

## Steering Committee Meeting 8

Thursday, July 25, 2024

1:00 - 2:30 PM

314 A.W. Willis Ave

Wifi: CBCI-CF71

PW: alert6793chores



Updates:

### EDGE / RLF

Training with BRS and Economic Development Finance Committee

Pre-Application meeting with potential grantee (Archie Willis)

Factsheet and Pre-Application Posted on EDGE Website

### CRA

Tasks:

- Task 1 - Project Management
  - Q4 Report due at the end of this month. BRS is preparing.
  - QAPP sent to EPA, TDEC approved
  - Invoices and timesheets being processed
  - Uptown priority site at 2nd & Chelsea : Eligibility approved
  - Call for new projects for eligibility review
    - Need to choose a priority site parcel in Klondike to submit eligibility form
    - Any Landbank any parcels for consideration?
  - CAESER communication issues
    - Should we try Innovate, or move \$ to contractual for Brita, BRS?
- Task 2 - Community Engagement
  - CIP: Next update in January, any feedback prioritybased on the first edition?
  - Suggestions for website designers?
- Task 3 - Assessments
  - 2690 Yale will be first site for mini-bid
- Task 4 - Remediation Planning
  - Not started, will require assessments first

Site Identification

- New sites submitted by SNDD
  -
- MLK almost certainly not eligible
- Lick Creek site for Klondike consideration
  - Meeting Mon Aug 12, 2:00 pm at CRA and virtual to learn more
- Any updates on KSCCDC's 901 Chelsea site?
- Lots Reimagined example: <https://cramemphis.org/lots-reimagined/>
  - Until we have ESRI / CAESER sorted

## Properties for Prioritization Vote:

### Griggs Legacy Project

- Reviewed in past meetings, including Steering 5/16
- Presented by developers at Advisory Council 6/20/24
- 492 Vance and surrounding parcels [Vance and Danny Thomas]
- [Developer Document](#)

### St. Thomas

- 560 E. Trigg (link to map)
- Presented by developers on 7/11/24
- [Developer Document](#)

## Additional Items

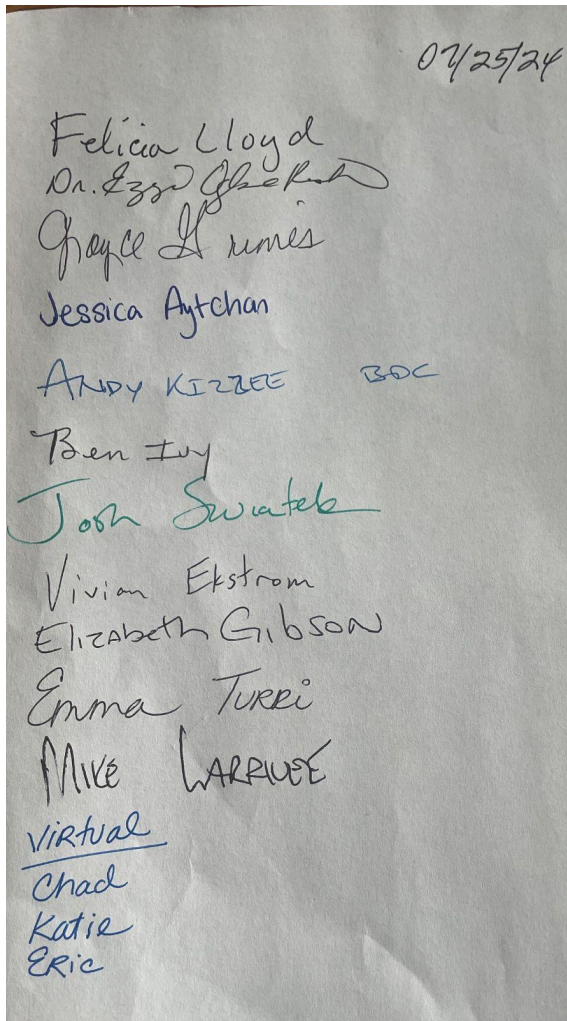
- New grant opportunities
  - EPA, in conversation with MidSouth Development District
  - BRAG grantee list were all Rural
- Brownfields 2025 Conference to be held in Chicago, IL
  - Coordinators can plan to attend
    - Costs reimbursable, will need to be floated by an individual or the organization.
    - Hotel up to 4 Nights - \$175 per night
    - Food & Uber - \$65/day
    - Airfare, Train, or Mileage - \$400
    - Conference Registration Fee - [may not have been released yet]

## Prioritization Factors

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

**Attendees:**

*In-Person*



*Virtual*

Eric Story Niemeyer  
Chad Dugard  
Katie Nolan  
Clark Henry

**Minutes**

Called to order

Jessica Aytchan: Factsheet and Pre-App posted on EDGE Website. BRS held training with Finance Committee, very successful and valuable. Recently held Pre-App with Archie Willis. Not able to go to next step because property's Phase I was done a full year in advance. They will have to go back and look at finances. Pre-App can be submitted to Jessica's email directly.

Mike Larrivee: Sorry to hear Lauderdale property didn't work out.

Emma Turri: Is there anyone else queued?

JA: I've shared info with Klarissa from TDEC, but we don't have another project currently queued.

ML: Have you scheduled finance committee meetings? Let us know so we can have someone attend.

ET: Katie Nolan is our Grant Manager. From time to time, she may stand in for me on meetings and may present on our budget, etc going forward. So wanted to introduce her. Once we start the assessments, money will start going a lot faster. But right now, we haven't started so we haven't spent much.

Katie Nolan: If anyone has any questions for me please feel free to reach out.

ET: BRS sent QAPP to TDEC, TDEC has approved and sent to EPA. Need the QAPP in place to do assessments, etc. Should be soon, next few weeks to hear back from EPA. CRA is currently processing invoices and timesheets.

ET: Priority site for Uptown at 2nd and Chelsea has been approved for eligibility. Do we have any new parcels for consideration? We need something for Klondike, preferably Jackson corridor. Does Land Bank have any?

Chad Dugard: Yes, we have a few sites that are options and will be working with our administrator next week when she gets back in town and will select one or two for consideration

ML: I saw communication with Corey, is there anything I need to do there to help?

ET: Jackson East corridor

ML: What we're focusing on now is likely commercial property on south side of street there. I'll keep the iron hot.

ET: We have a meeting August 12 for another site in Klondike, will be looking at a Lick Creek potential priority site

ML: Little background on that: LRK put together a plan for TWI for proposed green amenity on Lick Creek north of channelized area. Went kayaking there, and they put together a set of proposals to activate the site as a greenspace, riverwalk, boardwalk area. I can share those proposals. Lots of big trees, birds, would be a cool activation if we can make it work

ET: CAESER at U of M has been unresponsive recently. Some options include continuing to wait, or going with someone else. I would prefer not to make an amendment to the workplan if we can stick with them.

ML sending CRA Brian Waldron's phone number

ET: CIP hardcopies shared. Does anyone have any feedback on that? Next update will be January, we'll update contacts, etc for that edition.

ET: We have one more set of procurement, for website design. Don't really need to do it yet, especially before ESRI is sorted. Does anyone have a website designer they like, etc?

Josh Swiatek: Let me check with Soulsville, we recently redid our website, and everyone seems to be very happy with it.

ET: 2690 Yale will be first site for mini-bid for assessment. And when we get to that point, we'll need to know what assessments we need.

Andy Kizzee: We haven't gotten as far with TDEC as prescribing the exact assessments needed. I imagine a more iterative process with TDEC and consultant to determine exactly

what needs to be done. The testing that was done, TDEC saw and did not believe it was enough for a no further action.

ET: Remediation planning is our last task and will require assessments first.

ET: Site ID, new sites submitted by SNDD and SMA. Will bring those to the group once we learn about eligibility.

ET: KSCCDC suggested 901 Chelsea. Sounds like there may be a temporary agricultural use, so we can put together a presentation about that to submit for prioritization

ET: Lots Reimagined: Until we have ESRI sorted, this is the site for some of the parcels CRA owns. We have a temporary Google Map marking the sites. Would something like this work until we get the ESRI GIS comprehensive thing done. Uncertain of timeline on that, and we'd like to have something to show in the meantime. Something like this could probably get us through the next year.

ML: Griggs Legacy project was reviewed in past meetings.

ET: Does anyone have any feedback from the meeting in which the dev presented?

JS: Biggest concern for me was that they don't own it all yet. The other was that at one point in my one-on-one conversation was that the property they own was going to be market rate but the presentation it sounded like it was all affordable. So I was a bit unclear on that.

ET: It checks the box for potentially being catalytic. They own what is labeled Phase 1 and Phase 3. I think where we'll be able to help most is pre-purchase assessments. I am also a bit concerned about the idea of it being out there without site control. They will at least have some affordable housing. And there are other community benefits like the tech incubator planned.

Participant: It misses the point of the landmark being saved and the community if there isn't affordable housing in it. But it does say that it will have affordable housing.

#### *Review of Developer Document*

Participant: What exactly do they need assessed?

ET: They need additional on the site next to the building and when they get to the next phase of development, they'll need assessments on those sites as well.

ML: Info about soil borings, etc

ET: Reminder of St Thomas Village. Do we need to have further discussion on this one before we vote?

JA: I love the fact that they're working with LeMoyne Owen and their students on this one

ML: Does anyone feel like they're not ready to vote on this one?

ET: Is anybody opposed in person?

ML: Is anyone opposed virtually?

#### *No opposition*

ET: Looking at Prioritization Factors, as listed above. A yes, b yes, c TBD, d slightly on the fence, e yes.

ML: If I'm putting a grade on this, I think I'd give it a B. And I think that's quite good, especially given where we are right now. In terms of their ability to develop and fund, I don't think that they can modify their approach at this point. I think it makes sense for us to support the project

ET: To a vote. Anybody opposed? Anybody virtual opposed? Reminder that it's ok to be opposed.

ML: I hear and see no objections. Congratulations! Good job, Brownfields Coalition. ET, did you want to touch on anything on the voting?

ET: Nope, I will reach out to developers on those projects letting them know.

ML: Congrats to CRA. This is exciting

ET: Next round of EPA Brownfields funding. NOFO will be released in Sept. We're already talking about this and will have a conversation with MidSouth Development District, a development district for 6 counties, 14 jurisdictions, tri-state area. Going to look at a Community-Wide Assessment for the wider region. We will help introduce them to the grant

ML: And I have been in contact with them as well about it.

ET: For discussion: Assuming they go for a grant, would there be any opposition to adding MDD to the Steering Committee? Their reach is broader than ours. It may be worthwhile to have them as a voting member.

ML: I know them well. Anna McQuiston is well-connected, is a great convener, and I think she can do good things with this Dev Dist that haven't been done in the 50 years of its existence.

Participant: Can they come present to us so that we can get to know them, what they do, etc?

ML: Yes, I'll help set that up. I think this helps broaden our base.

ET: And helps create that link between some of the rural and urban. When we look at things like BRAG, it's all rural. Urban is eligible, but rural scores better in their rubric. But bringing in MDD, who works with urban and rural, can open up opportunities for us, an important tie and network for us.

ET: Brownfields Conference 2025 will be held in Chicago in August. TBD if CRA will attend. Coordinators, you can attend, it's in our contract.

ET: Workshop Sept 24 will be in place of our Quarterly Advisory Council meeting. Will be more of a breakout-focused hands-on learning process. Workshop style could be something we do once a year to give participants more scenario-based learning. We've been doing a lot of pre-work so far. But once we get assessments going, we'll have a lot more information that needs to be shared and needs to have engagement around it.

ML: Meeting is adjourned