



MEMPHIS BROWNFIELD COALITION

ADVISORY COUNCIL
THURSDAY 12/19/24
2:00 PM

Memphis Public Library - Benjamin L. Hooks
3030 Poplar Ave
Memphis, TN 38111

Agenda & Housekeeping:

Please sign in on the Sign-In Sheet

Call Meeting to Order

Updates from Grantees

Questions & Public Comment After Updates

Introduction

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

The 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.

The goals of the council are to assist with **inventory efforts**, **network with communities** throughout the city, and inform and **engage in the overall brownfield assessment and redevelopment process**. The council may also propose projects for involvement in the 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)



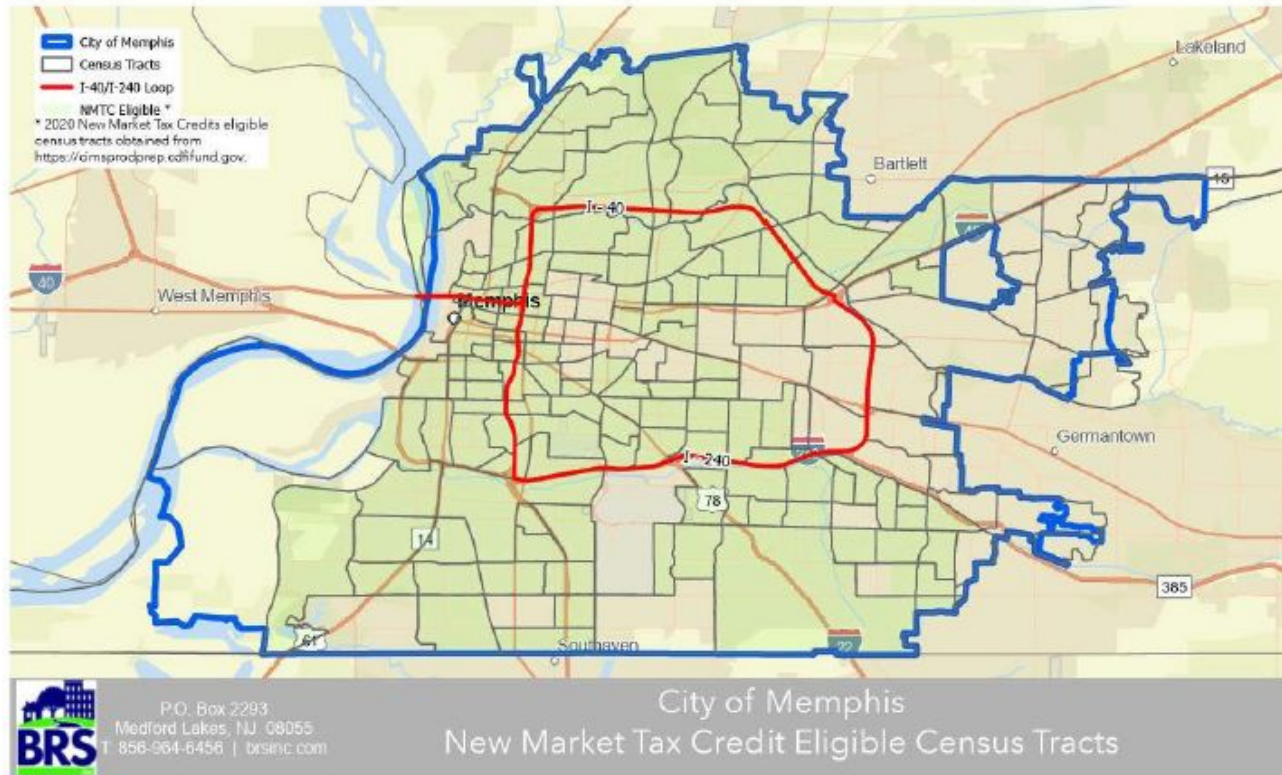
Revolving Loan Fund Updates

Goals & Objectives:

To target the nearly 20% of Tennessee's known Brownfield sites in Memphis for revitalization of neighborhoods, creating jobs, and offer clean spaces.

Hope to target vacant, inner-city properties to avoid unnecessary displacement of our citizens.

Though funds may be dedicated to sites within the City of Memphis, priority will be given to sites within the City's most distressed neighborhoods: our urban core area, primarily the qualifying New Market Tax Credit census tracts inside the I-40/240 loop defined as zip codes 38104, 38105, 38106, 38107, 38108, 38111, 38112, 38114, 38122, 38126, 38127 and portions of 38103, 38128, 38117 (please see below map). This area includes Frayser, Downtown, North Memphis and South Memphis neighborhoods:





Revolving Loan Fund Updates

Task 1

-Project Oversight & Fund Management: Along with our Management Consultants, BRS, most pre-loan/subgrant paperwork has been drafted as well as brainstorming on an overall marketing plan and getting interested parties the information.

Task 2

-Community Involvement & Outreach: On track with community meetings each quarter and we are drafting our physical document of our community involvement plan.

Task 3

-Loans & Grants: We hope to disburse remediation funds in 2025.

Task 4

-Cleanup Oversight: Not at this stage until we process an application.

Task 5

-Project Reporting: EDGE has completed all annual and quarterly reports keeping us in compliance as of now.

The Economic Development Growth Engine for Memphis and Shelby County (EDGE) provides loans and grants for the cleanup of contaminated properties known as brownfields throughout the City of Memphis. Funding for EDGE's Brownfield Revolving Loan Fund (BRLF) Program has been provided by the United States Environmental Protection Agency (EPA).

ACTIVITIES FUNDED BY THE RLF

BRLF funding can be used to reimburse cleanup activities, including:

- Preparation of Remedial Action Workplans and Remedial Action Reports
- Excavation, consolidation, or removal of contaminated soils
- Containment, treatment, or disposal of contamination in soil and groundwater
- Capping of contamination
- Asbestos and lead-based paint abatements
- Removal of drums, barrels, tanks, or other bulk containers
- Addressing vapor intrusion contamination
- Purchase of environmental insurance
- Site monitoring, including sampling and analysis, required during the cleanup process
- Installation of engineering and/or institutional controls to fulfill cleanup requirements
- Installation of fences and signs

INELIGIBLE USES OF FUNDING

BRLF loans and grants can be used for remediating hazardous substance or petroleum products which have contaminated sites. Sites contaminated by controlled substances, such as methamphetamine labs, are also eligible. However, BRLF money cannot be used for:

- Pre-cleanup environmental activities (e.g., Phase I and Phase II studies)
- Cleanup of a brownfield site the grantee or borrower is potentially liable for under CERCLA
- Construction, demolition, and development activities that are not cleanup related
- Cost sharing or matching requirement for another federal grant
- Payment of a penalty or fine
- Unallowable costs (e.g., lobbying and fundraising) under applicable OMB Circulars
- Cleanups at properties listed or proposed for listing on the National Priorities List, also known as Superfund sites
- Facilities that are subject to the jurisdiction, custody, or control of the federal government



PROGRAM OVERVIEW

Funding Amounts

- Loans are available to both private entities and non-profit entities with loan no minimum loan amount.
- Grants are available to non-profit entities with awards ranging from \$25,000 to \$250,000.

Loan Interest Rates and Terms

Interest rates for loans will be determined on a project-specific basis with a maximum fixed interest rate of up to 7%. Loan terms will generally be capped at 10 years. Rates and terms will be established according to the applicant's eligibility and/or need.

Additional Requirements

- All sites, borrowers, and grantees are subject to review and approval by the EPA.
- Borrowers and grantees must not be responsible for causing the contamination, subject to EPA approval.
- Grants are only available to non-profit entities that own the targeted property.
- Funding is provided on a reimbursable basis.
- Federal Davis-Bacon Act prevailing wage provisions apply.

SITE SELECTION & PRIORITIZATION

EDGE will select and prioritize sites based on the following factors:

1. Remediation Plan
2. Project Feasibility of Success
3. Community Impact
4. Project Benefits
5. Non-Discrimination Criteria



This selection process starts by completing and submitting a pre-qualification application (<https://edgemem.com/brownfields/>) to EDGE. EDGE will then review and schedule a pre-application meeting to discuss the proposed project further and next steps.

HOW CAN I LEVERAGE THE EDGE RLF?

If you own or are trying to redevelop a brownfields site, consider the RLF as part of your financing package. The EDGE's RLF makes funding available to for-profit and not-for-profit developers and/or property owners. In addition, other governmental or quasi-governmental agencies may also use RLF funding. Successful recipients must comply with eligible uses, plan and execute the cleanup, and document all funding uses.



Assessment Grant Updates

Task 1

Project Management / Compliance & Reporting

CRA is in compliance and completing regularly quarterly reports.

Still waiting on EPA to sign Generic Quality Assurance Project Plan.

GIS Procurement - January Proposals Due

42 Vendor representatives expressed interest

Task 2

Community Involvement & Engagement

Quarterly meetings are going well. A boost in attendance would be welcome.

Pick up a copy of our Community Involvement Plan (CIP).

Task 3

Site Identification & Assessments

Updates on separate slides.

Task 4

Cleanup Planning & VOAP

Not to this stage yet. 2025 & 2026

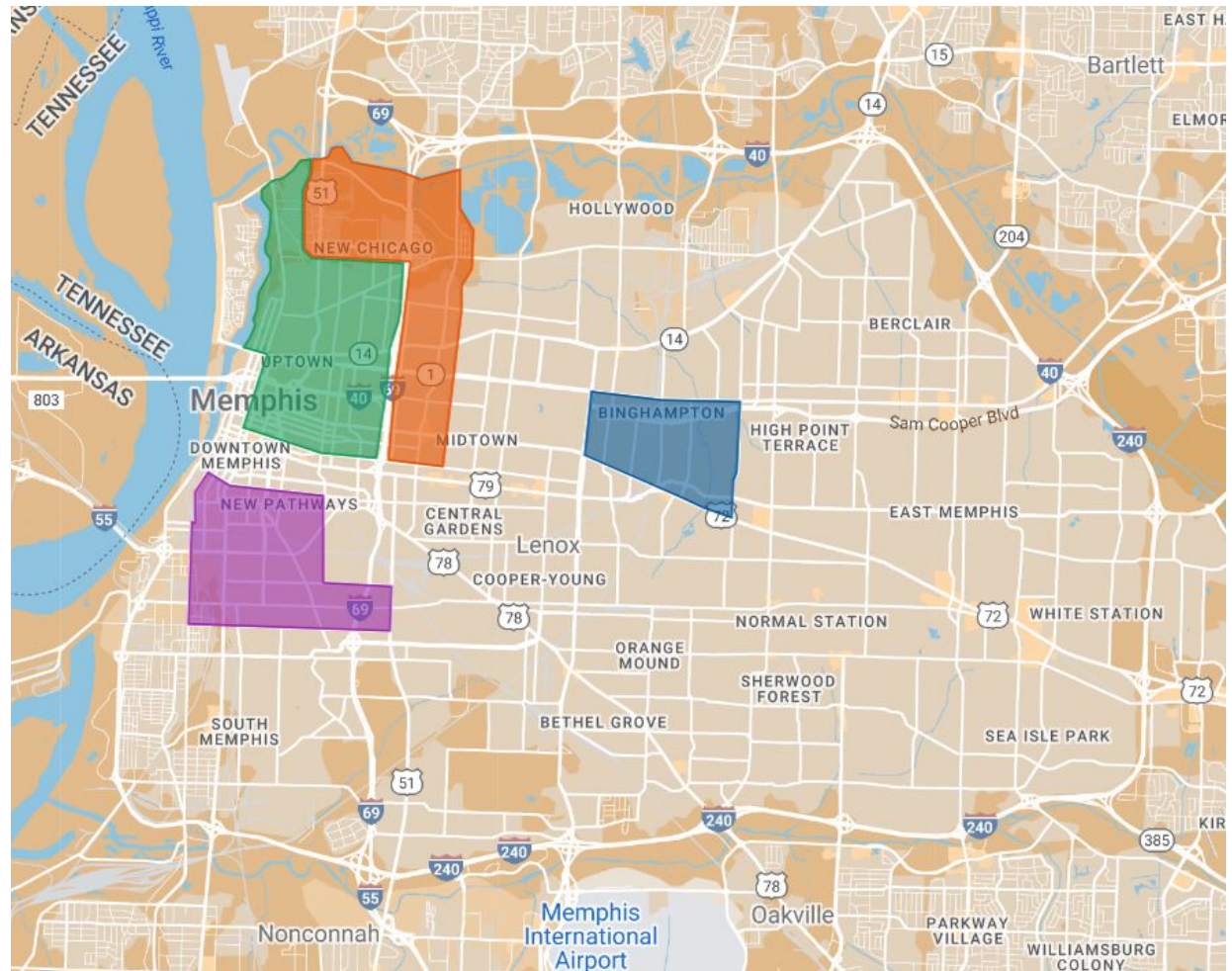
Assessment Grant Target Areas

Uptown
Redevelopment Area

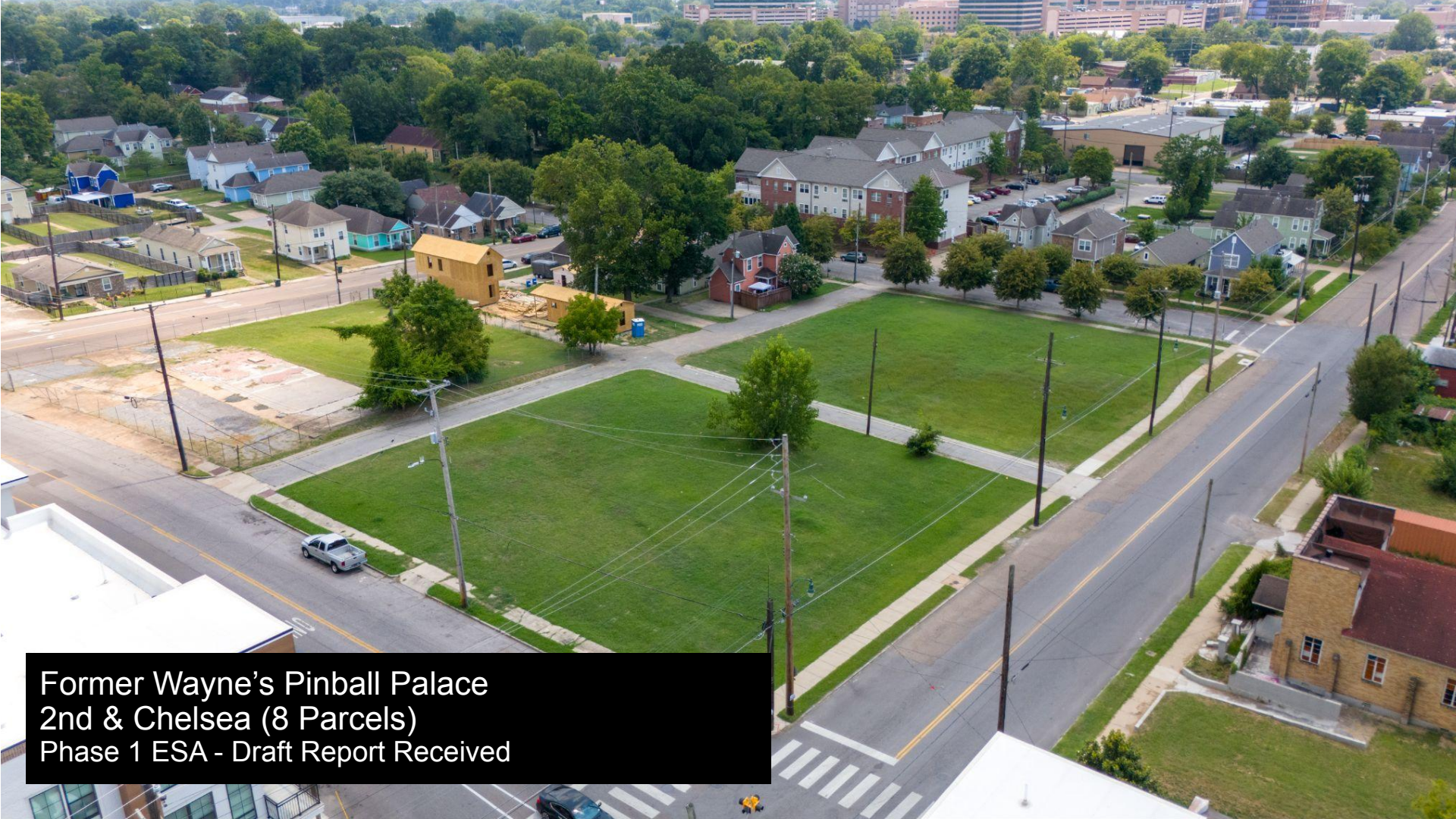
Klondike,
New Chicago,
North Memphis
Industrial Area

Binghampton

Soulsville/SouthCity



Site Updates Environmental Assessments



Former Wayne's Pinball Palace
2nd & Chelsea (8 Parcels)
Phase 1 ESA - Draft Report Received



Site Description: Eight (8) contiguous parcels totaling 1.4 acres of vacant land generally located at the southeast corner of North Second Street and Chelsea Avenue in Memphis, Shelby County, Tennessee.

Past Uses Include: Residential until 1920s/30s. By the 1950s commercial use is prominent and over the years there have been grocery stores, restaurants, a shoe repair shop, a church, furniture stores, law offices, liquor stores, an automotive repair facility, two separate gas stations, a furniture repair shop, a laundromat, and a pinball arcade.

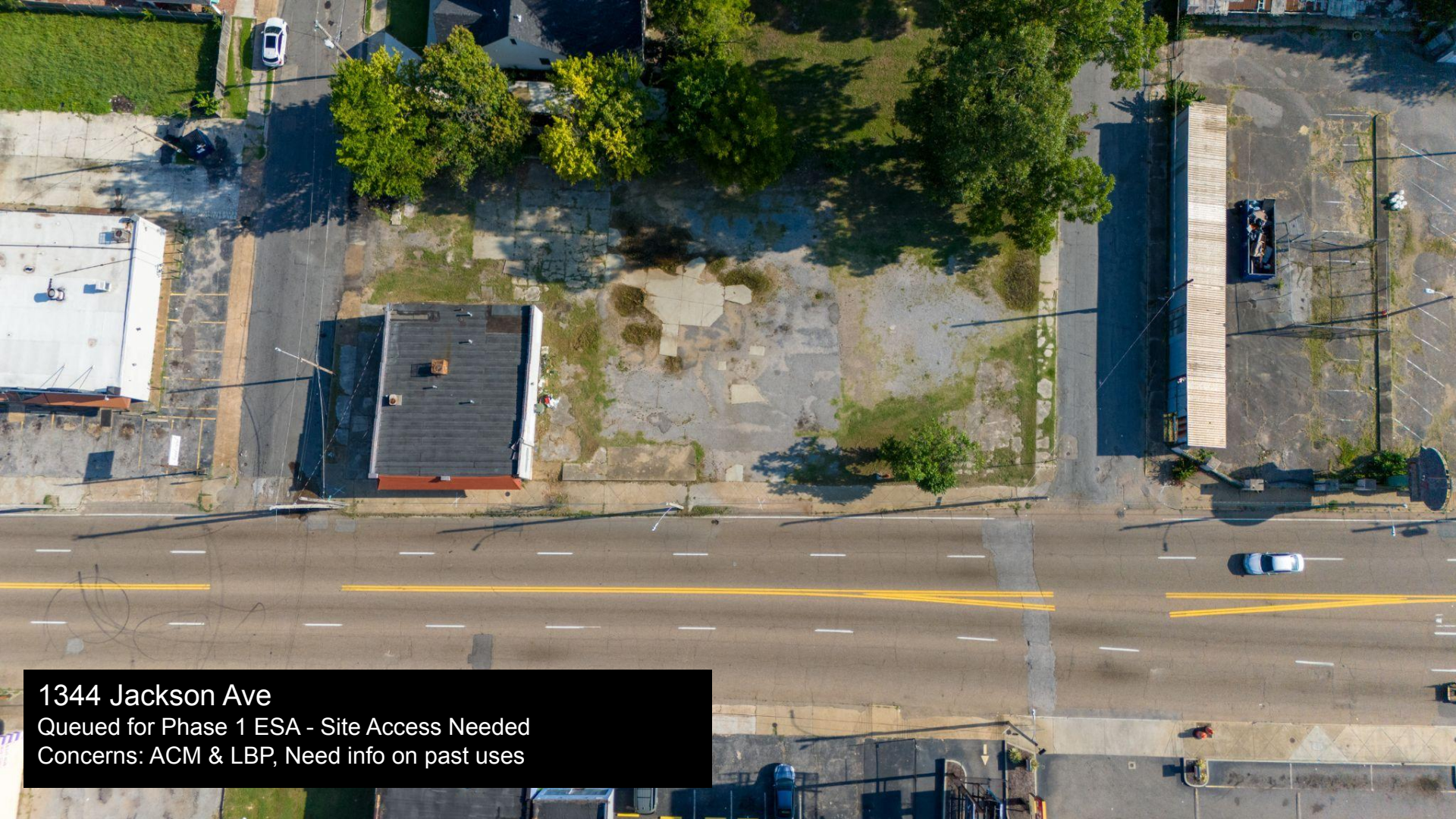
Concerns: Reports from previous owners and past sampling during demolition indicate contaminants like gasoline, motor oil, cleaners, degreasers, varnishes are present on the site. Some of the old reports suggest that there are areas too concentrated for unrestricted residential use.

Recommendation: Enroll site in TN VOAP once we have final proposals for redevelopment at the site and we know where buildings will potentially be located. Sampling will need to be performed for more specific information on contamination concentrations and locations on site.

| | | | |
|---|---|---|---------------------|
| DEAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES | | AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS | |
| Project Manager: MCC Drawn by: ACP Checked by: NBT Approved by: MCC | Project No.: 8227004 Sheet: AS-SHOW1 File No.: 7004-3 Date: 10-31-24 | SITE DIAGRAM Former Pinball Palace 167 Chelsea Avenue Memphis, TN | Exhibit 2 |



Ibrahim (Chism Trail)
Jackson & Danny Thomas
Out for Bid: Phase 1 ESA & Comprehensive Record Review
Concerns: Dry cleaner & Gas Station, USTs removed previously



1344 Jackson Ave

Queued for Phase 1 ESA - Site Access Needed

Concerns: ACM & LBP, Need info on past uses



Former St. Thomas Church
560 & 588 E. Trigg Ave
In Progress: Phase 1 ESA
Concerns: ACM & LBP

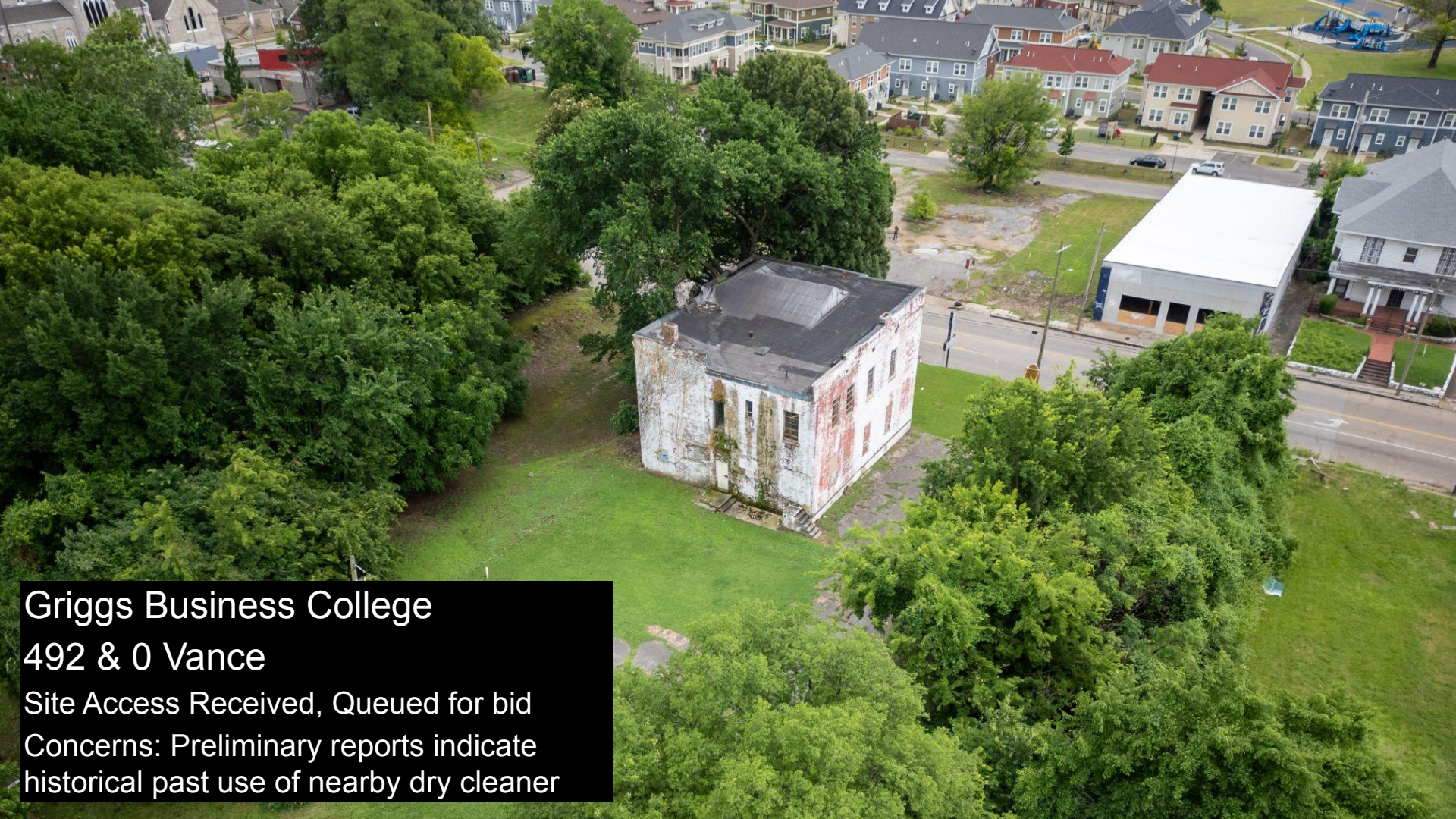


BDC Business Hub

2690 Yale Ave

Awaiting EPA Approval of QAPP

Concerns: Old UST from generator

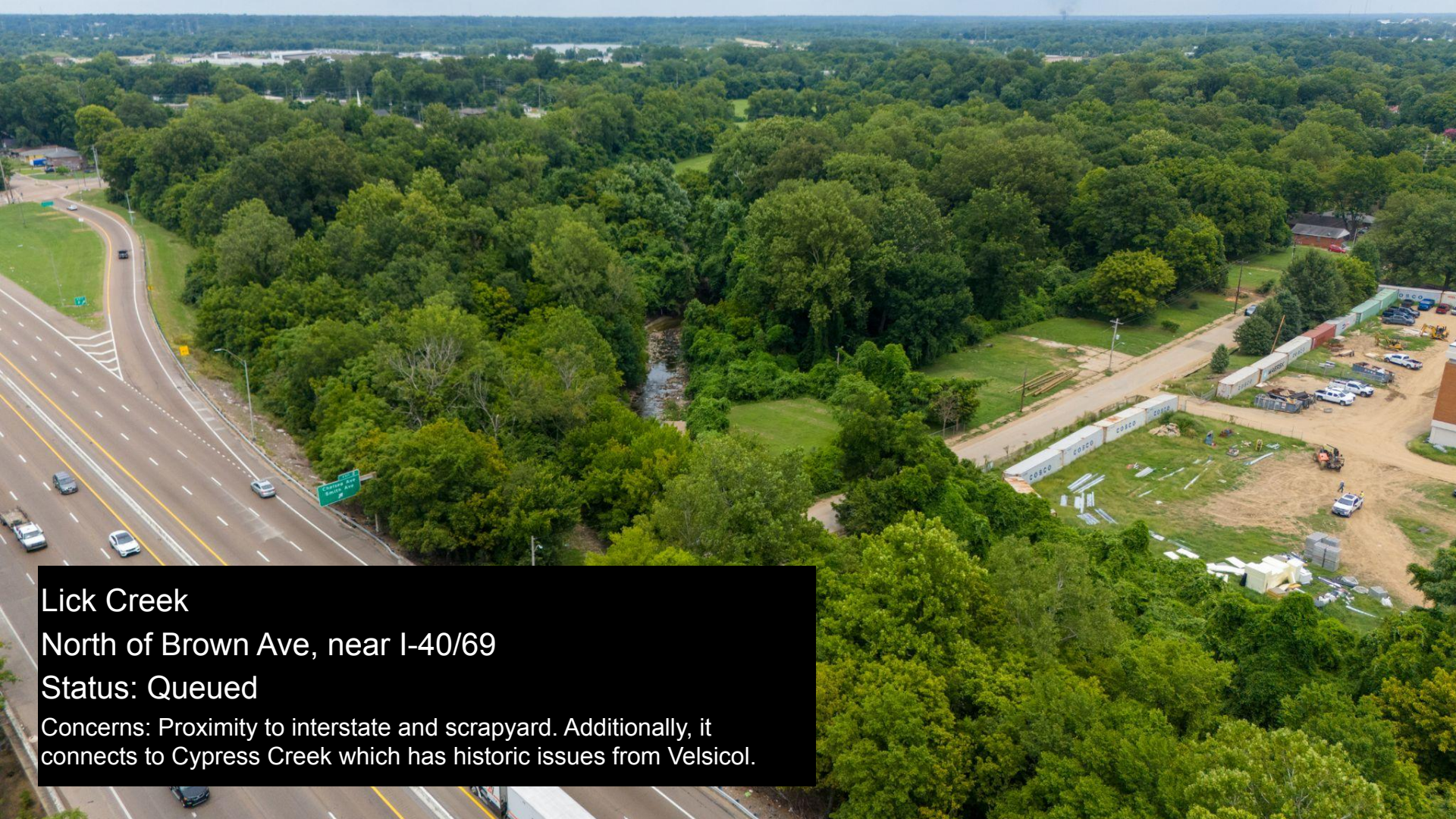


Griggs Business College

492 & 0 Vance

Site Access Received, Queued for bid

Concerns: Preliminary reports indicate historical past use of nearby dry cleaner



Lick Creek

North of Brown Ave, near I-40/69

Status: Queued

Concerns: Proximity to interstate and scrapyard. Additionally, it connects to Cypress Creek which has historic issues from Velsicol.

Inventory Update

First publicly available spreadsheet should be beginning of January. Currently checking data and filling in gaps.

| Address | Parcel # | Zip | Colloquial Name | Corridor / Anchor | Ownership or Site Control | Method of Acquisition | Brownfield Category (Cr. Type of Contamination) | Zoning (Residential, Cor Assessment Status) | VOAP/DOR# (if applicable) |
|-----------------------------|---------------|-------|---|-------------------|------------------------------|-----------------------|---|---|---------------------------|
| NORTH MEMPHIS | | | | | | | | | |
| 886 Jackson Ave | 02702500013 | 38107 | | | CRA | | | | No |
| 890 Jackson Ave | 02702500012 | 38107 | | | CRA | | | | No |
| 896 Jackson Ave | 02702500010 | 38107 | | | CRA | | | | No |
| 904 Jackson | 02702500009 | 38107 | | | CRA | | | | No |
| {666} 0 Breedlove st | 02102800022 | 38107 | | | CRA | | | | No |
| {678} 0 Breedlove St | 02102800024 | 38107 | | | CRA | | | | No |
| 682 Breedlove St | 02102800025 | 38107 | | | CRA | | | | No |
| 1016 Jackson | 02102900015C | 38107 | | | CRA | | | | No |
| 1070 Jackson | 02102800020 | 38107 | | | CRA | | | | No |
| 887 Jackson | 02702400009 | 38107 | | | CRA | | | | No |
| 999 Jackosn | 02101500007C | 38107 | | | CRA | | | | No |
| 544 Jackson | 001107 00001 | 38105 | Ibrahim (Chism Trail) | Jackson | CRA | Quit Claim | Contaminated | Drycleaner & Petroleum | No |
| 645 Jackson | 001106 00001 | 38105 | Ibrahim (Chism Trail) | Jackson | CRA | | | Drycleaner & Petroleum | |
| 0 Danny Thomas | 001096 A00099 | 38105 | Ibrahim (Chism Trail) | Jackson | CRA | | Contaminated | Drycleaner & Petroleum | |
| 0 A.W. WILLIS AVE | 001096 00029 | 38105 | West of Chism Trail, Address listed as 'Auction St.' | | MHA | | | | |
| 982 Jackson + (968 Jackson) | 021012 00021C | 38107 | Smokey City Market (Jackson/Decatur) | Jackson Wet | CRA | | Contaminated | | |
| | 021012 00014C | 38107 | | | | | | | |
| 652 Jackson (Decatur) | 021029 00028C | 38107 | Smokey City Market (Jackson/Decatur) | Jackson West | CRA | | Contaminated | | Phase 1 |
| 656 Decatur | 021029 00024 | 38107 | Smokey City Market (Jackson/Decatur) | Jackson West | CRA | | | | |
| 0 Breedlove St | 021028 00022 | 38107 | Breedlove Gateway to Streetscape (I-40 / Jackson Underpass) | | CRA | | | | |
| 1070 JACKSON AVE | 021028 00020 | 38107 | Breedlove Gateway to Streetscape (I-40 / Jackson Underpass) | | CRA | | | | |
| 0 Jackson Ave | 021023 00007 | 38107 | | | Private | | | | |
| 0 Jackson Ave | 021023 00006 | 38107 | | Jackson | Private | | Potential Contaminat | Petroleum | N/A |
| I-240 NW | 021028 00019 | 38107 | Breedlove Gateway to Streetscape (I-40 / Jackson Underpass) | | CRA | | | | |
| 830 Jackson Ave | 027022 00019 | 38107 | Church's chicken | Jackson | Private | | Potential Contaminat | Petroleum | N/A |
| 936 Jackson Ave | 021013 00014 | 38107 | | Jackson | Private | | Potential Contaminat | Unknown | N/A |
| 607 Hastings | 021014 00006 | 38107 | | Jackson | Private | | Potential Contaminat | Petroleum | N/A |
| 597 Hastings | 021014 00007 | 38105 | Smokey City Market (Jackson/Decatur) | Jackson | CRA | | Potential Contaminat | Petroleum | N/A |
| 999 Jackson | 021015 00007C | 38107 | Smokey City Market (Jackson/Decatur) | | CRA | | | | |
| 1054 Jackson ave | 021029 00010 | 38107 | | Jackson | Private | | Potential Contaminat | Dry cleaner | N/A |
| 1016 Jackson ave | 021029 00015C | 38107 | PSI | Jackson | Private | | Potential Contaminat | UST | N/A |
| 165 Chelsea | 001055 00003 | 38107 | Wayne's Pinball | 2ND & CHELSEA | CRA | | | | |
| 595 chelsea ave | 022031 00001C | 38107 | White church | Chelsea | CRA | | Potential Contaminat | Petroleum | |
| 588 chelsea ave | 022032 00030 | 38107 | | Chelsea | CRA | | Potential Contaminat | Petroleum | N/A |
| 0 Chelsea | 022032 00029 | 38107 | | Chelsea | Private | | Potential Contaminat | Petroleum | N/A |
| 733 Chelsea ave | 027007 00001C | 38107 | | Chelsea | Private | | Potential Contaminat | Petroleum | N/A |
| 757 chelsea ave | 027007 00007 | 38107 | | Chelsea | government | | Potential Contaminat | Petroleum | N/A |
| 0 Manassas | 027007 00008 | 38107 | | Chelsea | cogic | | Potential Contaminat | Petroleum | N/A |
| 890 Manassas | 027013 00001 | 38107 | | Chelsea | porter leath | | Potential Contaminat | Petroleum | N/A |
| 878 chelsea ave | 027037 00031C | 38107 | | Chelsea | Private | | Potential Contaminat | Unknown | N/A |
| 908 chelsea ave | 027037 00027C | 38107 | | Chelsea | Private | | Potential Contamination | | |
| 1750 Chelsea Ave | 041001 00142 | 38108 | | | SHELBY COUNTY TAX SALE 17.02 | | SCLB | | |
| 662 Breedlove | 021028 00021 | 38107 | | | CRA | | | | |
| 0 Daisy | 021068 00067 | 38107 | | | City of Memphis | | | | |

Community Involvement & Engagement

Points of Contact

Emma Turri 901-435-6992 x 215
emma.turri@cramemphis.org

Vivian Ekstrom 901-435-6992 x 219
vivian.ekstrom@cramemphis.org

Brownfield Coordinators Community Liaisons

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

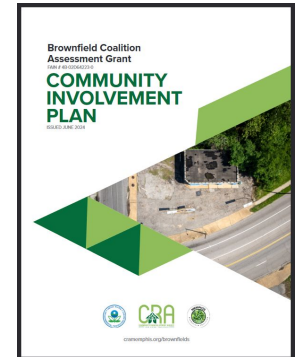
- Soulsville Foundation, TBD
- Ben Ivy

Community Involvement Plan (CIP)

The CIP will be updated twice a year.

Includes information about:

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



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

Questions

Next Advisory Council Meeting

March 2025

Time & Location: TBD

Soulsville Target Area

Contacts



CRA

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