

Brownfields Coalition Advisory Council Meeting 7

Assessment & Revolving Loan Fund

March 25, 2025 at 2:00 PM

The Grocer @ South Memphis Farmers Market



Attendees:

In Person:

Welcome!

PLEASE SIGN IN BELOW

DATE: 3/25/2025

NAME	Organization	PHONE	EMAIL
Lauratt Harris	MidSouth Dev. District		
Destinee Hannah	EDGE		
Terri Harris	CRA		
Felicia Lloyd	Uptown Liaison		
Ben Fry	STAX		
Jessica Aytchen	EDGE		
Emma Turn	CRA		
Andy Kizzee	BDC		
NIGEL ROBERTS	LISC		
Andy Greenman	CRA		
Bria Saulsbury	Stax/Sulsuite		
Dr. Ezize	KSCCOC		

Virtual:

Eric Story Neimeyer

Elizabeth Gibson

Kathleen Nolan

Mimi Marcus

Paula Middlebrooks

Griggs Legacy Project Team

Mike Larrivee (ML): Welcome and Introduction. Intro/Reminder of origin of this Brownfield Coalition, the grants housed in it, CRA and EDGE, goals of council. \$1M RLF and \$1M Coalition Assessment.

Jessica Aytchen (JA): We have not yet received any qualified applicants, so we are working on getting the word out about this opportunity. Our objective is to strategically revitalize vacant inner-city properties to foster community growth and stability, ensuring minimal disruption and preventing displacement of existing residents. Current workflow is delayed due to lack of applicants. Currently working to expand information sharing. Demonstration of flow chart

that illustrates paperwork process. Starts with pre-application to determine eligibility, then full app, meetings with EDGE Board, and approval.

Applicant Eligibility: For Loans, must be authorized to incur debt and enter into legally binding agreements, good financial standing, provide economically viable plan. For sub-grants, nonprofits must own the property.

Requirements: must have Phase I and II completed. EPA approval

Pre-App > Determine Eligibility > Invitation to formal application > Reviewed/Approved by ED Finance.

I have one-page fact sheets with me that go into detail on this topics and have my contact information in case anyone wants to take some with them.

Emma Turri (ET): Updates:

Task 1: Compliance & Reporting - In compliance, budget looks good. Procurement process currently ongoing. Federal freeze paused this in January. Freeze has been lifted, so things are moving and should have GIS consultant next month.

Task 2: Community Involvement & Engagement - I have CIP updates with me today. We're focused on four target areas within the city, and within those we are hosting these meetings, and we have a steering committee of those areas that meets more regularly to discuss projects. As we've gone, we've made appropriate updates to CIP. We make updates January and June, and the CIP is also available on our website.

Task 3: Site ID & Assessments - We'll go through each of these in a moment

Task 4: Cleanup Planning & VOAP - We aren't to this stage yet, but we think we will be by the end of the year.

Assessment Grant Target Areas Map

Completed:

Former Wayne's Pinball Palace at 2nd & Chelsea. Phase I is completed. This site has been released for RFP and is accepting proposals for development, with preference for mixed-use development. This site will register for VOAP once we have a planned use. There are some pieces of this site that are too concentrated in certain contaminants that are too high for regular residential. Recommendation based on assessment: Enroll in State program and once we know what development plan is, determine what is necessary. Should be reviewing proposals this summer

Former St Thomas Church at 560 & 588 E Trigg. Phase 1 ESA final report received. New development called St Thomas Village is planned. Developer is still in process of pulling capital stack together. The Phase I is owned by and useable by CRA, EPA, and developer. Past uses were church, convent, adjacent school. Building materials are a concern due to age of structure. Preference is that building be saved, but it is in rough condition, so not certain that's possible. Next steps: Phase II determine building material issues like asbestos and lead paint. There was a gas station across the street, don't know if there are tanks in the ground still, potential for that to impact the site from leakage. I've been talking with developer regularly, so we're all on the same page there.

Ibrahim (Chism Trail) Site at Jackson, Danny Thomas, and North Parkway in Uptown. CRA owns this site. Conducted updated Phase I. Previous owner had started VOAP process. Having to start over to restart that process. RFP originally issued and responded to but developer wasn't able to bring plans together. So will be re-issued. Monitoring wells have

been installed at this site, and TDEC is concerned. TDEC encouraging Phase 2 even before plan fully put together. (St Jude is doing development across corner to SW. ChickFilA is developing across street to W.) Monitoring wells have not been sampled in past few years, which is something TDEC will do. Gas station, dry cleaner past uses and causes for concern.

In Progress:

Griggs Business College (0 Vance): Phase 1 in progress for one of the parcels at site, completed for other. Concerns include past nearby dry cleaner.

Firehouse Row (179 Keel): Looking to do infill housing multifamily

1344 Jackson Ave: Phase 1 task order out for bid. Don't know a lot about historical uses, so will learn a lot in Phase I. Structure concerns about ACM and LBP

BDC Business Hub (2690 Yale): Phase 2 ESA task order out for bid. Concerns about potential old UST from generator.

Future Lamar Pinnacle (1727 Lamar): Phase I task order out for bid. Prior commercial, hardware store. Adjacent to Soulsville/South City but prioritized because it's in the urban core and has affordable housing element.

Documents & Reports are available at cramemphis.org/brownfields You can download the Phase 1s and Phase 2s. All the environmental info freely accessible.

Contact information for CRA team. Community Liaison list.

We're always looking for new sites to add to address list. I do this every time, but if you know of a brownfield site, don't be afraid to send me the address, and I'll look into it. If a lot has been sitting vacant and you don't know why, it might be a brownfield, so send it my way!

Audience: Question about ownership vs long term lease or option agreement for CRA.

JA: That's a good question. I'll look into it and follow up with you.

Elizabeth Gibson: Is there anything I can do on the Binghampton Community Church side of things? Please email me with anything I can do on that front.

ET: Will do. We're working on getting that access agreement together.

Audience Question: Is it safe for them to build a ChickFilA?

ET: Well, I'm not an environmental consultant. The use is a commercial use, no one will be living there. Monitoring wells were sampled and closed. TDEC says 'yes'. And a question has come about regarding possible migration of contaminants, so that's part of why we need to look at wells.

Laura Harris: Introduction. I'm with MidSouth Development District, we're applying for Brownfield grants too.

Mike Larrivee: I used to be an environmental consultant, and thinking about residential, especially with children present, I'm always happy to talk through maps and concerns with anyone.

Mimi Marcus: NJIT TAB is always here to help support, how we can. Emma let me know if you need help with a report(s) summary. We can assign someone and get an estimate on a summary back to you all.