

## Steering Committee Meeting 9

Thursday, August 15, 2024

1:00 - 2:30 PM

314 A.W. Willis Ave

Wifi: CBCI-CF71

PW: alert6793chores



## Project Proposal: Klondike Target Area - Lick Creek

### Amenity

### CRA Updates

#### Tasks:

- Task 1 - Project Management
  - Call for new projects for eligibility review
    - Need to choose a priority site parcel in Klondike to submit eligibility form
      - From 1200 or 1300 block of Jackson
    - Landbank - 500 Plum in 2nd Street Corridor, will get with Chad soon for eligibility form completion
  - CAESER communication issues
    - POA has offered to take subaward if CAESER doesn't reply. Vivian did get a phone call response, but is waiting on Brian's response to scope of work..
  - Soulsville Subaward
    - Draft sent to Josh yesterday 8/14
- Task 2 - Community Engagement
  - Next Meeting, September 24th 5:00 PM - 7:00 PM
    - NJIT Workshop, hosted at CRA Office
- Task 3 - Site Identification & Assessments
  - Eligibility review for St. Thomas & Griggs scheduled 8/20
  - TDEC discussion on 8/28 for 2690 Yale to prepare for assessment bid request
  - Soulsville - New Sites for inventory submitted by South Memphis Alliance (SMA) Reginald Milton
    - 1039 S. Bellevue - Reed Brothers Dairy - [Street View](#) - [Register](#)
    - 1015 S. Bellevue Blvd - Former Gas Station & Auto Repair - [Street View](#) - [Register](#)
- Task 4 - Remediation Planning
  - Not started, will require assessments first

### 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

Date: 8/15/2024

	Name
1	CAREN DAVIS
2	ANDY GREENMAN
3	Joyce Grimes
4	Ben Ivy
5	Dr. Eziza
6	Felicia Lloyd
7	Jessica Aytchen
8	Antoine Clark
9	Jackson Lyles
10	Amy Kezzer
11	
12	
13	

### Virtual

Kathleen Nolan (BRS)

Emma Turri (CRA)

Elizabeth Michelle gibson

Chad Dugard

Vivian Ekstrom (CRA)

## Minutes

Mike Larrivee: Call to order.

Mersadies Burch: Introduction of self and Protect Our Aquifer. Education and advocacy for aquifer and water issues

ML: LRK put together a number of projects, and one of them is this green amenity for Klondike.

Right behind Northside Square is where creek comes down. Just north of Brown. Green amenity would be a major boon for the neighborhood. If you've been to Big Hill Pond, you're familiar with elevated board walks, etc. But here in town, we largely don't take advantage of our water in town. Like the Riverwalk in SA. This is a way to provide equitable access to quality green spaces, bring in recreational opportunities. LRK interns came on a kayak paddle with us from where cypress and Lick run into Wolf River. An eye-opening experience because once you get back in there, standing timber hasn't been touched in forever. Sycamore, green ash, tulip poplar volunteer trees 70 80 ft tall, kingfishers, etc. Shaded on the water. But we don't do anything with it. It's just in an alley behind everything. So we thought we should put a plan together for it. [Showing drawing/plan to the team. Photos of kayaking.] You can see MATA building in the background of this picture, highlight of bigger map, These are photos of us in the creek.

Big trees, big salix (willow). Beautiful space in the middle of our neighborhood but no one sees it. This area is just flood overflow that we mow over and over again, compacting the soil, which undermines its ability to take in flood water. We could change this from the weeds with small roots to native plants with something more like 15' of root infiltration. [Showing of map of kayak route with adjoining neighborhoods.]

Corey Davis: This image is from Klondike master plan. This is an overlay of the microneighborhoods within Klondike.

ML: This is a detail of the area. Recreation Anchor where the two creeks split. Totally undeveloped on the west side. None of the parcels along Brown to the west are developed. South of Brown the creek becomes channelized, so it's not really pretty from there down. But the naturalized areas are. With naturalized activations like this, the goal should be utilizing the resources that are already in place. It's currently a pretty developed successional forest, not too many invasives. This whole area is all turf and cut and could be converted to naturalized area with native prairie and riparian plants, and we'd put an elevated boardwalk to keep out of the mud. Arboretum ~13 acres, Meadow ~20 acres. With the riparian zone heading through. Lots of call for opportunity to get out in nature right in the middle of the community. There are at least 20 species of native trees, so it's already a Class I arboretum. We could be purposeful about plantings and turn it into Class II or higher. Wet meadow seed could be sown. Enhances community for more than just the humans. Imagined as a quiet more private trail system with emphasis on educational value rather than more active and/or prescriptive recreational activities. Signs to teach about ecosystems. Water mark to see flood stages. [Map of demarcated trail system.] Main points of access would be near the intersection of Chelsea and Watkins as well as from the North side of Brown for neighborhood residents to access in quieter more comfortable area. Mix of elevated boardwalks and dirt trails. Big loop would be the elevated boardwalk and the the internal trails would be dirt useable during non-flood season. 3 miles in open area, 7 miles total trails. Looking for enough width for pedestrian and bike traffic as well as ADA Compliant for accessibility. To the west, an Arboretum Walk trail system with signage for the different types of trees, education, etc. Includes pawpaw, the great native fruit, and host plant for zebra swallowtail, without that tree, you don't get that butterfly. Also point of access at the end of Claybrook Ave. Centrally located and convenient from North Memphis. Amphitheater here in the SE portion. These are some ideas that we pulled from for this. Kayak pavilion with solar panels. Cross detail for elevation. This is Big Hill Pond, with its elevated boardwalks. Lichtermann and its elevated boardwalks. They have a lot more built environ there. Frick Environmental Center in PA also for inspiration.

Eric Story Neimeyer: This is around 2.3 or 2.4 million sq ft. Overton Park old growth forest is more like 6.5 million.

ML: [showing renderings of how it would look at completion] This is the backside of Northside Square, with pulloff parking on Brown with access directly to kayak pavilion. Ring built for peds and bike. And this is the connector on Claybrook, trailhead point of access.

Andy Kizzee: Can you put a kayak in yearround?

ML: Yes, not a sea keel but a lower profile one you could put in anytime. All about access and engagement.

Elizabeth Gibson (EG): There are students I know who have a course called environmental science? Is there an opportunity for engagement there?

ML: Yes, for sure. It's a biological preserve already, holding a lot of wildlife, very diverse because of human neglect. So there's an opportunity even now for environmental sci student engagement. Room to engage in implementation, study, continuing research and development of that. Public health benefits, ecological system services, etc.

EG: I believe that there's nothing like being hands-on, in-person as youth for learning, rather than learning solely through a book.

ML: Absolutely, and this would be a centralized resource, good point of engagement for a lot of students. Proud to share this project with you. The reason we're talking about it in the context of brownfields program is that we know Cypress and Lick Creeks have been horribly treated for generations. Velsicol was a chemical plant, I'm trying to be political here... One of their primary products they created were agrochemicals.

MB: Pesticides and anti-flammable materials. And until the EPA came along in the 70s, they just dumped all the waste in Cypress Creek. Just dumping everything in the creek from the 30s to the 70s. At one point there was a huge fishkill in the Mississippi that was traced back to Velsicol. It's not a superfund site, which is a complicated case. But they have a hazardous chemical permit, which includes cleanup. They still store tons of drums, chemicals, etc. They've had this permit to cleanup, went and did all this testing. City scooped up the solis and sediments when they channelized the creek. When they realized this they did an investigation. In my opinion, they did not do an adequate job of remediation. Velsicol still has its permit, which is up for comment. It's a pretty big opportunity to comment now. They're saying that they're done with remediation and are just monitoring now. So now they pump and treat.

ML: They have thousands of 55 gallon drums of toxic chemicals that *will* leak. Plume under Velsicol is something like 120 acres.

ML: To show you this area again, this is the area that we're talking about for this project. Everything upstream from here is heavily contaminated toward Hyde Park neighborhood. So what we're asking for is support to get some testing done on this area to make sure we aren't looking at a project that would expose people to contaminants.

ML: Has anybody read Silent Spring? You should all read Silent Spring. In it, Rachel Carson mentions Velsicol by name. And Silent Spring is what brought the EPA and all of these things about.

MB: They produced those chemicals til they were banned in the US. Then they just exported them.

ML: The channelized portion of Cypress stops at Evergreen. These streams run S to N. One of the worst environmental disasters happened just a few minutes east of here. So we want to make sure that this isn't going to be dangerous as we pursue this idea.

Participant: I remember my grandfather taking me there as a kid, seeing all those lights.

AK: If this was successful, you could connect this farther, times 4.

ML: I'd love to see more of the Wolf's tributaries activated. In my secret heart of hearts, I'd love to get enough greenspace in Memphis to get those floodgates removed and have ecosystem services.

Participant: With the water heading north, should those areas be investigated?

ML: Yes, I'd say anything downstream from Velsicol should be before being opened to recreation.

Participant: If I remember correctly, there's a body of water to the right as you pass Chelsea.

MB: Yeah, they do fish kills and test them, and they're always horribly contaminated.

ML: Folks are in there fishing all the time, and I don't blame them, they should be able to. But it's horribly contaminated.

ET: So you would be looking for assessments. Has any assessment work been done yet?

ML: No

ET: Current owner?

ML & ESN: City and County Flood Control

ET: So to get access who would we go to?

ML: Both mayors have been socialized to it.

ET: Who would be the developer?

ML: The Works, Inc, at least for now. Will also be managed in partnership with Klondike Community Land Trust.

ET: If TWI devs, who maintains?

MB: I have to leave, if anyone wants to talk more about Velsicol, please connect with me.

ET: If TWI develops it, who maintains it?

ML: We do, in coordination with CLT and probably Memphis Parks, who we've already talked to

ET: How did Parks receive it?

ML: Well

ET: Do you have a plan for phasing?

ML: Yes, in sections. First would be the area close to Brown, starting with arboretum, then southern portion of trail system, then kayak pavillion. So, this [western ] area will be easiest to develop. Next would be elevated area south of creek. The meadow will be difficult, and will be phased for later.

ET: Has engagement been done with Lexington Cir and Claybrook portion of the trail?

CD: Yes, the residents are excited. That's who we got these ideas from.

ML: "We don't want a lot, just a greenspace that's safe and quiet" is a request coming from Klondike residents.

ET: For first phase, arboretum and connection from Brown? Do you have a timeline? From today, when would you put a shovel in the dirt?

ML: Assuming we can do it safely, permitting, etc 90 days or 180 for the permitting.

ET: Do you have funding in place?

ML: Potential philanthropic funding.

ET: So this would be public land with private investment managed by a nonprofit?

CD: I don't know that we have answers to all the questions.

ET: Opinion of probable cost?

ML: \$2.5M

ET: How is it funded long term? If the partnership is TWI, CLT, and Parks, how are those three entities paying for maintenance?

ML: Grants. TWRA grants, Trust for Public Lands

AK: Like every good park in Memphis, privately funded.

ET: Have there been conversations about starting a conservancy?

ML: It would be nice, but no.

ET: I'm just thinking about some sort of sustained giving/development program to help fund that maintenance long term. Also thinking about things like trash.

ET: As it relates to brownfields, how much are we talking for a phase I?

ML: The main area of concern is the riparian sediment, so along the creek course. That's where the highest potential for human health risk exists?

ET: Is there any concern with Worley as a source?

ML: Yes, but the sediments in the creek are where it'd aggregate into a risk for human health?

ET: How many linear feet are we talking?

ML: That's in the report, I'll get that to you.

ET: This is going to be an expensive assessment just in terms of land area we're talking about for Phase II.

AK: 3200 linear feet from Cypress to Brown Ave.

ET: When you're looking at soil testing, that's a lot of area to cover.

ML: I've done projects like this in the past, not for kayaking. But you can grid it out and install samples until you run out of constituents of concern. So it'd be a phased Phase 2, expanding til you got to BDL of all constituents of concern. It could be so bad that we submit it to the state. It'd be nice to make an amenity for North Memphis, but if there's identified risk to human health, then there's something else that needs attention.

ET: Personally, I think the project is great and stands up to all sorts of prioritization tests. But I do want to be prepared for the idea that this could be a much more expensive and longterm process than our grant can handle at the moment. If it needs more, then we may have to go to the state, etc.

ML: Agreed. If it's bad enough that it can't be done, then testing results should be submitted to the State anyway. Vivian, did you or others have any questions relating to this?

VE: No, I'm good. Thanks for the presentation and the good questions.

ML: I owe you some answers for questions we were unprepared to answer right now. And then there are more questions that we need some more data/information to answer.

Participant: Personally, I had a friend die from the Velsicol explosion. I used to work in that area, had a friend who has property in that area, tested for farming at Herb and Chelsea. I support the project. We did a soil sample, and one of the test kits came out ok. But for fishing, there was lead in the water. About four of five years back.

ML: I strongly suggest anyone growing in North Memphis to submit soil samples to Agricenter

Participant: There was a company right behind the community center making pesticides. That whole area is full of toxins. Not just Velsicol.

ML: Yep, for sure. On Jackson, AOVS is growing in the ground right next to the old Monsanto building now.

VE: Are we asking for a vote today to make this a priority site?

ML: Do you have enough information to vote today?

ET: Is the committee ready to vote today? Is there any opposition to voting on this today.

**Prioritization Factors**

- a. Location in urban core and Memphis 3.0 anchor areas - **Yes**
- b. Redevelopment potential and interest - **Yes** interest city-wide in green inf, esp N Mem. Recreational Area
- c. Site eligibility based on EPA guidelines (for Phase II ESAs) - **TBD**
- d. Potential to contribute to community goals and serve as catalytic investment in underserved/Environmental Justice ("EJ") communities - **Yes**. To me this is a gamechanger, is there anyone in the room who feel differently? EJ Communities - yes.
- e. Adjacent public and private investments - **Yes**. Northside, two TIFs, Jackson Corridor. Community Center, etc.

ET: All in favor? [Many] Any Nays? [none]

ET: We will add it as a priority for Klondike and take it from there. Thank you for that presentation. Next order of business.

ML: Call Steering Committee Meeting to order, after presentation. I am going to try to get us through this quickly.

ET: Updates, Task 1 Project management. In addition to Lick Creek Amenity, I need someone to make a decision on Jackson Corridor East. It's the only target area that I don't have an eligibility form going on. Jackson Corridor East is written into the application. I need something there.

ML: There are two properties on the south side of Jackson that I want to schedule a meeting with ET, VE, and Corey to talk through their eligibility. Two things that I've just learned today that need further discussion. Eric, you're welcome to join for that, too. We'll find some time and talk through that.

ET: Last week of this month is my open time.

ET: 500 Plum would not need to vote but would need an eligibility form. Is landbank ready for that?

Chad Dugard: Yes, absolutely.

ET: CAESER communication issues persist.

VE: Talked to them.

ML: Have you talked to Brian directly? Do they not feel like they have capacity?

VE: Yes, he felt they did have capacity but he wanted to check with Paulina.

ET: If we can't get CAESER going, we talked about approaching someone else or going to contractual world. PoA reached out and said they have capacity to do this.

ML: Let me talk to Brian and see if we can get CAESER to do what they said they'd do. I'll go get coffee with Brian.

VE: If CAESER doesn't work out, it will likely be easier to go contractual rather than subaward

ET: Agreed. Soulsville Subaward draft has been sent to Josh and should be worked out this month. Should have draft of curriculum soon.

ET: Community Engagement, next meeting is Sep 24 5-7pm. It is a workshop style, so we'll do quick updates then workshop, which will be best done in-person. NJIT TAB will lead the workshop. I am working on show and tell with environmental contractors to have a more hands-on experience. We also have a lot of old Phase 1s hanging around, so we'll have those for people to understand what those look like.

ET: Task 3 - Site ID & Assess - eligibility review for St Thomas & Griggs scheduled for 8/20.  
TDEC discussion upcoming for 2690 Yale to prep assessment bid req.

ET: Through website I received two new sites for inventory. This is South Memphis Alliance.  
They've been partners of CRA through Soulsville TIF creation, but they're also working on these dairy properties. Unsure if they'll reach prioritization voting, but they've been submitted to inventory. Have been stalled for a while on dev. We have two sites in Soulsville that have active dev, so those for me are priority right now.

ET: Task 4 Remediation Planning - we'll have that once we have some assessments.

ML: Jess, did you [EDGE] have any updates?

Jessica Aychan: Met with BRS, working on making sure we get this project out to the right people. Nothing big/pressing to update at this time.

ML: We don't have anything else formally on the agenda, so I'll open the floor. Any other business anyone wants to bring up while we're in the committee? If no further agenda items, no new business, I move to adjourn.

Thanks and goodbyes.