



# MEMPHIS BROWNFIELD COALITION

ADVISORY COUNCIL  
THURSDAY 3/25/2025  
2:00 PM

The Grocer @ South Memphis Farmers Market  
1400 Mississippi Blvd  
Memphis, TN 38106

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 proposes 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

**Objective:** Strategically revitalize vacant inner-city properties to foster community growth and stability, ensuring minimal disruption and preventing displacement of existing residents.

**Current Workflow:** The program has yet to receive applications/inquiries from qualified candidates, resulting in delayed implementation.

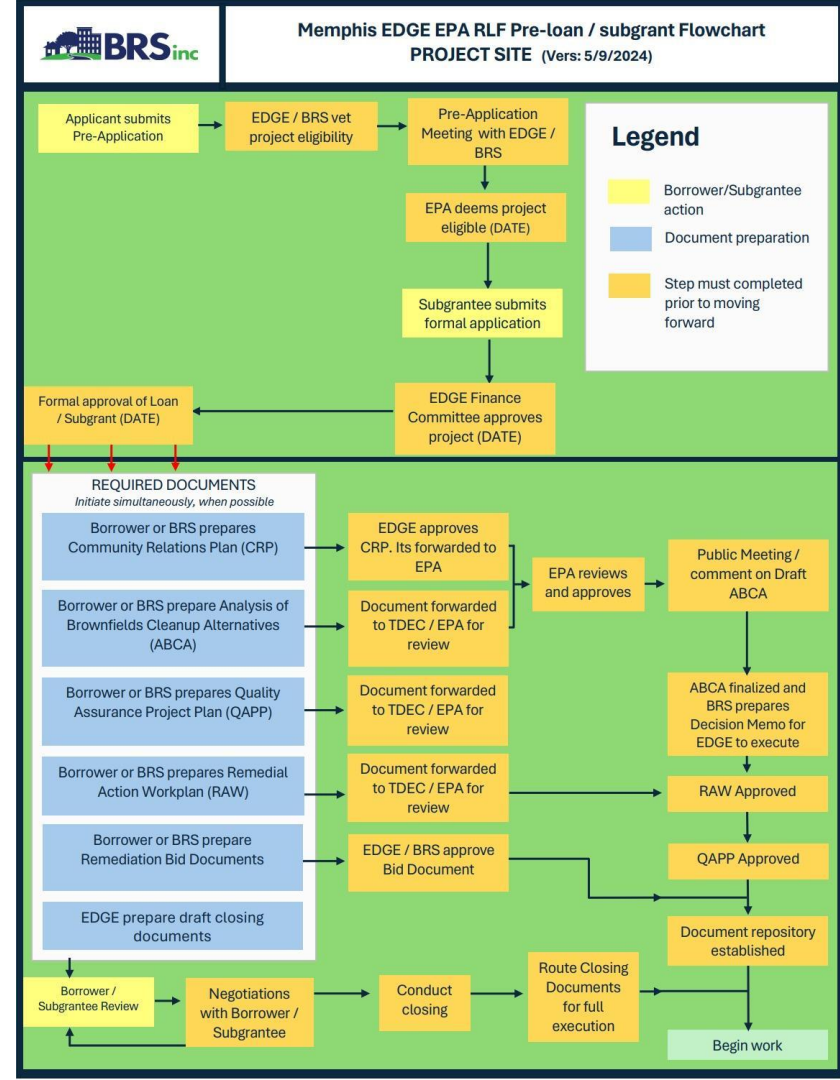
**Challenge:** Enhancing outreach efforts to effectively engage with eligible applicants and increase public awareness of the program's opportunities and long-term benefits.

# EPA RLF Pre-loan/Subgrant Flowchart

Designed to illustrate the paperwork process before work can begin on a site.

Will be used, along with a checklist, to ensure all paperwork is up to EPA standards.

Each applicant will receive a copy of the flowchart and checklist.





# RLF Applicant Eligibility

## Loans

- Authorized to incur debt and enter into legally binding agreements
- Good financial standing
- Provide economically viable remediation/redevelopment plan
- Eligible loan applicants may be public or private entities, or individuals

## Sub-Grants

- Limited to states, political subdivisions, US territories, Indian Tribes, & non-profits
- Same criteria as loan applicants with addition of owning prospective site

## Ineligible

- Entities suspended, disbarred, or declared ineligible for Federal financial assistance programs



# RLF Site Eligibility

## Requirements

- Must satisfy the definition of a brownfield site as defined by the EPA
- Phase I and Phase II Environmental Site Assessments (ESAs) have been completed
- EPA-approval of the site and the borrower or sub-grantee
- Comply with other relevant State of Tennessee requirements

## Ineligible

- Sites for which EDGE or applicant is potentially liable for the contamination
- Sites listed or proposed for listing on the National Priorities List
- Sites that are subject to the jurisdiction or custody of the United States government



# Revolving Loan Fund Application Process



Pre-Application  
submitted to  
EDGE

Determine  
Eligibility

Invitation to  
submit formal  
application

Reviewed/  
Approved by  
ED Finance



# Assessment Grant Updates

## Task 1

### Project Management / Compliance & Reporting

CRA is in compliance and completing regularly quarterly reports.

EPA approved and signed our Quality Assurance Plan (QAPP).

GIS Procurement - Ongoing evaluations

## Task 2

### Community Involvement & Engagement

Quarterly public meetings will continue, next one in June, Klondike target area.

Community Involvement Plan (CIP) updated in January, new copies available.

## Task 3

### Site Identification & Assessments

Updates on separate slides.

## Task 4

### Cleanup Planning & VOAP

Not to this stage yet. 2025 & 2026

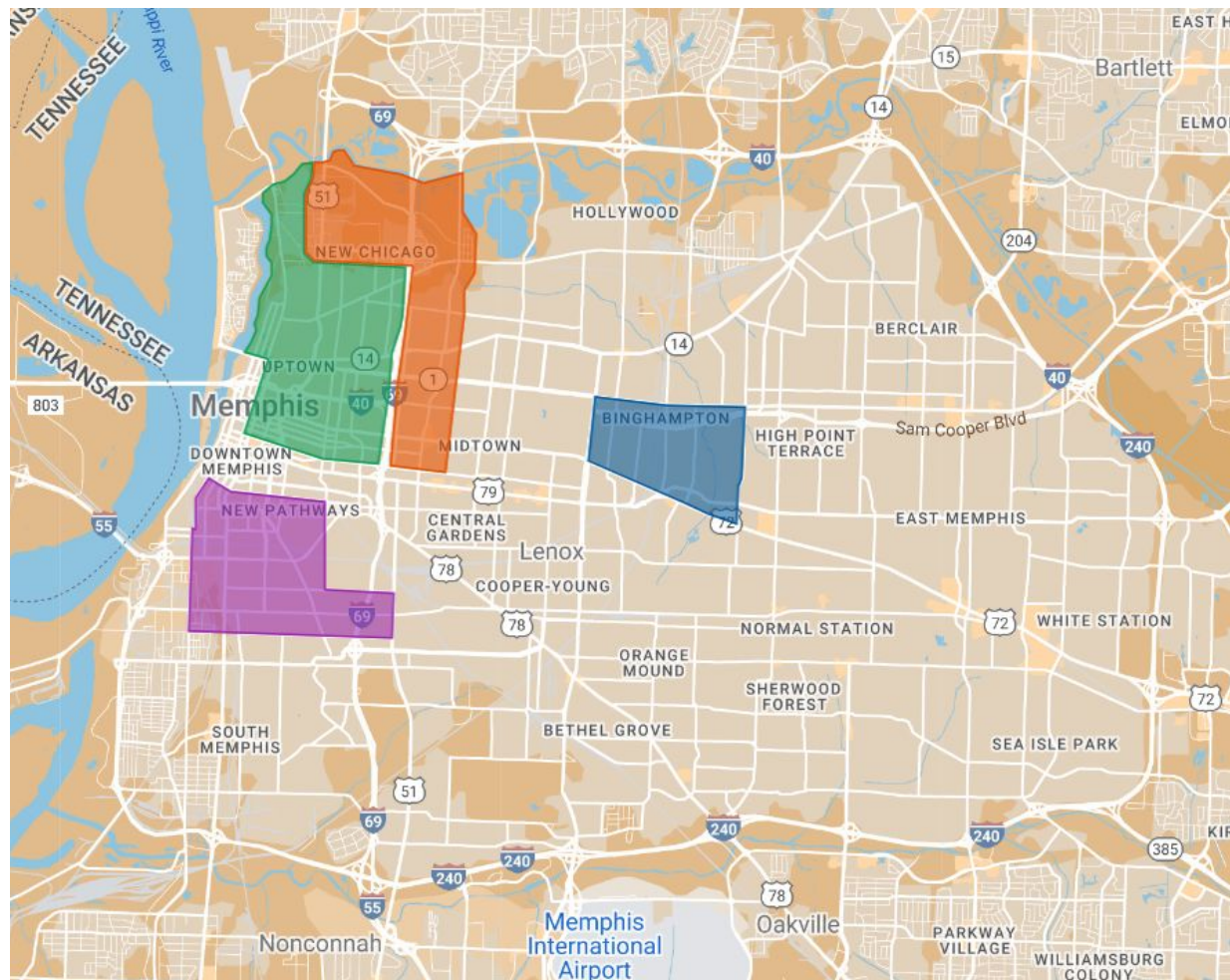
# Assessment Grant Target Areas

Uptown  
Redevelopment Area

Klondike,  
New Chicago,  
North Memphis  
Industrial Area

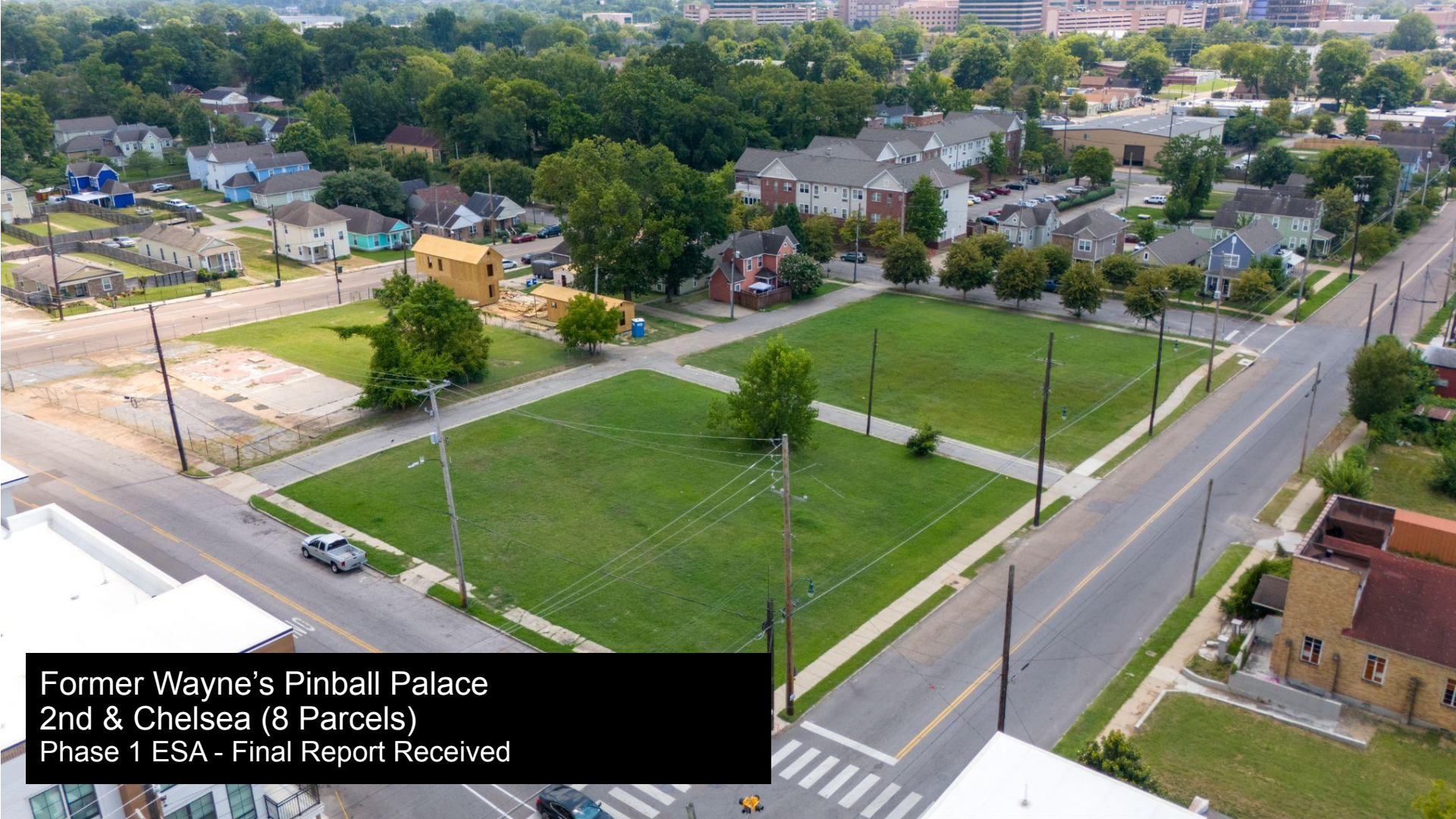
Binghampton

Soulsville/SouthCity



Site Updates  
Completed  
Environmental Assessments





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



Site was released in RFP,  
currently accepting proposals  
for development

<https://cramemphis.org/secondandchelsea/>

REQUEST FOR PROPOSAL

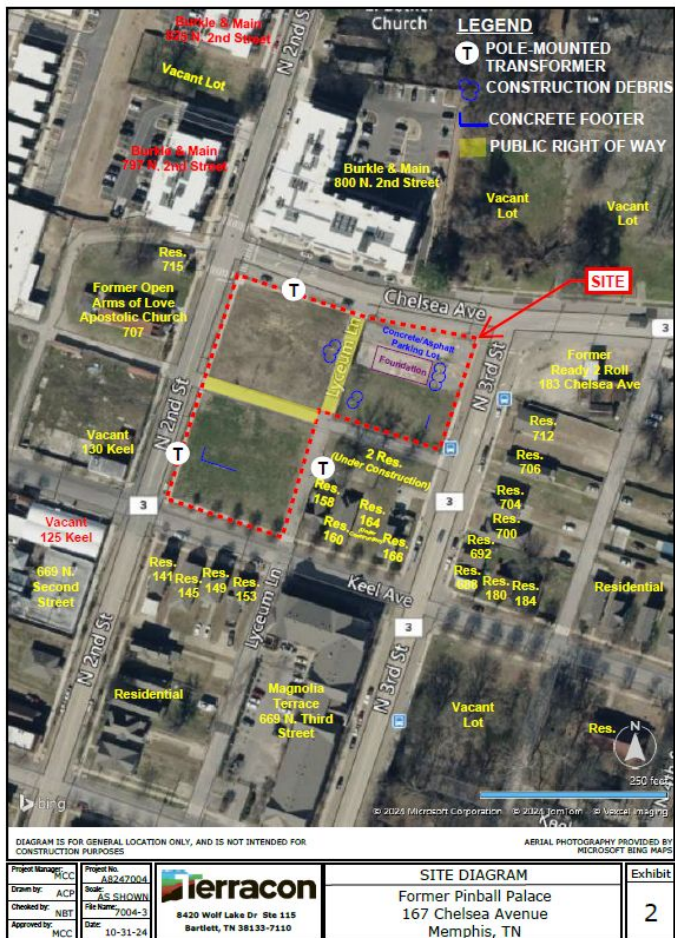
# SECOND STREET AND CHELSEA AVENUE

DEVELOPMENT OPPORTUNITY IN MEMPHIS, TN



**Submission Deadline:**  
**April 25, 2025**

Vivian Ekstrom,  
Director of Planning and Community Development  
[vivianekstrom@cramemphis.org](mailto:vivianekstrom@cramemphis.org)



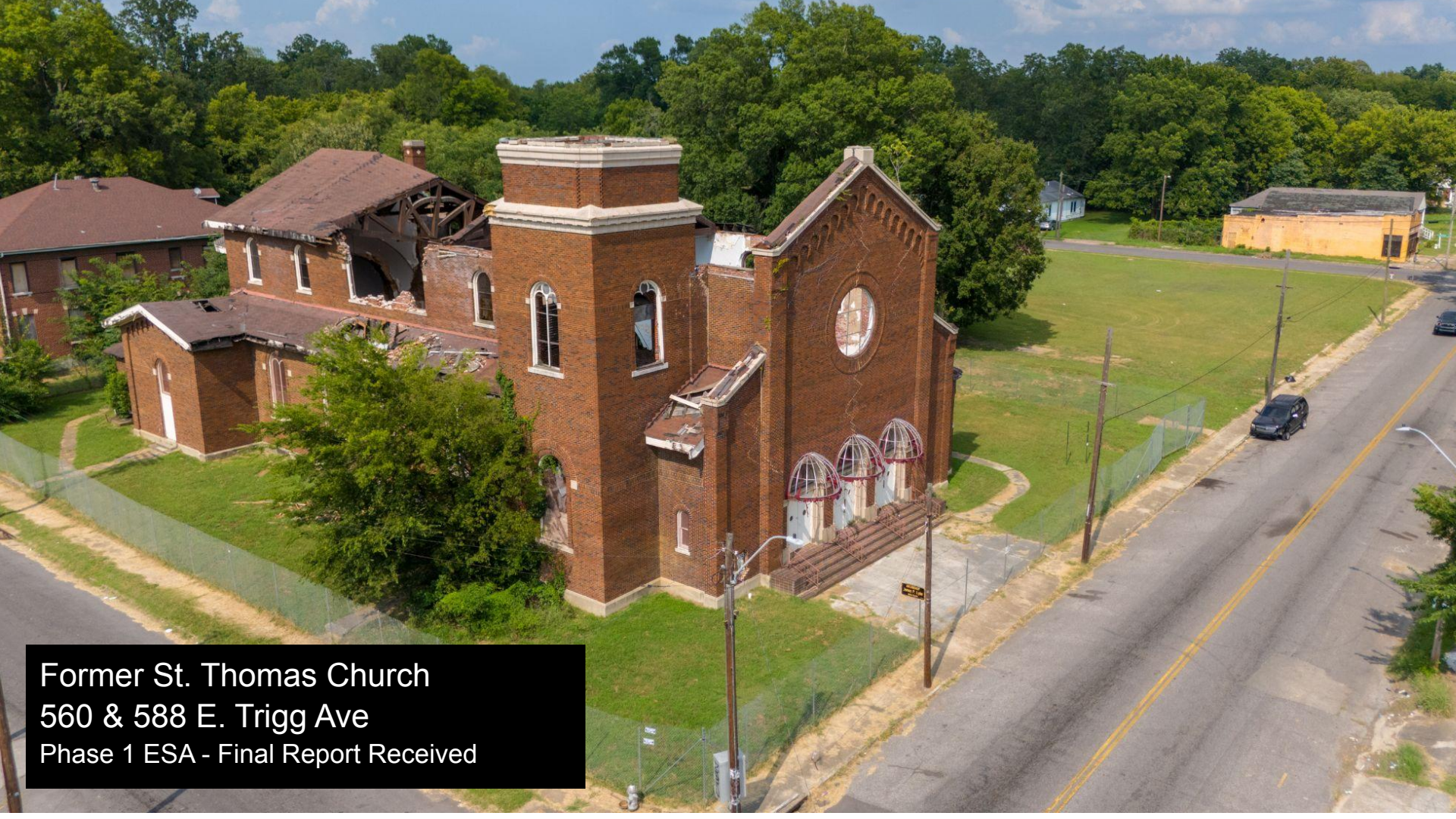
**Site Description:** Eight (8) contiguous parcels totaling 1.4 acres of vacant land generally located at the southeast corner of North Second Street and Chelsea Avenue in Memphis, Shelby County, Tennessee.

**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.





Former St. Thomas Church  
560 & 588 E. Trigg Ave  
Phase 1 ESA - Final Report Received



Site is currently in planning stages of development and putting together capital stack.





**Site Description:** Three (3) parcels totaling 2~ acres located at 560 & 588 East Trigg Avenue, and 581 Cambridge Avenue, in Memphis, Tennessee. The property is developed with a 10,589 SF church. The building was constructed in 1935. Site is on the National Register of Historic Places.

**Past Uses Include:** church (560 Trigg), school (588 Trigg), & convent (1254 Willie Mitchell)

**Concerns:** 1) Building materials may contain lead and/or asbestos. 2) The adjacent property at 1296 Willie Mitchell has historic use as gas station & automotive service: petroleum products & solvents.

**Recommendations:** 1) Collect samples of building materials to determine risks associated with renovation or demolition and best disposal methods 2) Collect additional information through sampling to determine if the gas station lot affects the church site

**Next Steps:** Site will move to Phase 2 ESA with additional ACM/LBP sampling once development process is a little further along.



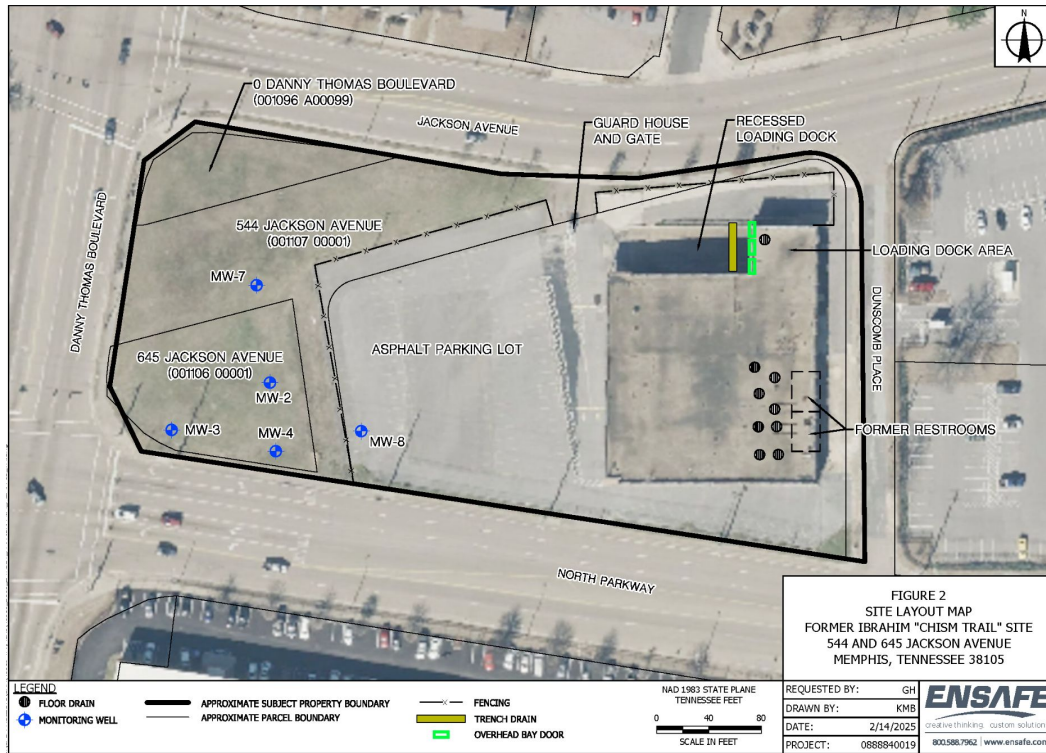


Ibrahim (Chism Trail)  
Jackson & Danny Thomas  
Phase 1 ESA - Final Report Received

RFP will be re-issued pending advisory committee feedback. Previously selected development team proposed apartments & grocery but was unable to finalize project details.







**Site Description:** Three (3) contiguous parcels totaling 3.3~ acres developed with a vacant 25,900 SF building and parking lot. Property is bounded by Jackson Ave/Dunscomb PI/Danny Thomas/North Parkway

**Past Uses Include:** residential, grocery store, gas station, dry cleaner, convenience store, liquor store.

**Current Use:** Paved area is leased to ALSAC for parking. The rest of the property is vacant.

**Concerns:** Reports from previous owners and past sampling during demolition indicate contaminants like gasoline, solvents, and degreasers are present on the site. Those of particular concern are related to the past dry cleaner use. Monitoring wells were installed previously, and reports suggest that there are areas too concentrated for unrestricted residential use. Additionally, development to the SW could be impacted. Wells on the property to the west were sampled recently, not found to be an issue, and have now been abandoned.

**Recommendation:** TN VOAP enrollment was started previously under last owner. CRA will continue this process. Additional sampling will need to be performed to determine contamination concentrations and locations on site as the monitoring wells previously installed have not been sampled in recent years.

Site Updates

In Progress  
Environmental Assessments





Griggs Business College

492 & 0 Vance

0 Vance - Phase 1 ESA in progress

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





Firehouse Row

179 Keel

Phase 1 ESA - In progress

Concerns: Proximity to historic industrial areas





1344 Jackson Ave

Phase 1 ESA - Task order out for bid

Concerns: ACM & LBP, Need info on past uses





**BDC Business Hub**  
**2690 Yale Ave**

Phase 2 ESA - Task order out for bid  
Concerns: Old UST from generator





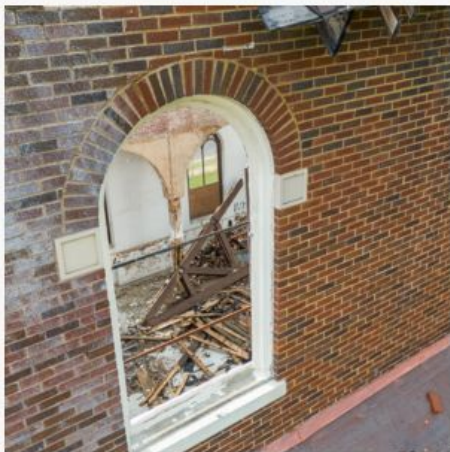
## Future Lamar Pinnacle 1727 Lamar

Phase 1 ESA - Task order out for bid  
Concerns: Prior commercial, hardware store,

# Documents & Reports

<https://cramemphis.org/brownfields>

- **Brownfield Grant Documents**
  - **Environmental Assessments**



## Brownfield Grant Documents

EPA Approved Workplan *(June 2023)*

Community Involvement Plan *(Revised February 2025)*

Quality Assurance Project Plan *(January 2025)*

## Environmental Assessments

Historic St. Thomas Church/Phase 1 ESA *(January 2025)*

Wayne's Pinball Palace/ Chelsea & 2nd St/ Phase 1 ESA *(January 2025)*

Ibrahim Site (Chism Trail)/ Phase 1 ESA *(February 2025)*



# Community Involvement & Engagement

## Points of Contact

Emma Turri 901-435-6992 x 215  
[emma.turri@cramemphis.org](mailto:emma.turri@cramemphis.org)

Vivian Ekstrom 901-435-6992 x 219  
[vivian.ekstrom@cramemphis.org](mailto: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

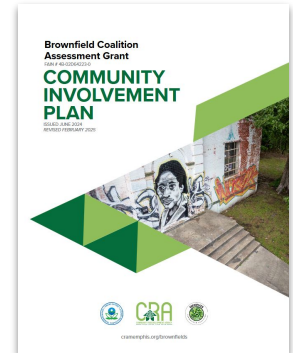
- Soulsville Foundation, TBD
- Ben Ivy

## 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**

June 2025

Time & Location: TBD

Klondike Target Area

# Contacts



## **CRA**

Emma Turri <[emma.turri@cramemphis.org](mailto:emma.turri@cramemphis.org)>  
901-435-6992



## **EDGE**

Jessica Aytchan <[Jaytchan@edgemem.com](mailto:Jaytchan@edgemem.com)>  
901-341-2114



## **TWI**

Eric Story Neimeyer <[eric@theworkscdc.org](mailto:eric@theworkscdc.org)>  
901-946-9675