



## **Minutes 6/20/24**

### **Brownfield Coalition Advisory Council**

Mike Larrivee (ML): Called meeting to order. Definition of Brownfield

Paula Middlebrooks (PM): Definition of brownfield as perceived or actual contamination, broadly includes underutilized sites

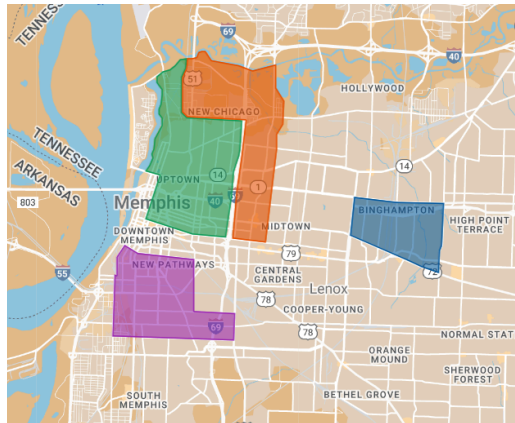
ML: Introduction slide: history of Memphis Brownfields Coalition. In 2023, won two grants, EDGE RLF grant and CRA Coalition Assessment Grant, \$1M each

Jessica Aytchan (JA): Introduction of self and EDGE. Updates: In Apr executed agreement with BRS for grant management. In May drafted policies and procedures pamphlet as a guide. Attended Brownfield Summit in Portland, ME, learned a lot to bring back to this group, including a case study to present today. Later this month (June), policies and procedures will be re-presented to EDGE Board for approval of official document and public sharing. First pre-application in July.

Case Study: Thompson's Point in Portland, Maine. 30 acres. History of Thompson's Point. Transfer point between ship, rail, and road. Decline of rail and shipping led to disuse and disrepair as of the 1940s. Phase 1 in 2011, found serious hazardous impacts by 2012. Remediation plans in 2013, Cleanup efforts 2014-2016. 30 acres along the Fre River in Portland, ME. Depot Pavillion moved and now hosts concerts, community events, and ice skating rink in the winter. Brick South at 25K sq ft was a locomotive repair shop and now hosts 75 community gatherings including galas, weddings, fundraisers, corporate events, and local makers' market. \$500K cleanup grant helped with the Children's Museum. Halo at the Point, smaller, more intimate venue, originally a car repair shop, home to a number of local businesses, including brewery/restaurant. Walking trail throughout the space. Next will come a 148-room hotel and a Children's Museum & Theater focused on STEM and arts.

Emma Turri (ET): CRA \$1M Assessment Grant Updates. BRS was recently procured as grant management contractor. Also have four environmental contractors procured.

## Review of target areas.



Priority site at 2690 Yale in the Binghampton target area was recently determined eligible by EPA to receive assessment grant funds.

Contact information for CRA. Always can reach out even for an informal chat to learn more or about a possible opportunity, doesn't have to be too formal. Introduction of Community Liaisons for each Target Area. *[Names and contact info can be found on the Community Involvement & Engagement slide.]*

Community Involvement Plan (CIP) lays out a framework for how the CRA will engage with the public and how the public can be involved in the process. Available in digital format on the website and in hardcopy in this and future meetings. Lists grantees, target areas, and a plan for CRA public engagement. Contact information for grantees, meeting facilitator and target area representatives. Also provides relevant government acronyms and a glossary of terms. Will be updated twice annually.

Site ID & Assessments. Before we can perform assessments, we have to prepare a QAPP (Quality Assurance Project Plan). A general overview or blueprint of how the environmental work will be performed. Recently 2690 Yale (BDC Business Hub) has been determined eligible, opening an opportunity for expansion of their Workforce Development site depending on the assessment.

Remediation Planning & Institutional Controls. VOAP - Voluntary Cleanup Oversight and Assistance Program. Paula Middlebrooks (PM) with TDEC: State program works with property owners and prospective purchasers. Goal is to find out if there's contamination and if there is to learn more about it, etc. Klarissa Kahill TDEC (KK): West TN Regional Brownfields Coordinator. We work with property owners and prospective purchasers to determine if there is contamination and work on how to deal with that. VOAP Steps: Environmental site assessments are undertaken. Then prepare, negotiate, and finalize voluntary agreement. Conduct Public

Notice. Perform agreed action in the Voluntary Agreement. Site Closure via No Further Action or No Additional Action Letter, indicating that the site is safe for the proposed reuse

PM: VOAP can guide a property toward cleanup and the property's next reuse which can dovetail into EDGE's Cleanup grant.

ET: Call to action to submit potential brownfield sites for consideration and inventory. Designed to be an easy form to submit. One site that has been submitted through this form is a developer who is with us today to share about that project. In the Soulsville Area, Stephanie's project came to us as a potential site for consideration

Stephanie Wade: Historical property on the Natl Register. Was once the Griggs Art College and the development team would be happy to tell interested parties more about its history. Plan is for mixed-use on the first floor, tech incubator, and apartments on the second floor. Because of the acreage, we're looking at the potential for 26 affordable units. Still working through some of the pieces, so 26 isn't necessarily a final number.

ET: Due to initial assessments, they've found that they may need additional testing to learn more about what can and cannot be done with the site. The Soulsville South City target area needs a second site, so this could fill that role well in terms of lining up with priorities for the grant.

What will happen now: Steering Committee is the voting body that will make the final decision on if this site is prioritized. The following are the criteria for funding: location in urban core, redevelopment potential and interest, site eligibility, potential to contribute to community goals and serve as catalyst in EJ communities, adjacent to public and private investments.

Next meeting date: Sept 24, Time and Location TBD. Should be in the Uptown Target area.

Audience Member 1: EPA has given CRA \$1M for assessment, and EDGE \$1M for cleanup, correct? There will be developers involved. Will those be private developers?

ET: Yes, private developers are very much a part of it.

Question 1: Thank you

Audience 2: How is affordability being measured for Griggs project?

Stephanie: Based on AMI for the area. Likely 50-60% but we are still exploring that.

ET: NJIT is our new TAB provider. <https://www.njit.edu/tab/>. Technical Assistance to Brownfields. Available for grantees and anyone else in region 4.

Mimi Marcus: Intro, and I also have Cailyn Bruno with us on today

Cailyn Bruno (CB) of NJIT: New Jersey Institute of Technology Technical Assistance to Brownfield Communities. For region 4. Assistance is free. Two main things: We are an independent resource, we are funded by EPA, but we don't only work on

EPA things, we can work on brownfields outside of EPA, help with those. Small questions, more complex issues, we run the gamut. Assistance is free.  
Three main ways: Brownfields Academy, largely can be found on website; Community Engagement and Educational Forums; One-on-one technical assistance.

Audience 3: I want to know more about how to get involved. How can I do that? How do the environmental consultants work?

ET: Keep coming to meetings. Environmental consultants can work directly on grant assessments but also each firm subcontracts with the appropriate orgs for different types of work. We did our contractor procurement last year, but contractors should reach out to the four firms (BRS, Fisher Arnold, Ensafe, Terracon) to see about becoming subcontractors for them. I would be happy to help connect anyone with them.

ML: Any other questions? Please sign the sign-in sheet.

Eric to share NJIT fact sheet with everyone:

<https://www.njit.edu/tab/sites/njit.edu.tab/files/TAB%20Services%20Flyer%20for%20Region%204.pdf>

## **Attendees**

### *In Person*

Mike Larrivee (TWI)  
Paula Middlebrooks (TDEC)  
Emma Turri (CRA)  
Felicia Lloyd  
Sherita Donald  
Josh Swiatek (Soulsville)  
Paul Klein  
Mersadies Burch (Aquifer)  
Jessica Aytchan (EDGE)  
Joyce Grimes  
Andy Kizzee (BDC)  
Destinee Hannah (EDGE)  
Kanya Gibson  
Tamara Webb  
Ronne Adkins (TDEC)  
Vivian Ekstrom (CRA)  
Dr. Eziza Ogbeiwi-Risher (KSCCDC)  
Emmabeth Weaver (LISC)

*Virtual*

Eric Story Neimeyer (TWI)

Katie Nolan (BRS)

Ronald Meredith

Van Tom Currell

Klarissa Kahill (TDEC)

Cailyn Bruno (NJIT TAB)

Stephanie Wade (JS Real Estate, Griggs Project)

Michele Christina (BRS)

Rebecca Matlock Hutchinson (SCORE)

Chris Triplett (EnSafe)

Mimi Marcus (NJIT TAB)

Elizabeth Gibson

Chad Dugard (Land Bank)

## **Brownfields Coalition Advisory Council Meeting 4**

Assessment & Revolving Loan Fund

June 20, 2024, 3:00 PM

The Works, Inc. Klondike Office & Community Space  
1300 Jackson Ave, Memphis, TN 38107



### **Introduction**

- Memphis Brownfield Coalition history
- Advisory Council
- EPA Grants Awarded: Revolving Loan Fund & Coalition Assessment, \$1M each
- RLF led by EDGE; Assessment led by CRA

### **Brownfields Grants Case Studies**

#### **EDGE RLF Updates**

#### **CRA Coalition Assessment Updates**

##### **Assessment Grant Target Areas**

- Uptown Redevelopment Area
- Klondike, New Chicago, North Memphis Industrial Area
- Binghampton
- Soulsville

##### **Community Involvement & Engagement**

- Introduction of Coordinators & Community Liaisons for each Target Area
- Community Involvement Plan (CIP)

##### **Site Identification & Assessment Updates**

##### **TDEC VOAP Information Sharing**

##### **How to Submit Potential Brownfield Sites for Consideration and Inventory**

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

##### **Introduction of Potential Site for Soulsville Target Area**

- Griggs Legacy Project

##### **Next Advisory Council Meeting**

Tuesday, September 24, 2024

Time & Location TBD