 1.

**2. Number of Non-lead Coalition Members and Target Areas:**

There are three non-members that, along with the lead organization, will target specific portions of the urban core of Memphis, TN, as described in the table below:

|                   |   |  |
|-------------------|---|--|
| Lead Organization | CRA                                       | Memphis Urban Core, Jackson Ave Corridor West, 2 <sup>nd</sup> Street Corridor, and Chelsea / Thomas intersection. |
| Coalition Member  | Klondike Smokey City CDC (KSC)            | Jackson Ave Corridor East within the Klondike TIF District   |
|                   | Binghampton Development Corporation (BDC) | Binghampton TIF District   |
|                   | Soulsville                                | Within and adjacent to the Soulsville TIF District   |

**3. Eligibility of Non-lead Coalition Members:**

Attachment 2 provides eligibility documentation for the following non-lead members.

- Klondike Smokey City CDC (KSC) is a community based non-profit development corporation.
- Binghampton Development Corporation (BDC) is a non-profit community-based development corporation.
- Soulsville Foundation (Soulsville) is a community-based non-profit.

**4. Existing Brownfields Grants to Non-lead Members:**

None of the non-lead members have an open cooperative agreement for Brownfields MARC Grant funding or were awarded a MARC Grant that closed in 2015 or later.

**5. Coalition Agreement:**

Letters affirming the commitment of each non-lead member to serve as members of the Coalition are found in Attachment 3

**6. Community Involvement:**

This application is the culmination of a process that began in June 2022. Led by the non-profit stakeholder, The Works, Inc., it was recognized that there was a definitive need to convene a multi-party stakeholder group, referred to as the Advisory Board, for addressing contaminated property which was impeding urban core revitalization objectives set forth in Memphis 3.0. The Works, Inc. has been expanding Advisory Board membership and is in the process of identifying residential representation in the form of Community Liaisons from our four targeted areas. The Advisory Board meets, and will continue to meet, quarterly to assist with future inventory efforts, communications with constituent communities, and to inform and engage in the overall

brownfield assessment and redevelopment process. Since July, the group's size has grown to the point that a subset of the group, the Steering Committee, has been created to serve as core group of 'deciders', including the non-lead applicants, for the implementation of the Assessment Coalition grant. The Steering Committee will be responsible for evaluating information and guiding the implementation of the Assessment Coalition grant by making recommendations for CRA board action from everything from procurement to final site prioritization to aligning and coordinating resources.

CRA will be implementing a vigorous outreach program with our stakeholders in the form of quarterly Advisory Board meetings meant to engage, inform, educate, and obtain feedback from a wide swath of stakeholders. In addition, we will have residents of the targeted communities serve as Community Liaisons. Their role is to assist CRA with engaging residents to discuss assessment activities within their neighborhoods. The selected environmental consultants will participate in community meetings, anticipated to be 10 per year, to respond to technical questions as well as present the findings of Draft Analysis of Brownfield Cleanup Alternatives to enable us to solicit meaningful feedback from residents. Meetings will ideally be held in person, and if not, virtual meetings can be held via Zoom or other video platform with call in numbers to be accessible to those without computer access. It should be noted that there are no ESL populations within our targeted areas; as such, all meetings will be conducted in English.

**7. Expenditure of Existing Grant Funds:**

Not applicable, neither the applicant nor the coalition members have any open Assessment or Multipurpose grants.

**8. Contractors and Named Subrecipients:**

- Contractors: Not applicable.
- Subrecipients: Five subrecipients are named in the application:
  - Non-lead Coalition Member: Klondike Smokey City CDC (KSC)
  - Non-lead Coalition Member: Binghampton Development Corporation (BDC)
  - Non-lead Coalition Member: Soulsville
  - The Works, Inc.
  - University of Memphis

All entities are not for profit, and thus eligible as subrecipients.



City of Memphis and Shelby County Community Redevelopment Agency

EPA Assessment Coalition Grant Proposal

Attachment 1: Documentation of Applicant Eligibility

Draft 1-31-00  
Revised 2-21-00 (city/cty)  
Revised 4-7-00 (city)  
Revised 5-2-00 (city/cty)

SUBSTITUTE ORDINANCE UP FOR THIRD AND  
FINAL READING MAY 16, 2000.  
ORDINANCE NO: 4762

A JOINT ORDINANCE OF THE COUNTY OF SHELBY AND  
THE CITY OF MEMPHIS, TENNESSEE, TO PROVIDE FOR  
A BOARD OF THE MEMPHIS AND SHELBY COUNTY  
COMMUNITY REDEVELOPMENT AGENCY, SETTING OUT  
THE DUTIES AND TERMS OF OFFICE, AND TO AMEND  
CHAPTER 2, ARTICLE CODE OF ORDINANCES, CITY OF  
MEMPHIS, BY CREATING DIVISION 12, UNDER ARTICLE 4,  
DESIGNATING SAID TERMS AND DUTIES.

WHEREAS, pursuant to creation of the Community Redevelopment Act of 1998, Shelby County and the city of Memphis, did establish a joint Community Redevelopment Agency; and

WHEREAS, pursuant to authority provided in the Community Redevelopment Act 1998, provision was made for counties or municipalities, when necessary to carry out the purposes of the said Act, to establish by ordinance a board for a Community Redevelopment Agency, consisting of five to seven members, for the purpose of preserving public health, safety, and welfare of the residents, to provide for affordable housing, and to inhibit slums and blighted areas; and

WHEREAS, it is now found necessary by the Council of the City of Memphis and by the Board of Commissioners of Shelby County to establish a board to exercise the powers of the joint Memphis-Shelby County Community Redevelopment Agency.

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, AND BY THE COUNCIL OF THE CITY OF MEMPHIS: That Code of Ordinances, City of Memphis, Chapter 2, Article 4, be amended to include a new Division 12, to read as follows:

"DIVISION 12.  
Community Redevelopment Agency

Section 2-240. Created.

There is hereby created and established a Board for the Community Redevelopment Agency. The Board is hereby established shall exercise all of the powers of the Community Redevelopment agency as provided in the Community Redevelopment Act of 1998.

Section 240.1. Composition; terms; vacancies; compensation.

The Board shall consist of seven (7) members. Three of those members shall be nominated by the City Mayor, subject to the approval of the City Council, three members shall be nominated by the County Mayor, subject to the approval of the Board of County Commissioners, and one member shall be nominated jointly by the City Mayor and the County Mayor subject to the approval of the City Council and the Board of County Commissioners.

Original members shall be selected to serve as follows:

- Four members for four (4) years - two city , one county, one jointly selected..
- One member for three (3) years - county selected.
- One member for two (2) years - county selected.
- One member for (1) year - city selected.

Thereafter, each City member shall be nominated by the city mayor for a four (4) year term, subject to approval by the appropriate legislative body or bodies, or until their successor is appointed and qualified., In the event of a vacancy, whether by reason of resignation, death, or other cause, the respective mayor, with the approval of the appropriate legislative body or bodies, may appoint a successor for such member only for the vacating member's unexpired term. The members shall serve without compensation.

#### Section 240.2 Purpose.

The purpose of the board shall be :

- (a) To determine and prioritize needs, and make recommendations based thereon, for the support of services needed.
- (b) To report yearly to the Mayors and Director of Office of Planning and Development setting forth progress which has been made on existing programs and plans of services and making recommendations on which programs and plans of services should continue to be rendered.
- (c) To make recommendations on matters relating to grant applications and contractual arrangements for civic projects coming under their supervision.
- (d) To develop guidelines for area wide citizen participation and to insure broad and effective development of programs and activities.
- (e) To sponsor and conduct hearings, conferences and other such meetings designed to obtain information related to the problems of communities.

It is the intention of the Board to encourage planning offer incentives, to find funding sources and to obtain funds therefrom for the purpose of implementing approved programs and activities, and to aid communities and entities of the city and the county to assist in upgrading and beautifying properties in all areas of the city and the county.

#### Section 240.3 Meetings, secretary, chairman.

The board shall meet, at least, quarterly at such time and place as the board may fix by board resolution. Such meetings shall be open to the public. Notices of such meetings shall be placed on the bulletin board outside the city council chambers at least forty-eight hours (48) prior to such meetings. Special meetings upon notice may be called from time to time by the chairman, or at the request of the majority of the members of the Board. A majority of the members of the Board shall constitute a quorum for the transaction of business. The Board shall cause a proper record to be kept of the proceedings. For this purpose the Board shall appoint a secretary who shall be a member of the Board. The Chairman of the Board shall be elected by the Board from its own membership to serve for a term of one (1) year or to the end of the term of said Chairman if less than one year is remaining, with the right of succession for one additional term only at the option of the Board.

#### Section 240.4 Powers and Duties.

The board shall have all powers necessary and requisite to effectuate the purpose of the board as set out above in Section 240.2

Section 240.5 Rules and Regulations.

The Board, by majority vote of the total membership of the Board, is empowered to establish written rules and regulations as they may deem advisable.

Section 240.6 Report to Office of Planning and Development.

It shall be the duty of the board to file written reports, both periodically and final, on all individual projects with the Director of Office of Planning and Development in a timely manner.

SECTION 2. BE IT FURTHER ORDAINED, That this joint ordinance shall take effect in the City of Memphis and in the balance of Shelby County, from and after the date it shall have been enacted according to due process of law by virtue of the concurring and separate passage thereof by the Council of the City of Memphis and by the Shelby County Board of Commissioners, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the above mentioned Ordinance by virtue of the concurring and separate passage thereof by the Council of the City of Memphis and by the Shelby County Board of Commissioners.

BARBARA SWEARENGEN HOLT  
Chairman of City Council

Attest:  
Danny N. Wray, Comptroller.

cram/ctb:wpd

THE FOREGOING ORDINANCE

# 4762 PASSED

1st Reading 3-7-00

2nd Reading 3-21-00

3rd Reading 6-6-00

Approved: Barbara Swearengen Holt  
Chairman of Council

Date Signed: July 12, 2000

APPROVED:  
[Signature]  
Mayor, City of Memphis, TN

Date Signed: 7/20/00

I hereby certify that the foregoing is a true copy, and said document was adopted by the Council of the City of Memphis as above indicated and approved by the Mayor.

[Signature]  
Comptroller

Item # 55A

Prepared by: \_\_\_\_\_

Commissioner WILBURN

Approved by: Thomas R. Russell

A JOINT RESOLUTION OF THE COUNTY OF SHELBY AND THE CITY  
OF MEMPHIS, TENNESSEE, APPROVING THE ESTABLISHMENT OF  
THE MEMPHIS AND SHELBY COUNTY  
COMMUNITY REDEVELOPMENT AGENCY AND  
ESTABLISHING THE INITIAL BYLAWS FOR SAID AGENCY

---

WHEREAS, In certain inner city areas of the City of Memphis, problems associated with deteriorating housing and commercial areas, inadequate public infrastructure, a declining tax base, lagging sales tax, fiscal disinvestment and out migration exist, and,

WHEREAS, There exists a need for physical and economic redevelopment in inner city residential and commercial districts, and,

WHEREAS, There is a need to attract new private sector investments into inner city residential and commercial areas, and,

WHEREAS, The Shelby County Board of Commissioners and the Memphis City Council have endorsed the concept of inner city physical and economic redevelopment, and,

WHEREAS, The General Assembly of the State of Tennessee has enacted Chapter 987 of the Tennessee Public Acts of 1998 designating it as the "Community Redevelopment Act of 1998" and,

WHEREAS, The said Public Act authorizes the City Council of Memphis and the Board of Commissioners of Shelby County to establish a Community Redevelopment Agency which agency shall have all the necessary powers to plan, finance, and implement development and redevelopment activities in blighted areas of Memphis and Shelby County as provided in the said Act..

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF <sup>COUNTY</sup> COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, AND THE CITY COUNCIL OF THE CITY OF MEMPHIS

hereby determined to be proper, in the public interest, wise, expedient, necessary and advisable to approve the creation of the Memphis and Shelby County Community Redevelopment Agency.

BE IT FURTHER RESOLVED, initial areas to be served by the Memphis and Shelby County Community Redevelopment Agency will be identified later and the proposed activities of the Agency will provide initiatives and incentives to attract new private sector investments for residential and commercial developments.

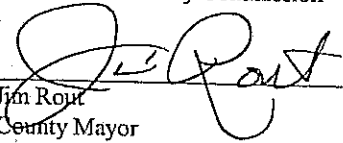


55A

BE IT FURTHER RESOLVED, That the By-Laws of the Memphis and Shelby County Community Redevelopment Agency, as attached hereto, are incorporated by reference as if set out herein in their entirety and are hereby approved.

BE IT FURTHER RESOLVED, That this joint Resolution shall take effect in the City of Memphis and in the balance of Shelby County from and after the date it shall have been enacted according to due process of law, by virtue of the concurring and separate passage thereof by the Board of Commissioners of Shelby County, Tennessee and the City Council of the City of Memphis.

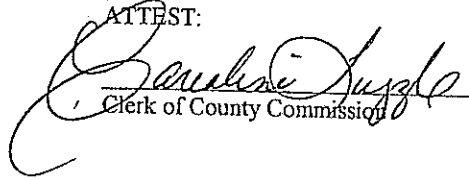
Chairman of County Commission



Jim Rout  
County Mayor

Date 6-29-00

ATTEST:



Clerk of County Commission

ADOPTED JUNE 19, 2000

BY-LAWS  
OF  
THE CITY OF MEMPHIS AND SHELBY COUNTY  
COMMUNITY REDEVELOPMENT AGENCY

ARTICLE I

ESTABLISHMENT AND NAME

Section I. A Community Redevelopment Agency, to be known as the "City of Memphis and Shelby County Community Redevelopment Agency," hereinafter referred to as the "Community Redevelopment Agency", is hereby created by the City of Memphis and Shelby County Governments pursuant to the State of Tennessee "Community Redevelopment Act of 1998".

ARTICLE II

OFFICE LOCATION

Section I. The principal offices of the Redevelopment Agency shall be at the offices of the Memphis and Shelby County Division of Planning and Development, or as otherwise designated for by the Board of Directors. Meetings of the Board of Directors for the transaction of business, except such as are required by law to be transacted at the principal offices, may be held elsewhere within the State of Tennessee. The books, records, plans and other corporate and technical information and records of the Redevelopment Agency shall be kept at the principal offices of the Redevelopment Agency and at such other locations as may be designated by the Board of Directors.

ARTICLE III

PURPOSE

Section I. The purpose for which the Redevelopment Agency is created is to plan, finance and implement development and redevelopment plans and projects which will eliminate or prevent the effects of slum and blight within the corporate limits of City of Memphis and Shelby County, Tennessee by using some or all of the powers identified and allowed under the State of Tennessee Community Redevelopment Act of 1998.

Section 2. It has been found and declared that there exist slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the resident of the City of Memphis and Shelby County, Tennessee;

that the existence of such areas contributes to the spread of crime, constitutes an economic and social liability imposing burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems and that the prevention and elimination of slums and blight is a matter of concern in order that the City of Memphis and Shelby County shall not continue to be endangered by such area

Section 3. It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in the State of Tennessee Community Redevelopment Act of 1998, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided through the State of Tennessee Community Redevelopment Act of 1998 may be susceptible to conservation or rehabilitation slum or blighting conditions may be eliminated, remedied or prevented.

Section 4. It is further found that the powers conferred by the State of Tennessee Community Redevelopment Act of 1998 to the Redevelopment Agency are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised.

Section 5. It is further found that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when completed, will enhance such tax base and provide increased tax revenues to all affected taxing authorities.

Section 6. It is further found that there exists in Memphis and Shelby County a shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety and welfare of the residents of the City of Memphis and Shelby County and retards their growth and economic and social development; and that the elimination or improvement of such condition is a matter of public purpose.

#### ARTICLE IV

##### BOARD OF DIRECTORS

Section 1. The business and affairs of the Redevelopment Agency shall be managed by its Board of Directors (Board).

Section 2. The Board of Directors (Board) shall consist of seven (7) members in which all powers of the Redevelopment Agency are vested. All Directors shall be residents of Shelby County, Tennessee.

The Directors shall serve as such without compensation except that they shall be reimbursed for their actual expenses incurred in and about the performance of their duties.

Section 3. The Board shall consist of seven (7) members. Three of those members shall be nominated by the City Mayor, subject to approval of the City Council, three members shall be nominated by the County Mayor, subject to the approval of the Board of County Commissioners, and one member shall be nominated jointly by the City Mayor and the County Mayor subject to the approval of the City Council and the Board of County Commissioners.

Any person may be appointed as Director if he or she resides or is engaged in business, which means owning a business, practicing or performing a service for compensation or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the City of Memphis and Shelby County, Tennessee.

Section 4. The terms of office of the Board shall be Four members for four (4) years - two city, one county, one jointly selected; One member for three (3) years- county selected; One member for two (2) years - county selected; One member for (1) year - city selected. Thereafter, each member shall be nominated by the respective mayor for a four (4) year term, subject to approval by the appropriate legislative body or bodies, or until their successor is appointed and qualified. In the event of a vacancy, whether by reason or resignation, death, or other cause, the respective mayor, with approval of the appropriate legislative body or bodies, may appoint a successor for such member only for the vacating member's unexpired term.

Section 5. A majority of the Directors constitutes a quorum for the purpose of conducting business and exercising the powers of the Redevelopment Agency and for all other purposes. Action may be taken by the Redevelopment Agency upon a vote of a majority of the Directors present.

ARTICLE V

OFFICERS OF THE BOARD

Section 1. The Chairman of the Board shall be elected by the Board from its own membership to serve for a term of one (1) year or to the end of the term of said Chairman if less than one year is remaining, with the right of succession for one additional term only at the option of the Board. A Vice-Chairman, Secretary and a Treasurer may be elected upon request by a majority of the Directors.

The Redevelopment Agency authorized to transact business and exercise powers under the State of Tennessee Community Redevelopment Act of 1998, shall file with the City of Memphis and Shelby County Governments

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and with the State of Tennessee Comptroller of the Treasury , on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year.

At the time of filing the report, the Redevelopment Agency shall publish in a newspaper of general circulation in Memphis and Shelby County a notice to the effect that such report has been filed with the City of Memphis and Shelby County and that the report is available for inspection during business hours in the office of the Clerk of the City of Memphis and Shelby County Governments and in the office of the Redevelopment Agency.

Section 2. The initial officers shall be installed at the first meeting of the Directors after which, the officers shall be elected by the Directors at each annual meeting of the Board of Directors and shall hold office for a term until the next annual meeting and thereafter until their respective successor have been duly elected and qualified.

Section 3. The Chairman shall preside at all meetings of the Board of Directors of the Redevelopment Agency. At each meeting, the Chairman shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Board. Except as otherwise authorized by the resolution of the Board, the Chairman shall sign all contracts, bonds, deeds and other instruments made by the Board.

Section 4. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in the case of the resignation, removal or death of the Chairman, the vice Chairman shall perform such duties as are imposed on the Chairman until such time as a new Chairman shall be selected.

Section 5. The Secretary shall keep the records of the Board, shall act as Secretary of the meetings of the Board of the Redevelopment Agency and record all votes, shall keep a record of the proceedings of the Board in a journal of proceedings to be kept for such purposes and shall perform all duties incidental to the office. The Board shall have a seal which shall bear the name of the Board and be round. The Secretary shall keep the seal of the Board in safe custody and the Secretary, the Treasurer or any other officer shall have power to affix such seal to all contracts and instruments authorized to be executed by the Board.

Section 6. The Treasurer shall have the care and custody of all funds of the Corporation and shall deposit the same in the name of the Corporation in such bank or banks as the Board of Directors of the Redevelopment Agency may select. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the Board of the Redevelopment Agency quarterly an account of all transactions and also of the financial condition of the Board. The Treasurer shall give such bond for the faithful performance of his or her duties as the Board of Directors of the Redevelopment Agency may designate.

5.5A

## ARTICLE VI

### MEETINGS

Section 1. The place, date and time of the holding of regular meetings of the Board of Directors shall be set by the Board and may be changed from time to time, by resolution, without a requirement of an amendment to these Bylaws and without any requirement of further notice to the Directors. The regular meeting in April of each year shall constitute the Annual Meeting of the Board of Directors.

Section 2. Special meetings of the Board of Directors may be called by the Chairman or any two Directors, by giving at least five (5) days written notice to each Director. Notice shall be deemed given when delivered to a Director by hand or by facsimile or similar means of transmission or when deposited in the United States mail, postage prepaid, addressed to a Director at his or her address of record as maintained by the Secretary of the Redevelopment Agency.

Section 3. It shall be the policy of the Redevelopment Agency to comply with all laws relating to meetings of public bodies, to the extent applicable, including requirements of public notice. Regular or special meetings (other than special meetings called by Board members other than the Chairman) may be canceled by the Chairman, without the necessity for public notice of such cancellation, if the Chairman shall determine that there is no business to come before such meeting.

Section 4. All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Board of Directors of the Redevelopment Agency.

Section 5. The Chairman shall have the power to appoint such committees as the Chairman, in his or her discretion, may deem advisable; said committees shall have the power to recommend a course of conduct to the Board but shall have no extraordinary powers to act.

## ARTICLE VII

### ADOPTION, AMENDMENT, AND DISSOLUTION OF AGENCY

Section 1. The Bylaws of this Corporation shall be promulgated and established by the Board of Directors. The Bylaws may be amended only with the approval of at least a majority of the Directors of the Corporation; the Memphis City Council; and Shelby County Commissioners then in office at an annual or other regular meeting or at a special meeting duly called for that purpose.

Section 2. The City Council or the County Commission may, independently, revise or revoke the authority of the Community Redevelopment Agency with a thirty (30) days notice to the Board of Directors.

ITEM 45A

PREPARED BY Thomas R. Russell

COMMISSIONER WILBUN

APPROVED BY \_\_\_\_\_

JOINT ORDINANCE NO. 222

A JOINT ORDINANCE OF THE COUNTY OF SHELBY AND THE CITY OF MEMPHIS, TENNESSEE TO PROVIDE FOR A BOARD OF THE MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY, SETTING OUT THE DUTIES AND TERMS OF OFFICE, AND TO AMEND CHAPTER 16 OF THE CODE OF ORDINANCES OF SHELBY COUNTY, TENNESSEE BY ADDING A NEW ARTICLE, DESIGNATING THE SAME AS "ARTICLE VII."

WHEREAS, pursuant to authority provided by the Community Redevelopment Act of 1998, Shelby County, Tennessee and the City of Memphis, Tennessee did establish a joint Community Redevelopment Agency; and

WHEREAS, pursuant to authority provided in the Community Redevelopment Act 1998, provision was made for counties or municipalities, when necessary to carry out the purposes of the said Act, to establish by ordinance a board for a Community Redevelopment Agency, consisting of five to seven members, for the purpose of preserving public health, safety, and welfare of the residents, to provide for affordable housing, and to inhibit slums and blighted areas; and

WHEREAS, it is now found necessary by the Council of the City of Memphis and by the Board of Commissioners of Shelby County to establish a board to exercise the powers of the joint Memphis-Shelby County Community Redevelopment Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE AND BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1. That Chapter 16 of Code of Ordinances of Shelby County, Tennessee, be amended to include a new article VII to read as follows:

ARTICLE III.  
Community Redevelopment Agency

SECTION 16-161. Created

There is hereby created and established a Board for the Memphis and Shelby County Community Redevelopment Agency. The Board hereby established shall exercise all of the powers of the Community Redevelopment Agency as provided in the Community Redevelopment Act of 1998.

SECTION 16-162. Composition; terms; vacancies; compensation

The Board shall consist of seven (7) members. Three of those members shall be nominated by the City Mayor, subject to the approval of the City Council, three members shall be nominated by the County Mayor, subject to the approval of the Board of County Commissioners, and one member shall be nominated jointly by the City Mayor and the County Mayor, subject to the approval of the City Council and the Board of County Commissioners.

Original members shall be selected to serve as follows:

- Four members for four (4) years - two city, one county, one jointly selected.
- One member for three (3) years - county selected.

One member for two (2) years - county selected.  
One member for one (1) year - city selected.

Thereafter, each member shall be nominated by the appropriate mayor for a four (4) year term, subject to approval by the appropriate legislative body or bodies, or until their successor is appointed and qualified. In the event of a vacancy, whether by reason of resignation, death, or other cause, the respective mayor, with the approval of the appropriate legislative body or bodies, may appoint a successor for such member only for the vacating member's unexpired term. The members shall serve without compensation.

#### SECTION 16-163. Purpose.

The purpose of the board shall be:

(a) To determine and prioritize needs, and make recommendations based thereon, for the support of services needed.

(b) To report yearly to the Mayors and the Director of the Office of Planning and Development setting forth progress which has been made on existing programs and plans of services and making recommendations on which programs and plans of services should continue to be rendered.

(c) To make recommendations on matters relating to grant applications and contractual arrangements for civic projects coming under their supervision.

(d) To develop guidelines for area wide citizen participation and to insure broad and effective development of programs and activities.

(e) To sponsor and conduct hearings, conference and other such meetings designed to obtain information related to the problems of communities.

It is the intention of the Board to encourage planning, to offer economic incentives, to find funding sources and to obtain funds therefrom for the purpose of implementing approved programs and activities, and to aid communities and entities of the city and the county to assist in upgrading and beautifying properties in all areas of the city and the county.

#### SECTION 16-164. Meetings, secretary, chairman.

The Board shall meet at least quarterly at such time and place as the Board may fix by Board resolution. Such meetings shall be open to the public. Notices of such meetings shall be placed on the bulletin board outside the City Council chambers at least forty-eight (48) hours prior to such meetings. Special meetings upon notice may be called from time to time by the chairman, or at the request of the majority of the members of the Board. A majority of the members of the Board shall constitute a quorum for the transaction of business. The Board shall cause a proper record to be kept of the proceedings. For this purpose the Board shall appoint a secretary who shall be a member of the Board. The Chairman of the Board shall be elected by the Board from its own membership to serve for a term of one (1) year, or to the end of the term of said Chairman if less than one year is remaining, with the right of succession for only one additional term at the option of the Board.

#### SECTION. 16-165. Powers and Duties.

The Board shall have all powers necessary and requisite to effectuate the purpose of the Board as set out above in Section 16-163.

#### SECTION 16-166. Rules and Regulations.

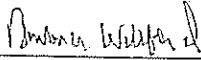
The Board, by majority vote of the total membership of the Board, is empowered to establish written rules and regulations as it may deem advisable.



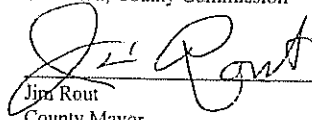
SECTION 16-167. Report to Office of Planning and Development.

It shall be the duty of the Board to file written reports, both periodically and final, on all individual projects with the Director of Office of Planning and Development in a timely manner.

SECTION 2. BE IT FURTHER ORDAINED, That this joint ordinance shall take effect in the City of Memphis and in the unincorporated areas of Shelby County from and after the date it shall have been enacted according to due process of law by virtue of the concurring and separate passage thereof by the Council of the City of Memphis and by the Shelby County Board of Commissioners.



Chairman, County Commission



Jim Rout  
County Mayor

Date: 7-13-00

ATTEST:



Clerk of County Commission

First Reading: May 8, 2000

Second Reading: June 5, 2000

Adopted

Third Reading: July 10, 2000



City of Memphis and Shelby County Community Redevelopment Agency

EPA Assessment Coalition Grant Proposal

Attachment 2: Documentation of Eligibility of Non-Lead Coalition Members



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508, Room 4010  
Cincinnati OH 45201

In reply refer to: 4077550277  
May 11, 2010 LTR 4168C 0  
62-1653535 000000 00

00029761  
BODC: TE

KLONDIKE SMOKEY CITY COMMUNITY  
DEVELOPMENT CORPORATION INC  
943 VOLLINTINE AVE  
MEMPHIS TN 38107-2728

9096

Employer Identification Number: 62-1653535  
Person to Contact: Ms Benjamin  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 08, 2010, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in May 1997.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Beginning with the organization's sixth taxable year and all succeeding years, it must meet one of the public support tests under section 170(b)(1)(A)(vi) or section 509(a)(2) as reported on Schedule A of the Form 990. If your organization does not meet the public support test for two consecutive years, it is required to file Form 990-PF, Return of Private Foundation, for the second tax year that the organization failed to meet the support test and will be reclassified as a private foundation.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 29 2004

BINGHAMPTON DEVELOPMENT CORPORATION  
C/O BRIAN CRENSHAW  
4488 POPLAR AVE  
MEMPHIS, TN 38117

Employer Identification Number:  
20-0062075  
DLN:  
17053003747004  
Contact Person:  
JOHN M WHITE ID# 52118  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Foundation Status Classification:  
170(b)(1)(A)(vi)  
Advance Ruling Period Begins:  
March 31, 2003  
Advance Ruling Period Ends:  
December 31, 2007  
Addendum Applies:  
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make

Letter 1045 (DO/CG)

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BINGHAMPTON DEVELOPMENT CORPORATION

a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

Contributions to you are deductible by donors beginning March 31, 2003.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as

Letter 1045 (DO/CG)

- 3 -

BINGHAMPTON DEVELOPMENT CORPORATION

a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This ruling is based on the understanding that the majority of your Board of Directors will be non-salaried and will not be related to salaried personnel or to parties providing services. It is also based on the understanding that salaried individuals cannot vote on their own compensation and that compensation decisions will be made by the board.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued

Letter 1045 (DO/CG)

-4-

## BINGHAMPTON DEVELOPMENT CORPORATION

exemption, you should keep records to show that funds are spent only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence that the funds will remain dedicated to the required purposes and that the recipient will use the funds for those purposes.

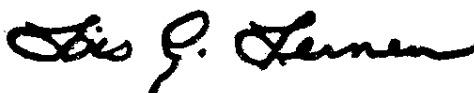
If you distribute funds to individuals, you should keep case histories showing the recipients' names, addresses, purposes of awards, manner of selection, and relationship (if any) to members, officers, trustees or donors of funds to you, so that you can substantiate upon request by the Internal Revenue Service any and all distributions you made to individuals. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.


Sincerely yours,



Lois G. Lerner  
Director, Exempt Organizations  
Rulings and Agreements

Enclosure(s):  
Form 872-C

Letter 1045 (DO/CG)



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 21 2002

SOULSVILLE  
870 E MCLEMORE  
MEMPHIS, TN 38106-0000

Employer Identification Number:  
62-1719414  
DLN:  
17053012731032  
Contact Person:  
SIRIJUN BURANAPALANAMAI ID# 31449  
Contact Telephone Number:  
(877) 829-5500  
Our Letter Dated:  
August 1998  
Addendum Applies:  
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)

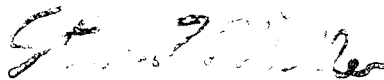


SOULSVILLE

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "S. T. Miller". The signature is written in a cursive style with some loops and flourishes.

Steven T. Miller  
Director, Exempt Organizations



City of Memphis and Shelby County Community Redevelopment Agency

EPA Assessment Coalition Grant Proposal

Attachment 3: Coalition Member Commitment Letters



Klondike Smokey City

Community Development Corporation

November 14, 2022

Memphis and Shelby County Community Redevelopment Agency  
Director of Planning and Community Development  
PO Box 70386  
Memphis, TN 38107

Attention: Ms. Vivian Ekstrom, Director of Planning and Community Development  
Via Email: [vivian.ekstrom@cramemphis.org](mailto:vivian.ekstrom@cramemphis.org)

RE: Memphis Coalition Grant Application  
Coalition Commitment

Dear Ms. Ekstrom,

Please allow this correspondence to serve as the Klondike Smokey City CDC's commitment letter for the Memphis and Shelby County Community Redevelopment Agency's (CRA) EPA Brownfield Coalition Assessment Grant application.

We commit to the following actions and roles:

- Serve as a non-lead applicant;
- Negotiate and enter into a Memorandum of Agreement in the event of the grant's award;
- Identify and provide recommendations for a residential community liaison to assist with outreach in our targeted area;
- Identify and nominate at least two priority sites within our targeted service area for EPA-funded activities;
- Provide access to sites that we own and/or control in order for CRA-contracted consultants to conduct EPA assessment activities; and
- Participate in both the quarterly Memphis Coalition Advisory Board and the monthly Steering Committee meetings to provide meaningful feedback and governance for the CRA's implementation of the EPA grant.

We are excited for the potential revitalization that this will bring to the Klondike and the Smokey City areas in North Memphis. We look forward to receiving assistance to assess our contaminated property to ready it for redevelopment, thus helping us eliminate neighborhood blight.

Sincerely,

  
Quincey Morris  
Executive Director



November 16, 2022

Ms. Vivian Ekstrom  
Memphis and Shelby County Community Redevelopment Agency  
Director of Planning and Community Development  
PO Box 70386  
Memphis, Tennessee 38107

Via Email: [vivian.ekstrom@cramemphis.org](mailto:vivian.ekstrom@cramemphis.org)

RE: Memphis Coalition Grant Application  
Coalition Commitment from Binghampton Development Corporation

Dear Vivian,

The Binghampton Development Corporation is committed to serve as a Non-Lead Applicant in Memphis and Shelby County Community Redevelopment Agency's (CRA) US Environmental Protection Agency (EPA) Brownfield Coalition Assessment Grant application.

We appreciate the CRA's commitment to improve the life and conditions for residents of Memphis' urban core neighborhoods to include the Binghampton neighborhood. To this effect, Binghampton Development Corporation commits to the following actions and roles:

- Serve as a non-lead applicant;
- Negotiate and enter into a Memorandum of Agreement in the event of the grant's award;
- Identify and provide recommendations for a residential community liaison to assist with outreach in our targeted area;
- Identify and nominate at least two priority sites within our targeted service area for EPA-funded activities;
- Provide access to sites that we own and/or control in order for CRA-contracted consultants to conduct EPA assessment related activities; and
- Participate in both the quarterly Memphis Coalition Advisory Board meetings and the monthly Steering Committee meetings to provide meaningful feedback and governance for the CRA's implementation of the EPA grant.

Should EPA or CRA need any additional information from us, please do not hesitate to reach out. We greatly look forward to EPA's favorable consideration for the Memphis Coalition Grant application.

Sincerely,  
BINGHAMPTON DEVELOPMENT CORPORATION

Robert Montague  
Interim Executive Director

# SOULSVILLE FOUNDATION

November 14, 2022

Ms. Vivian Ekstrom  
Memphis and Shelby County Community Redevelopment Agency  
Director of Planning and Community Development  
850 North Manassas Street, Gould Cottage  
Memphis, Tennessee 38107

Email: [vivian.ekstrom@cramemphis.org](mailto:vivian.ekstrom@cramemphis.org)

RE: Memphis Coalition Grant Application Commitment for Soulsville Foundation

Dear Ms. Ekstrom,

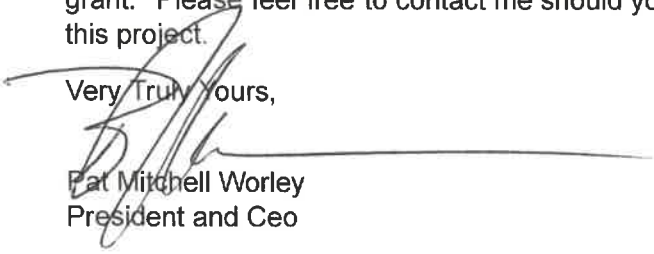
Please allow this correspondence to serve as our requisite commitment letter for Memphis and Shelby County Community Redevelopment Agency's (CRA) US Environmental Protection Agency (EPA) Brownfield Coalition Assessment Grant application.

The Soulsville Foundation agrees to serve as a Non-Lead Applicant in CRA's application. In this role, we commit to the following:

- Serve as a non-lead applicant;
- Negotiate and enter into a Memorandum of Agreement in the event of the grant's award;
- Identify and provide recommendations for a residential community liaison from our South Memphis neighborhood to assist with outreach in our targeted area;
- Identify and nominate a minimum of two priority sites within our targeted service area for EPA-funded activities;
- Provide access to sites that we own / control in order for CRA-contracted consultants to conduct EPA assessment related activities;
- Assist with the implementation of any Environmental Justice curriculum modules; and
- Participate in both the quarterly Memphis Coalition Advisory Board meetings and the monthly Steering Committee meetings to provide meaningful feedback and governance for the CRA's implementation of the EPA grant.

We applaud CRA's initiative to seek assistance with funding assessments of the many brownfield sites in our community. We look forward to assisting the CRA with all efforts to implement the EPA grant. Please feel free to contact me should you wish to discuss any measure of our commitment to this project.

Very Truly Yours,



Pat Mitchell Worley  
President and Ceo