



# MEMPHIS BROWNFIELD COALITION

ADVISORY COUNCIL  
TUESDAY 6/10/2025  
3:00 PM

North Branch Library  
1192 Vollintine Ave  
Memphis, TN 38107

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

**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.



# 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).

## Task 2

### Community Involvement & Engagement

Quarterly public meetings will continue, next one in September, Uptown 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 - 2026

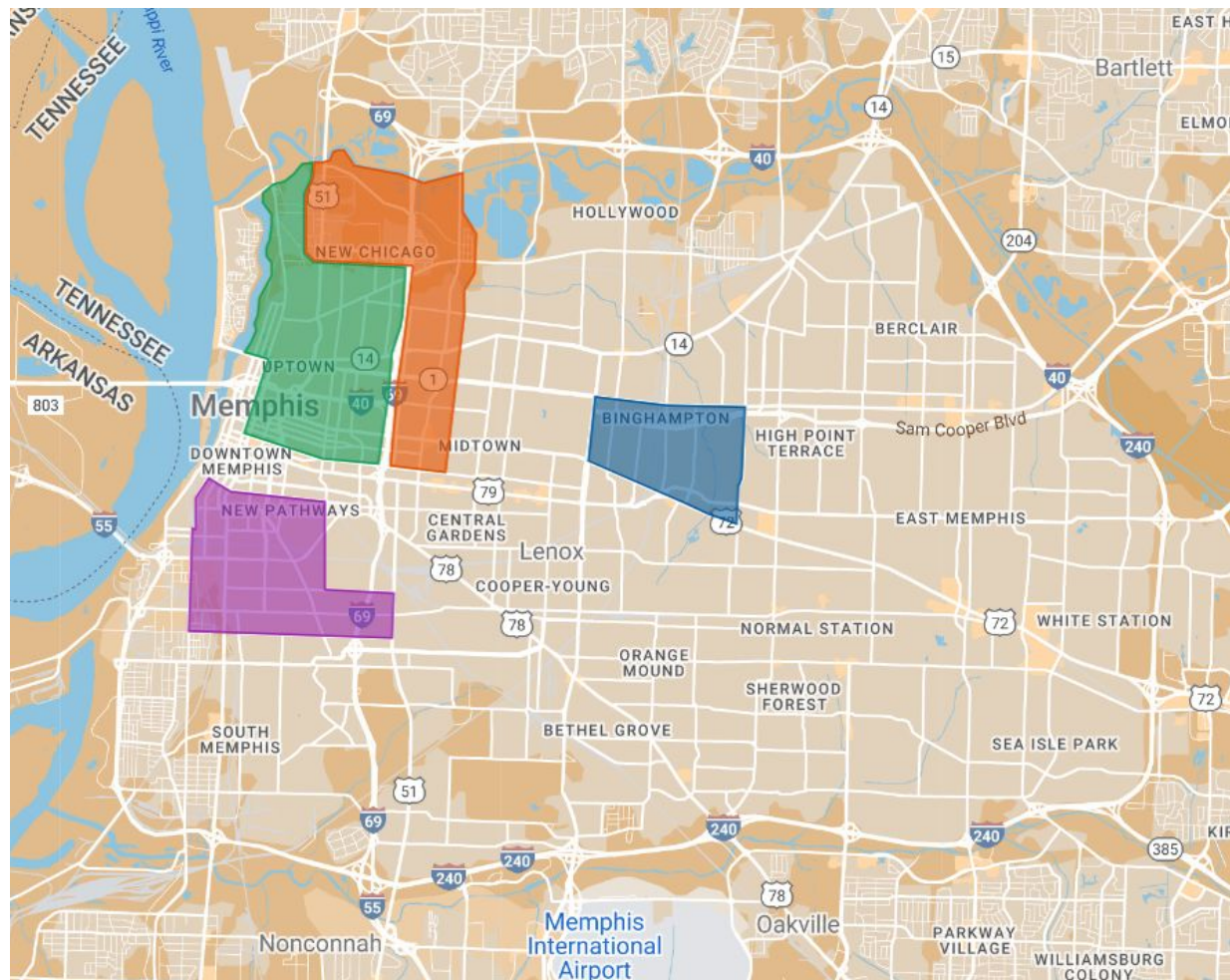
# Assessment Grant Target Areas

Uptown  
Redevelopment Area

Klondike,  
New Chicago,  
North Memphis  
Industrial Area

Binghampton

Soulsville/SouthCity



# Tracking the Work

<b>Deliverable</b>	<b>Estimated</b>	<b>Completed</b>	<b>In Progress</b>
Phase 1 ESAs	22	6	6 (3 pending bid/ 3 pending site access)
Phase 2 ESAs	14	0	2
State VOAP	30	0	2
Remediation Plans	6	0	0
Analysis of Brownfield Cleanup Alternatives (ABCA)	6	0	0
Environmental Awareness Curriculum Developed	1	1	-
Site Inventory	1	0	1

Site Updates  
Completed  
Environmental Assessments



Firehouse Row  
179 Keel

Phase 1 ESA - Complete  
No recognized environmental conditions



An aerial photograph showing a street intersection. A large, multi-lane road runs diagonally from the bottom left towards the top right. A smaller road crosses it at a right angle. To the left of the intersection is a large, leafy tree and a grassy area. To the right is a commercial building with colorful murals and graffiti. The background shows residential houses and more trees.

## Future Lamar Pinnacle 1727 Lamar

Phase 1 ESA - Final Report Received  
Concerns: Old UST around NW corner of site,  
nearby old gas station & dry cleaner



**Site Description:** Eleven (11) contiguous parcels totaling 1.3 acres of vacant land generally located at the intersection of Lamar Ave, Kyle St, and Walker Ave in Memphis, Shelby County, Tennessee.

**Past Uses Include:** A mix of residential and commercial use including a dry goods store and hardware store. Nearby uses include dry cleaners, gas stations, movie theater, automotive repair facility

**Future Use Includes:** Commercial frontage, live/work on Lamar with residential townhomes on Walker

**Concerns:** Historical map shows an underground storage tank on one corner of the site. Also, adjacent property has historical use as dry cleaner and gas station.

**Recommendation:** Phase 2 ESA - Sampling will need to be performed for more specific information regarding whether the UST is still around and if any contamination is present.





Griggs Business College

492 & 0 Vance

0 Vance - Phase 1 ESA - Final Report Received

Concerns: Historical past use of nearby dry cleaner





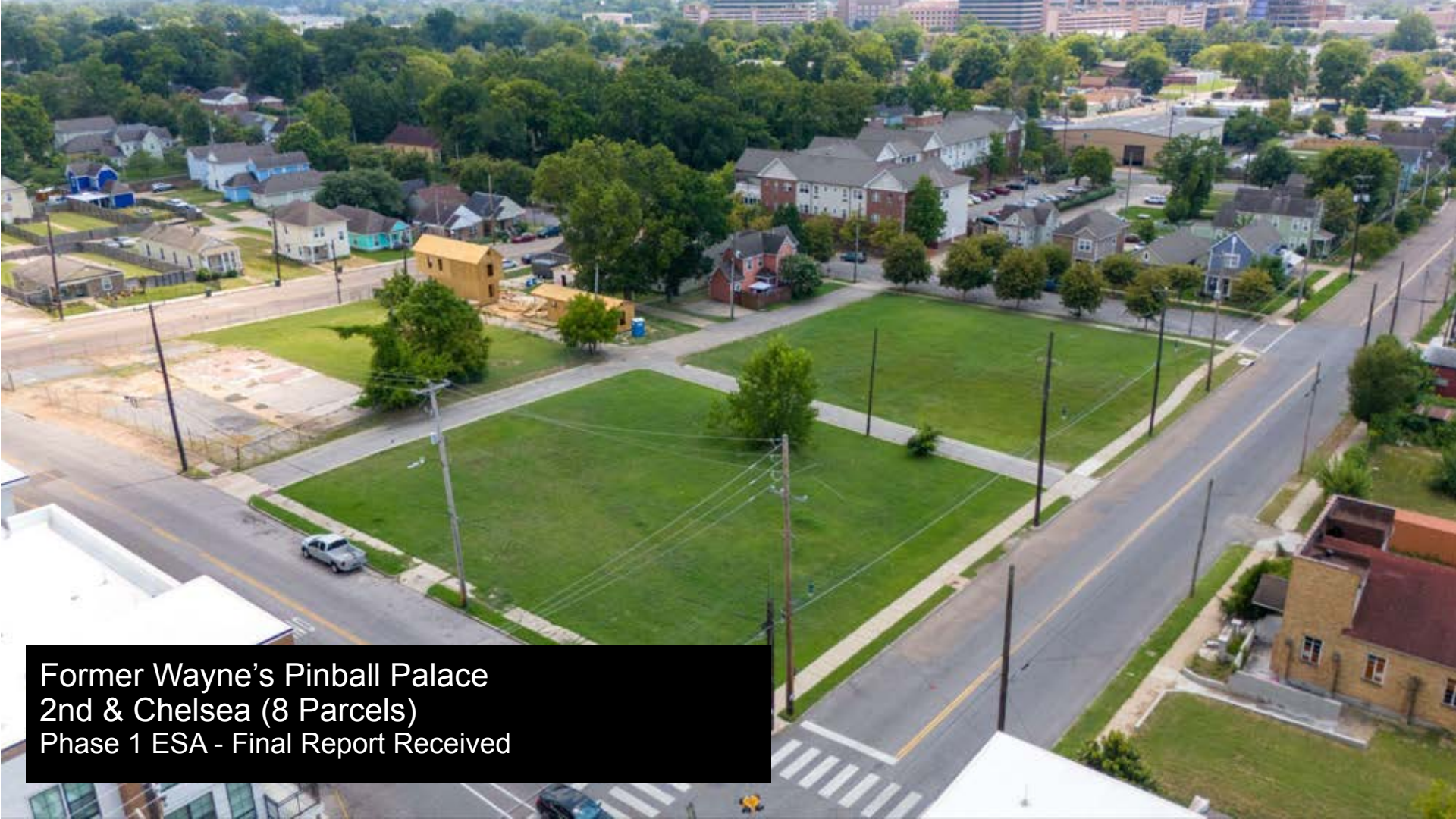
**Site Description:** One (1) parcels totaling 0.4 acres of vacant land generally located at the intersection of Vance Ave and Danny Thomas Blvd Memphis, Shelby County, Tennessee.

**Past Uses Include:** Drycleaner

**Future Use Includes:** To be included as part of the Griggs Academy development, housing and first floor commercial. This parcel's use is dependent on assessment findings.

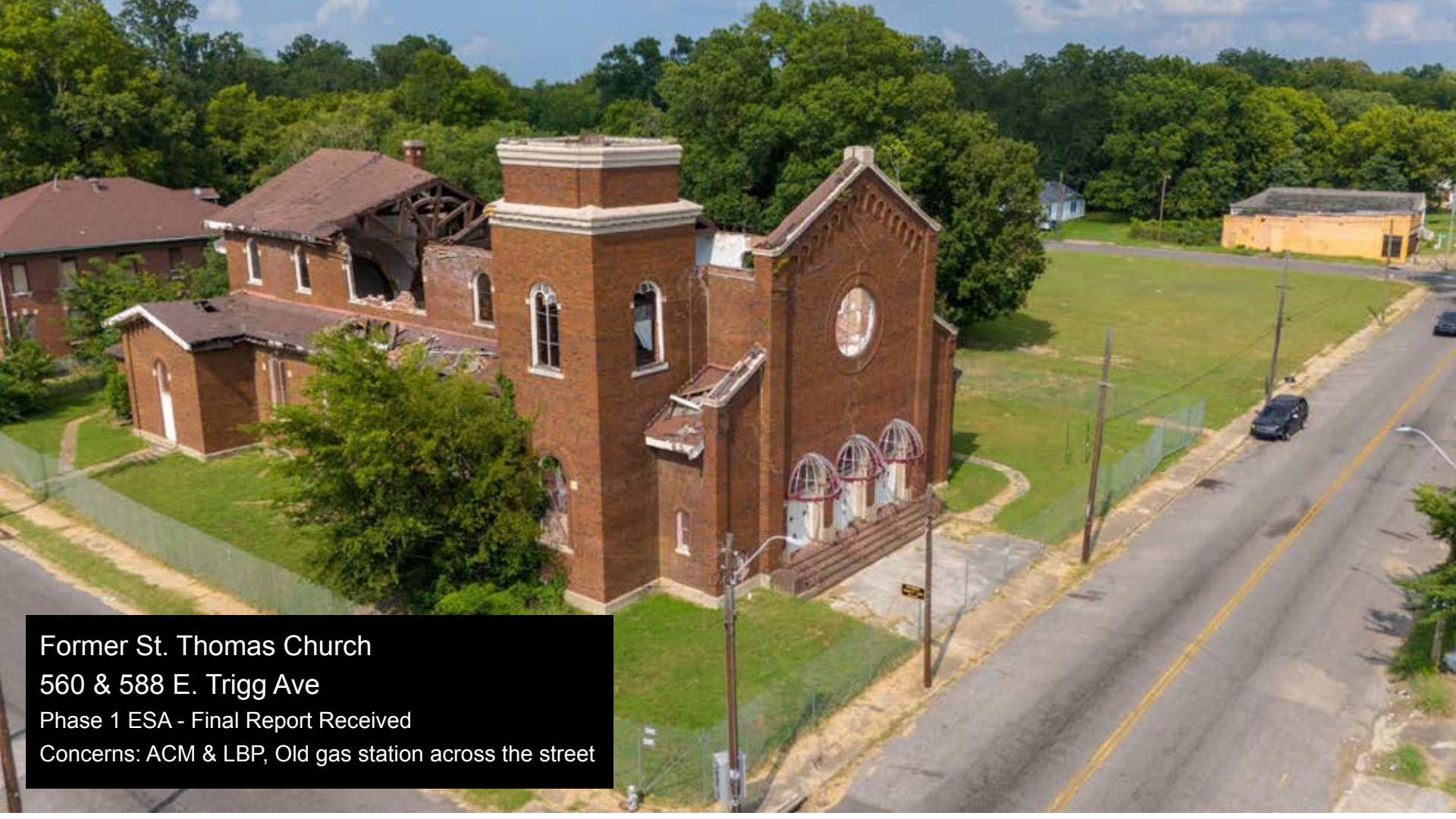
**Concerns:** Historical use as a drycleaner and nearby properties as drycleaners need further investigation

**Recommendation:** Phase 2 ESA - Sampling will need to be performed for more specific information regarding whether the any contamination is present.



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





Former St. Thomas Church

560 & 588 E. Trigg Ave

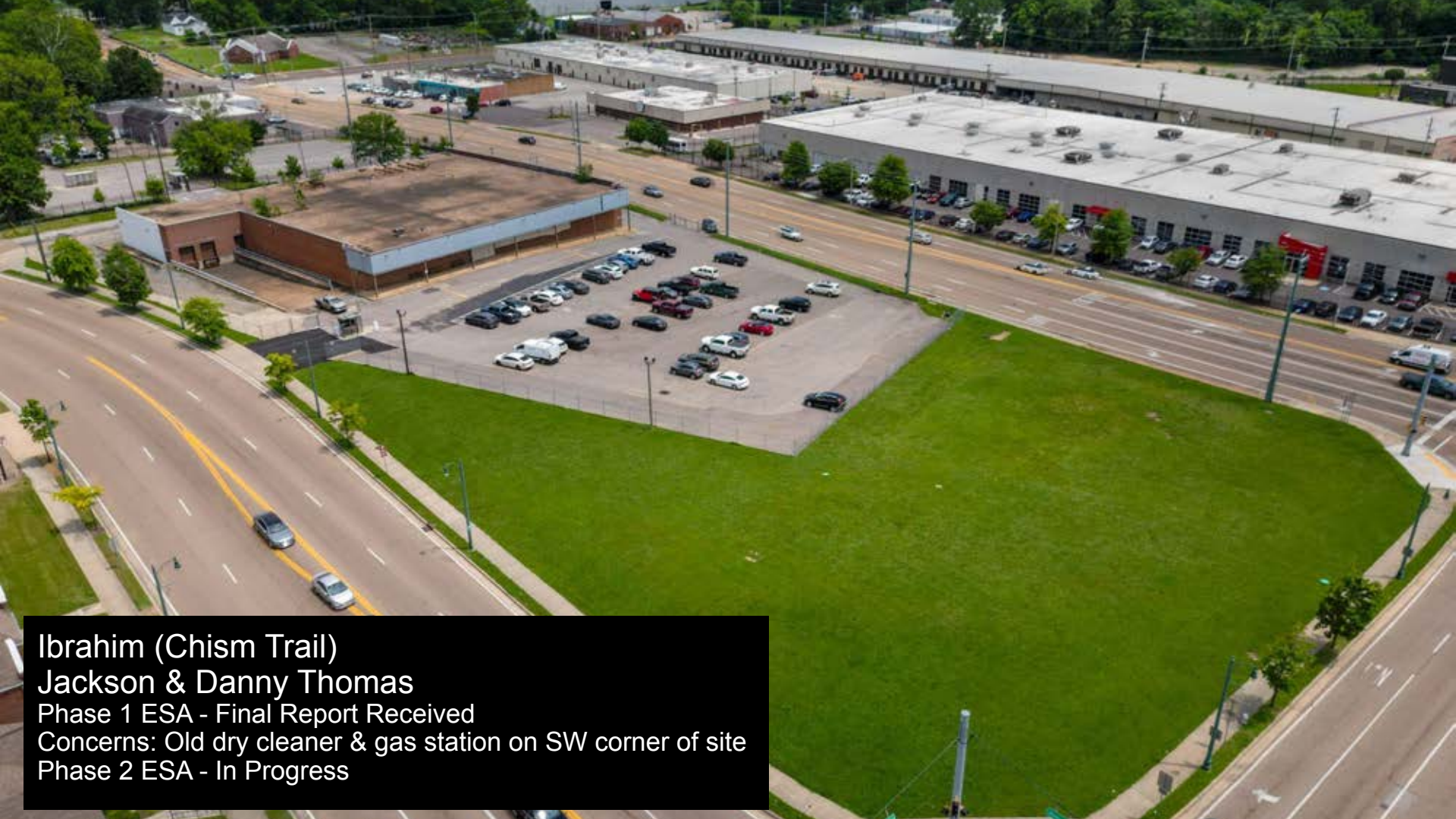
Phase 1 ESA - Final Report Received

Concerns: ACM & LBP, Old gas station across the street

Site Updates

In Progress  
Environmental Assessments





Ibrahim (Chism Trail)

Jackson & Danny Thomas

Phase 1 ESA - Final Report Received

Concerns: Old dry cleaner & gas station on SW corner of site

Phase 2 ESA - In Progress


Site was released in RFP,  
currently accepting proposals  
for development


<https://cramemphis.org/manassas-market-2025/>

REQUEST FOR PROPOSAL

**MANASSAS MARKET**

MIXED-USE DEVELOPMENT OPPORTUNITY IN MEMPHIS, TN





**CRA**  
COMMUNITY REDEVELOPMENT AGENCY  
MEMPHIS, TENNESSEE 38102-1000

**Submission Deadline:  
August 22, 2025**

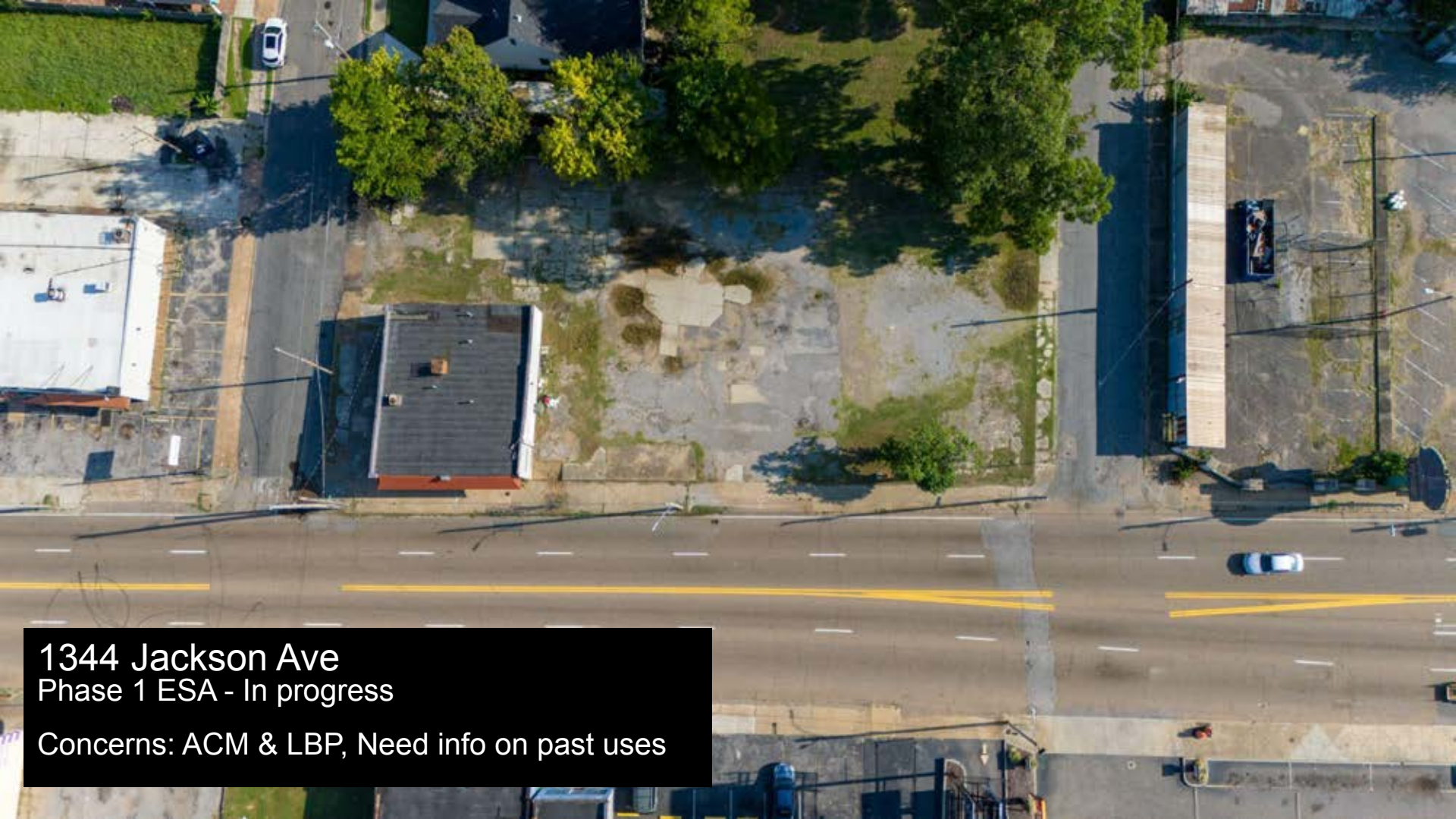
Vivian Ekstrom,  
Director of Planning and Community Development  
vivian.ekstrom@cramemphis.org





BDC Business Hub  
2690 Yale Ave  
Phase 2 ESA - In Progress  
Concerns: Old UST from generator

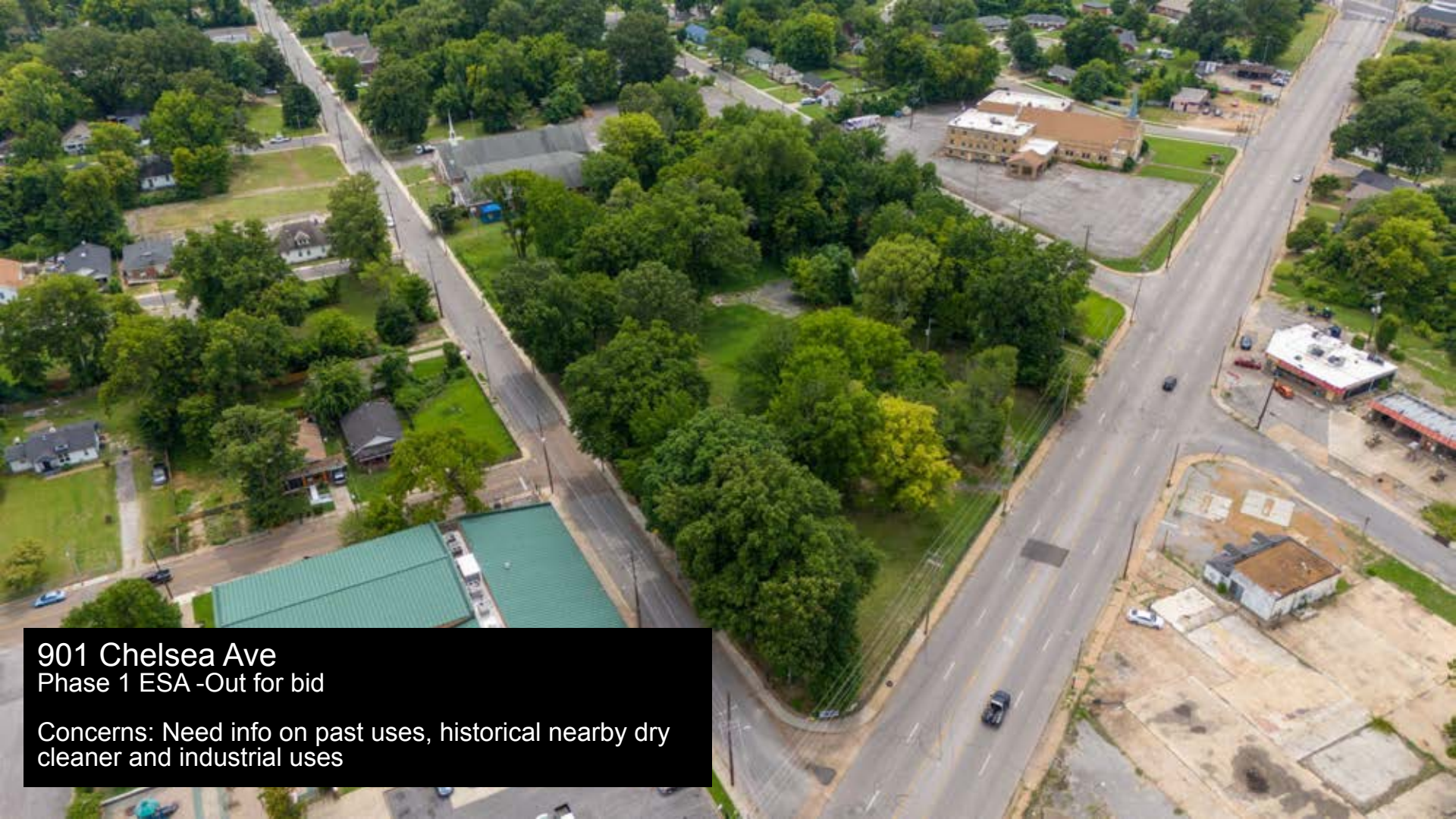




1344 Jackson Ave  
Phase 1 ESA - In progress

Concerns: ACM & LBP, Need info on past uses





901 Chelsea Ave  
Phase 1 ESA -Out for bid

Concerns: Need info on past uses, historical nearby dry cleaner and industrial uses





2799 Harvard (Multiple Parcels)  
Phase 1 ESA - Out for bid

Concerns: Need info on past uses, railroad nearby,  
historically industrial uses nearby

# Documents & Reports

<https://cramemphis.org/brownfields>



*Community Involvement Plan (Revised 2025)*

## Brownfield Grant Documents

**EPA Approved Workplan** *(June 2023)*

**Community Involvement Plan** *(Revised February 2025)*

**Quality Assurance Project Plan** *(January 2025)*

## Environmental Assessments

**Future Lamar Pinnacle** *(April 2025)*

**Firehouse Row/3rd & Keel** *(April 2025)*

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

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

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

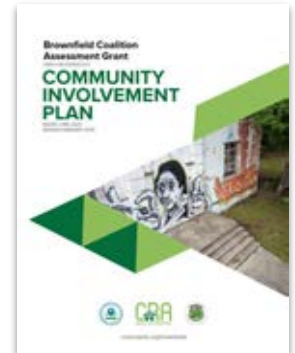
- Soulsville Foundation, Bria Saulsberry
- Ben Ivy

## 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**

September 2025

TechFit 954 N. Second St

Time: TBD

Uptown 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