



# MEMPHIS BROWNFIELD COALITION

ADVISORY COUNCIL  
THURSDAY 6/20/24  
3:00 PM

TWI Klondike Offices & Community Space  
1300 Jackson Ave  
Memphis, TN 38107

Call meeting to order

Sign-In Sheet

Questions & Public Comment at End of Meeting

# Introduction

In 2022, organizations gathered for a Brownfield informational session presented by TDEC, ICMA, and TWI. Memphis Brownfield Coalition was subsequently formed to support applications for EPA Brownfield Grants.

Advisory Council was formed and consists of a group of stakeholders from across the City of Memphis and Shelby County that convenes quarterly to discuss the progress of grant activities and potential brownfield redevelopment. The council consists of representatives from quasi-governmental agencies, city/county/state departments, neighborhood associations, private developers, technical assistance providers, and community focused non-profits.

AC assists with inventory efforts, networks with communities throughout the city, and informs and engages in the overall brownfield assessment and redevelopment process. Proposes and discusses projects for involvement in grant program.

# EPA Grants Awarded

In 2023, two brownfield grants awarded by Environmental Protection Agency (EPA).

## **Revolving Loan Fund (RLF)**

- \$1,000,000 awarded to Economic & Development Growth Engine (EDGE)

## **Coalition Assessment Grant**

- \$1,000,000 awarded to City of Memphis & Shelby County Community Redevelopment Agency (CRA)



# Revolving Loan Fund Updates

April 2024 – Executed agreement with Brownfield Redevelopment Solutions, Inc. (BRS) as the consultants for this RLF.

May 2024 – Drafted policies and procedures pamphlet as a guide for the program. Also completed pre-app, application, and flowchart for program.

Attended the Brownfield Summit in Portland, ME.

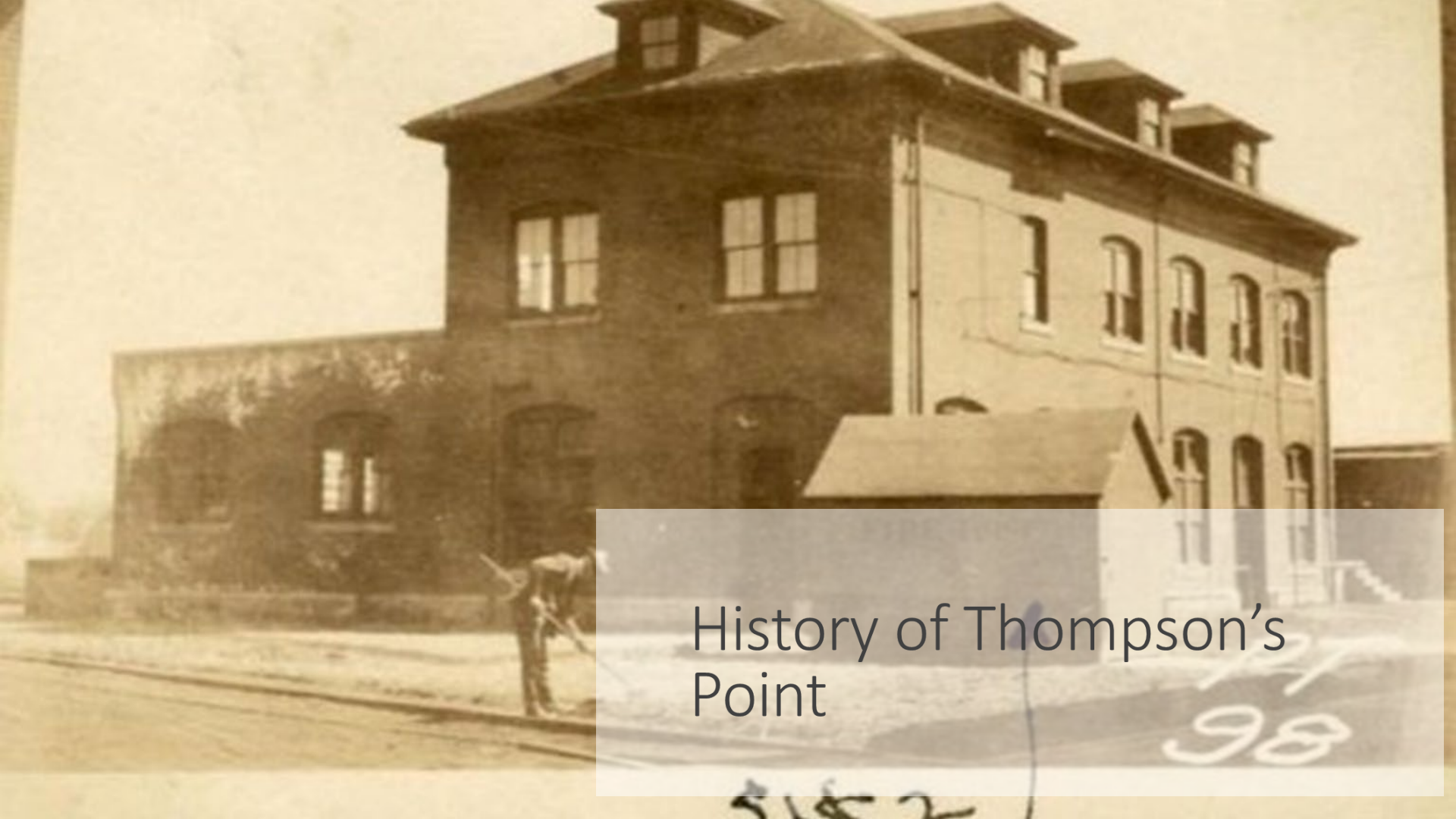
June 2024 – Re-presenting the policies and procedures to the EDGE Board for approval as the official document to follow throughout the term of the program.

Plan to have first pre-application meeting with potential applicant by July.



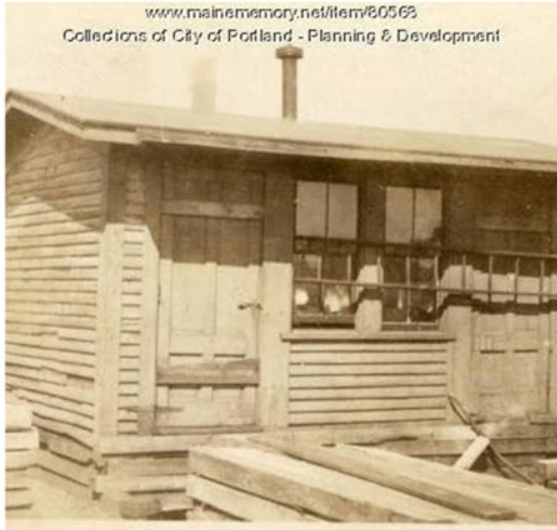
# Thompson's Point

Case Study of Redevelopment, Portland , Maine



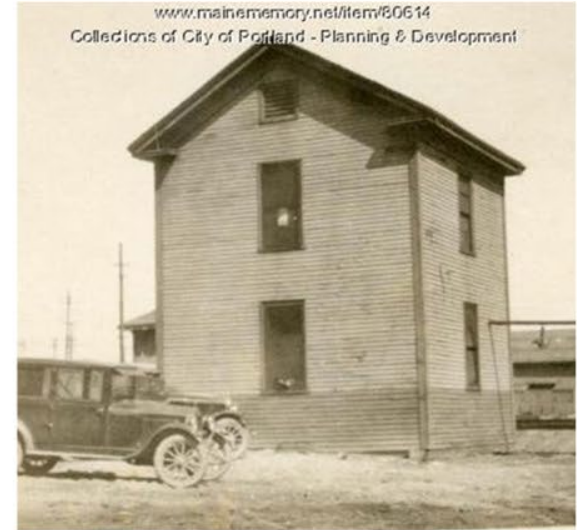
# History of Thompson's Point





First developed in 1896, the site served as a transfer point between rail cars and Portland's busy shipyard. The rail yard on Thompson's Point was a state-of-the-art hub for the repair of locomotive engines and boasted Maine's first electric crane.

The decline of rail and shipping in the early and mid 20th century led to the eventual demolition of many of the rail yard buildings. By the 1940's, the once bustling area was relegated to industrial manufacturing and storage. Infrastructure fell into disrepair.



Historically, the site has been used as a train car maintenance yard, automobile repair facilities, metal working, concrete block and textile manufacturing, construction contractor offices, bombshell casing manufacturing, paperboard production, and trailer storage trucking facilities and warehousing with 19 buildings on the property all built during the early 1900's.





PLATE 7

Building Towards the Future

Scale One Inch = 200 Feet



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In 2011, Phase 1 of the Environmental Assessment was completed.

In 2012, it was reported that the soil was impacted by petroleum, metals (copper, mercury, nickel), PCB's, VOC's, asbestos, lead-based paint, and universal/hazardous wastes.

The history as a marine and railroad industry hub, followed by decades of industrial use and neglect, created an undesirable wasteland.

In 2013 remediation work plans were drafted and between May 2014-May 2016, clean-up efforts began and were completed.

The entire site spans over 30 acres and are subdivided into 19 lots along the Fore River in Portland, ME.





The Depot Pavilion



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The Depot Pavilion was once a prominent feature of Union Station on St. John Street in Portland until it's demolition August 31st, 1961.

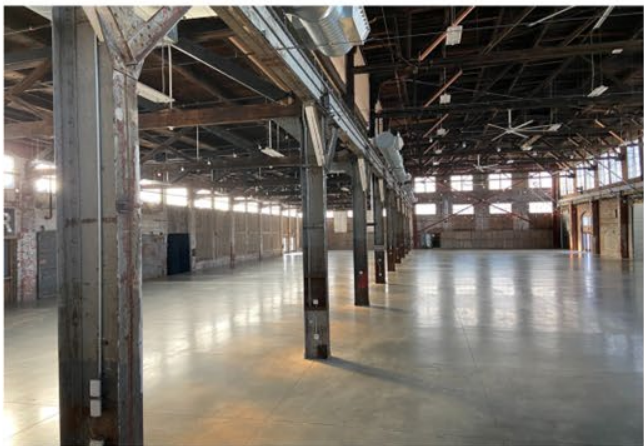


The final portion that remained was moved to Thompson's Point and used for decades as a workshop and storage structure until development of the site began by the current owners, who brought it back to life.



Brick South





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Brick South, the largest indoor event space at Thompson's Point at 25,000 square feet, was once a bustling locomotive repair shop, featured at the heart of the terminal peninsula.

Today, it boasts over 75 community gatherings per year including galas, weddings, fundraisers, corporate events and our Maker's Market, a celebration of local artists, craftspeople, farmers and merchants.







Halo at the Point

197  
112



Halo at the Point, a smaller, more intimate venue, is the endcap of the Brick North building. Originally used as a car repair shop, Brick North is now home to a host of local businesses. The building features, like Brick South, exposed steel beams, warm brick accents and large, open-air spaces.





# What's Next for the Point?

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1. A re-imagined Children's Museum & Theatre of Maine will serve as both a community hub and an educational resource to support children and caregivers.
2. A 148-room full-service hotel, restaurant, and bar overlooking the water.

# Thank you

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# Brownfield Coalition Assessment Grant Updates

## Project Management/Reporting

Brownfield Redevelopment Solutions, Inc. has been hired as our grant management firm. BRS will assist with filing quarterly and annual reports, submitting site eligibility forms to EPA & TDEC for review, and submitting environmental assessment results to the EPA database ACRES. (historical info, sampling results, and institutional controls)



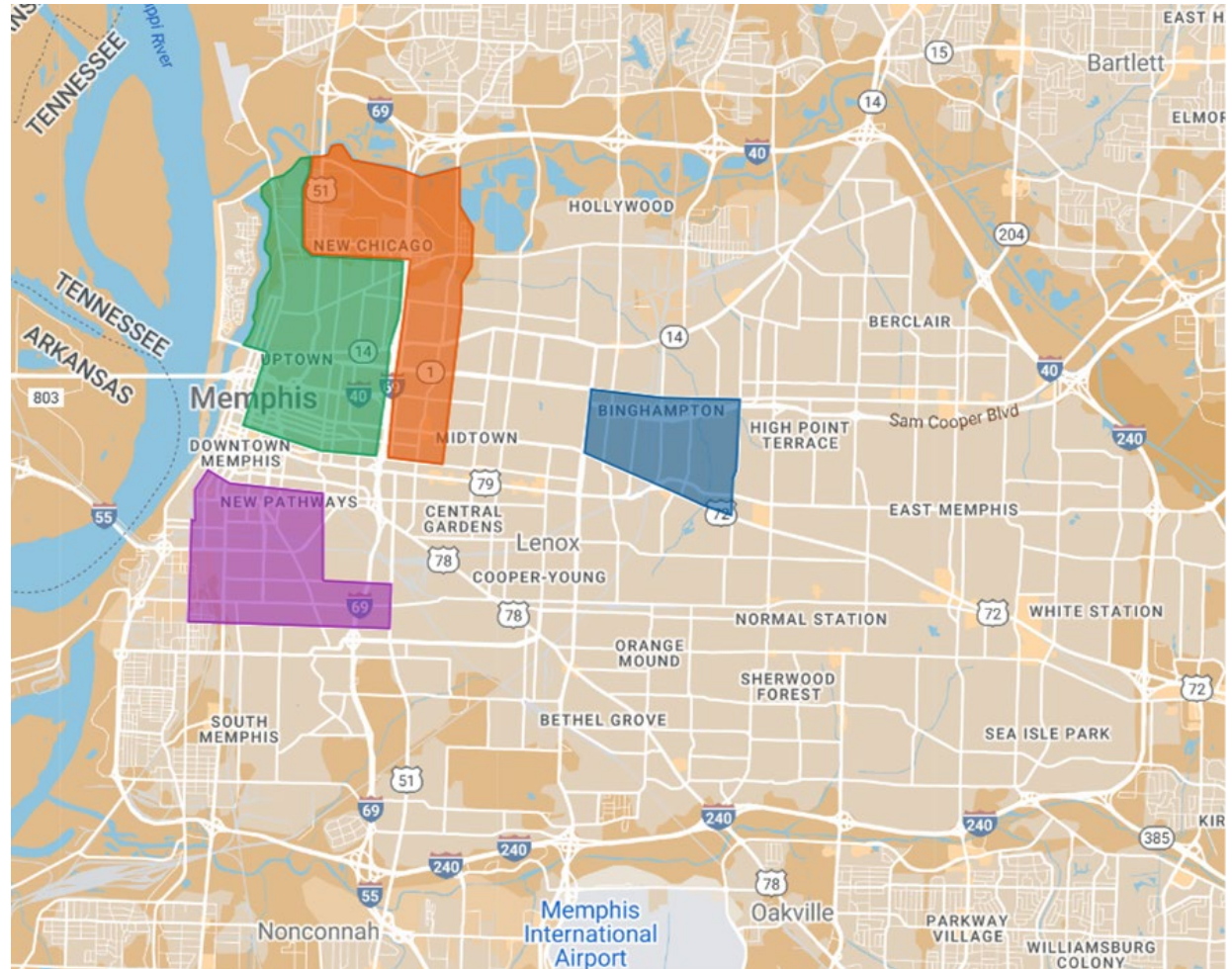
# Assessment Grant Target Areas

Uptown  
Redevelopment Area

Klondike,  
New Chicago,  
North Memphis  
Industrial Area

Binghampton

Soulsville



# Community Involvement & Engagement

## Points of Contact

Community Redevelopment Agency

Emma Turri 901-435-6992 x 215

[emma.turri@cramemphis.org](mailto:emma.turri@cramemphis.org)

Vivian Ekstrom 901-435-6992 x 219

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

## Brownfield Coordinators & Community Liaisons for each Target Areas

Uptown Redevelopment Area

- CRA, Emma Turri
- Felicia Lloyd

Klondike & North Memphis Industrial Area

- Klondike Smokey City CDC, Dr. Eziza Ogbeiwi-Risher
- Joyce Grimes

Binghampton

- Binghampton Development Corporation, Andy Kizzee
- Elizabeth (Liz) Gibson

Soulsville & South City

- Soulsville Foundation, Josh Swiatek
- Ben Ivy

# Community Involvement Plan (CIP)

The CRA has issued its first edition of the Community Involvement Plan for grant implementation. It includes information about:

- The grantees and target areas
- A plan of how, when, and where the CRA intends to engage with the public
- Contact information
- Glossary of terms & acronyms used frequently in discussions about the grant and environmental assessments

The CIP will be updated twice a year with contact information and meeting highlights. A hard copy is available to take home today. It can also be found in digital format on our website at [cramemphis.org/brownfields/](https://cramemphis.org/brownfields/)

The next update is planned for January 2025.

# Site Identification & Assessments

## Quality Assurance Project Plan (QAPP)

Updates: Generic QAPP is being prepared and is due to be sent to TDEC for review by mid-July. This document provides a blueprint for the technical aspects of both the overall project and each specific task to ensure that the assessments produce reliable data that can be used to meet the project's overall objectives and goals. By law, any EPA funded assessment project must have an approved QAPP before it can begin collecting samples. The purpose of this requirement is to ensure that the data collected by sampling & monitoring projects are of known and suitable quality and quantity.

Priority Site in Binghampton was deemed eligible for assessment and will likely be the first site we order a sampling on through a Phase II ESA. This will allow the Binghampton Development Corporation (BDC) Workforce Development Business Hub to know what their options are for expanding their operations at 2690 Yale.

# Remediation Planning & Institutional Controls

TN Dept. of Environment & Conservation (TDEC)



## Brownfield Voluntary Cleanup Oversight and Assistance Program (VOAP)

VOAP is state of TN program, within the Division of Remediation (that's us!), who works together with property owners or prospective purchasers of property to find out if there is environmental contamination that needs to be addressed. We work with the owners and prospective purchasers to provide oversight of cleanup for safe reuse of the property.

- Contaminated brownfield properties in TN
- Both Voluntary and Liable Parties are eligible

## What can it accomplish?

Cleanup of environmental contamination so that property is safe to use and the property owner can get legal protections. Cleanup can mean many things: removing soil, limiting the use of property, installing a vapor system. There are many more examples, but these just a few.



# VOAP Steps



1. Perform Phase 1 & 2 Environmental Site Assessment
2. Prepare, Negotiate, and Finalize Your Voluntary Agreement
3. Conduct Public Notice
4. Perform Agreed Actions in the Voluntary Agreement
5. Site Closure
  - a. “No Further Action” Letter
  - b. “No Additional Action” Letter (without liability protections)

# Submit Potential Brownfield Sites for Consideration and Inventory:

<https://cramemphis.org/brownfields/>

Want to submit a potential Brownfield site to the Coalition?

## Brownfield Contact Form

Fields marked with an \* are required

Your Name / Organization / Agency \*

Email Address \*

Address of Site for Consideration \*

Message (e.g. historic land use, upcoming development, any assessments or cleanup completed previously) \*

Submit

# Potential New Site for Soulsville Target Area

Griggs Legacy Project

492 Vance Ave

J.S. Real Estate

- Historic Landmark
- 1st Floor Commercial
- Potential for 26 Affordable Apartments







# Steering Committee and Griggs Project

Steering Committee is a voting body of the Memphis Brownfield Coalition that will make the final decision.

**This project must meet the following criteria to be prioritized for funding:**

1. Location in urban core and Memphis 3.0 anchor areas
2. Redevelopment potential and interest
3. Site eligibility based on EPA guidelines (for Phase II ESAs)
4. Potential to contribute to community goals and serve as catalytic investment in underserved/Environmental Justice (“EJ”) communities
5. Adjacent public and private investments

# Questions

## **Next Advisory Council Meeting**

September 24, 2024

Time & Location: TBD

Uptown Target Area

# Contacts



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