



MEMPHIS BROWNFIELD COALITION

ADVISORY COUNCIL
Monday 03/23/2025
2:00 PM

Stax Museum of American Soul Music
926 E McLemore Ave
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

What is the Memphis Brownfield Coalition Advisory Council?



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.

Quarterly meetings are held to assist with **inventory efforts, networking, and engaging in the overall brownfield assessment and redevelopment process**. The council may also propose projects for involvement in the grant program.

What is a brownfield?

As defined by the United States Environmental Protection Agency (EPA):

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Many commercial, industrial and even some residential properties may be environmentally contaminated due to past uses at the site.







2023 EPA Grant - Coalition Assessment

\$1,000,000

Phase 1 & Phase 2 ESA, TN VOAP Enrollment Fees, Remediation Plans: soil management plans, vapor intrusion mitigation design

2025 TN BRAG - Remediation

\$500,000

Clean up for portion of Wayne's Pinball site at 2nd & Chelsea. Multi-family residential planned redevelopment of site

2023 EPA Grant - BRLF

Brownfield Revolving Loan Fund

\$1,000,000

- Primarily loans for cleanup/remediation
- Subgrants for non-profits and community benefit organizations
- Ideal for adding to a capital stack

EDGE

ECONOMIC DEVELOPMENT
GROWTH ENGINE
FOR MEMPHIS & SHELBY COUNTY

Brownfield Revolving Loan Fund
Grant Updates

EDGE RLF Target Area





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



Updates: Information Sharing

Frayser Exchange Club

Unity in the Community Day

Lunch & Learn





Updates: Applications

Received pre-application, currently have site eligibility & awaiting formal application

Available for introductory meetings and conversations

Accepting pre-applications from interested parties

Up-to-date on reporting and compliance



FUN STUFF! INVENTORY ACTIVITY

Break into groups, 3 people per group

Each group should have one laptop/tablet and two smartphones

WiFi

Network: Soulsville Guest

Password: SOULGUEST

Roles

Laptop or Tablet - Google Maps (You are the Driver)

[google.com/maps](https://www.google.com/maps)

Smartphone #1 - Shelby County Register (You are the Researcher)

gis.register.shelby.tn.us

Smartphone #2 - Inventory Form (You are the Scribe)

cramemphis.org/brownfields

Instructions

Choose an index card with starting location.

Find location on Google Street View.

Virtually drive down the street until your group sees a potential brownfield.

The researcher looks at approximate address and searches for the parcel in Shelby County Register gis.

Once your group finds the parcel (may take some trial and error), the secretary inputs in the information to the CRA's online form.

Example

Need 1 Volunteer Scribe

For demonstration purposes (open 3 tabs)

[google.com/maps](https://www.google.com/maps)

gis.register.shelby.tn.us

cramemphis.org/brownfields

Starting Point

970 E H Crump Blvd



Brownfield Coalition Assessment Grant Updates

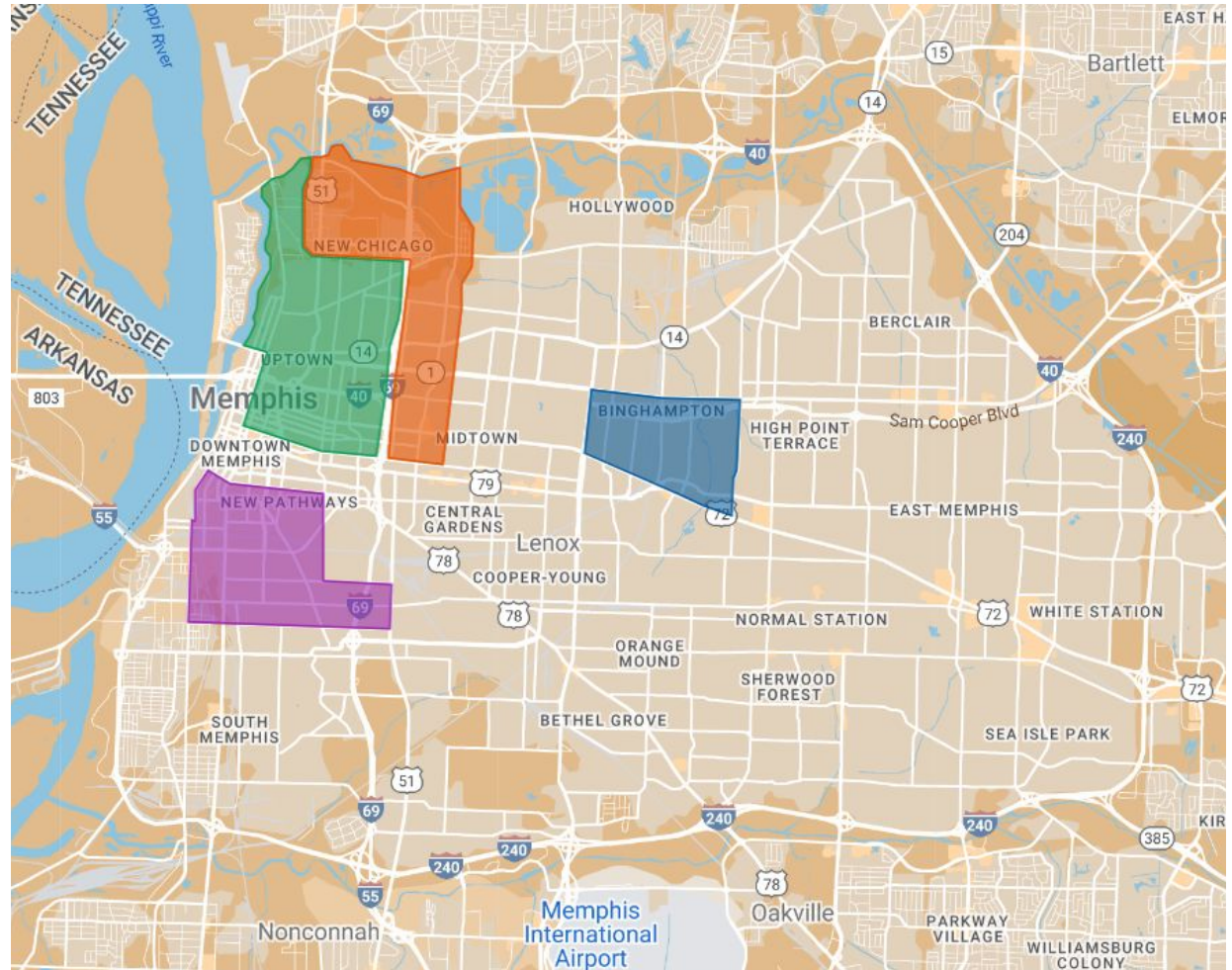
Assessment Grant Target Areas

Uptown
Redevelopment Area

Klondike,
New Chicago,
North Memphis
Industrial Area

Binghampton

Soulsville/SouthCity



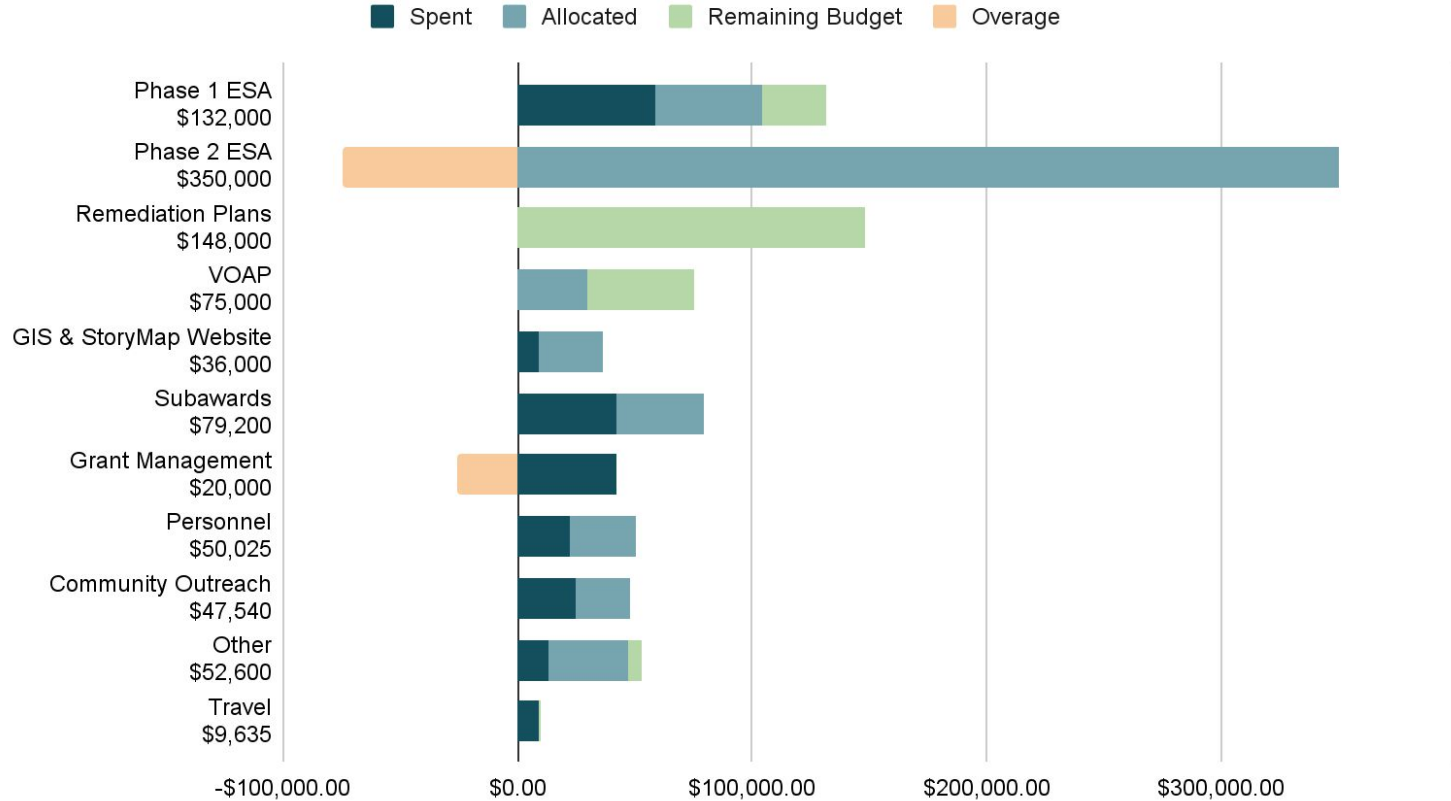
Task 1

Project Management / Compliance & Reporting

CRA is in compliance and completing regularly quarterly reports

Budget is 90% allocated for assessments, still taking inventory requests

Tracking the Work



Task 2

Community Involvement & Engagement

Quarterly public meetings will continue

Next one in June 2026, Klondike target area

Community Involvement Plan (CIP) copies available

Most recent update November 2025

Soulsville Environmental Conservation Curriculum

Digital version now available

Soulsville Foundation: Movement in Memphis Brownfield Curriculum

SOULSVILLE
FOUNDATION

Movement in Memphis:
Environmental
Conservation and
Brownfields

Documents and Reports

<https://cramemphis.org/brownfields>



Brownfield Data Viewer

The Brownfield Data Viewer is a tool to explore brownfield data compiled by the CRA. This interactive map highlights potential brownfields, assessed sites, and Superfund sites.

» VIEW DATA VIEWER



Environmental Assessments

The CRA has funded several environmental assessments across Memphis. Explore the testing sites and download the reports.

[Brownfield Inventory Spreadsheet \(03-03-26\)](#)

» VIEW ASSESSMENTS



Brownfield Grant Documents

[Soulsville: Movement in Memphis \(January 2026\)](#)

[Community Involvement Plan \(November 2025\)](#)

[Quality Assurance Project Plan \(January 2025\)](#)

[EPA Approved Workplan \(June 2023\)](#)



Ibrahim (Chism Trail) Site ABCA

The CRA is seeking up to \$2 million in grant funds from the U.S. Environmental Protection Agency (EPA) to address contamination at 544 and 645 Jackson Avenue in Memphis, also known as the former Ibrahim "Chism Trail" Site. The property is a 3.31-acre site with a 25,900 SF vacant grocery store and associated parking lot.

» VIEW ABCA

Task 3

Site Identification & Assessments

Inventory spreadsheet available for download

Updated 3.3.26

Brownfield Data Viewer

Map available to public, will be updated periodically with new information

Story Map

Web Page style with Grant Specific information,
now available at cramemphis.org/brownfieldstorymap

Tracking the Work

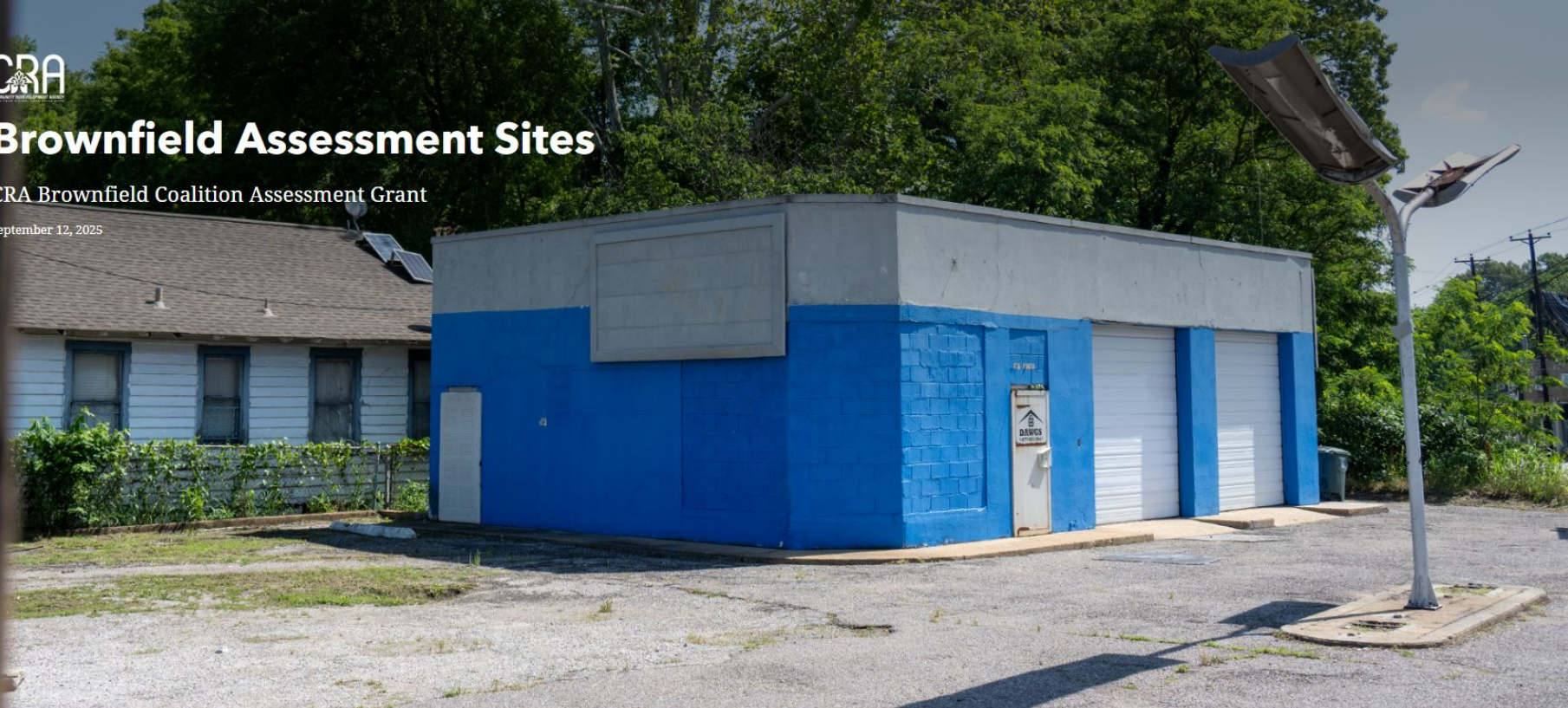
cramemphis.org/brownfieldstorymap



Brownfield Assessment Sites

CRA Brownfield Coalition Assessment Grant

September 12, 2025





Former Wayne's Pinball Palace | Firehouse Row | Sth & Keel | Ibrahim Site (Chism Trail)



Humes School | 901 Chelsea Ave | Lick Creek Adjacent | Lick Creek



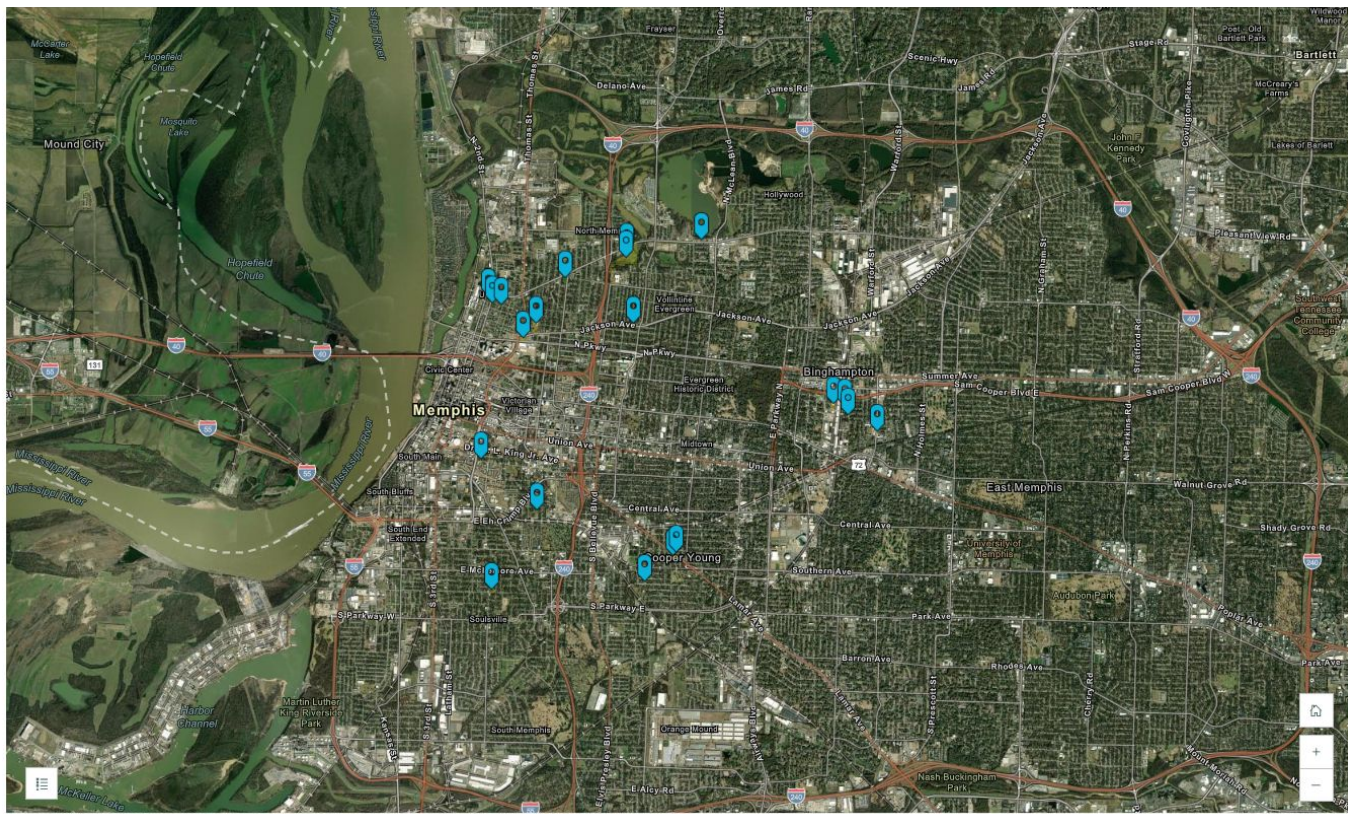
Chelsea Quonset Hut | 1344 Jackson Ave | BDC Business Hub | 2799 Harvard-



375 Scott St | Crankshaft | O Vance (Griggs Adjacent) | 854 Heiskell Pl



Historic St. Thomas Catholic Church | Netherwood Village | Future Lamar Pinnacle | Historic Lamar Theater



Brownfield Data Viewer [Link](#)

Take a Tour



About

Legend

Reference Data Layers

Identified Brownfield Site Parcels

- Brownfield
- Redeveloped
- Potential Brownfield

Superfund Site Parcels

- Superfund NPL

CRA Assessed Site Parcels

Phase I

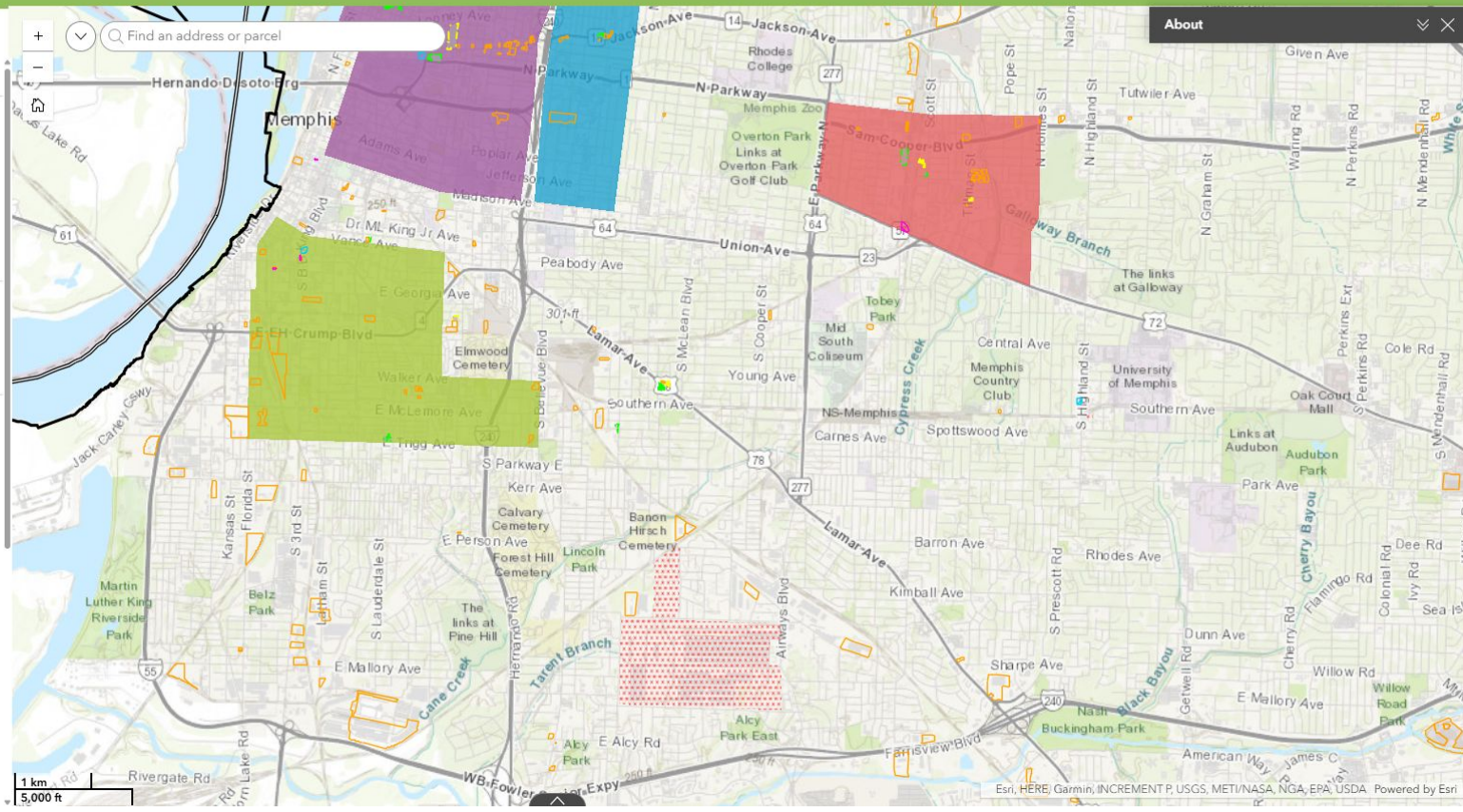
- Phase I Pending
- Phase I Complete

Phase II

- Phase II Pending
- No Phase II

Assessment Grant Target Areas

- Binghampton
- Klondike, New Chicago, North Memphis Industrial Area
- Soulsville/South City
- Uptown Redevelopment Area



Inventory

Updated Spreadsheet 3.3.26 [Link](#)

Site Name	Site Address	Parcel ID	Parcel ID No Space	Zip	Target Area	Ownership
Manufacturing Mill Sq Ft: 41,940	2632 CHANNEL AVE	050102 00041	5010200041	38113	South Memphis	WAGGONER NANCY
REXHAM CORPORATION	2000 LATHAM ST	049008 00073	4900800073	38106	South Memphis	GKI INFILL MEMPHIS LLC
Industrial	1782 S MCLEAN BLVD	048039 00008	4803900008	38114	South Memphis	SEVENTEEN EIGHTY TWO EAST PER
<Null>	1524 TEXAS ST	035083 00020C	03508300020C	38106	South Memphis	KENNEDY SHIRLEY
Warehouse	558 SUZETTE ST	032001 00002C	03200100002C	38126	South Memphis	HARRIS QUANNAH
<Null>	1337 RIVERSIDE DR	024002 00002	2400200002	38106	South Memphis	NEWBURGER SURVIVOR'S TRUST
Vacant Lot	492 VANCE	007019 00025	701900025	38126	South Memphis	J S REAL ESTATE LLC
Vacant Lot	0 VANCE AVE	007019 00024	701900024	38126	South Memphis	PILLARS DEVELOPMENT LLC
Vacant Lot former Industrial	806 WALNUT ST	032012 00022	3201200022	38126	South Memphis	TORRES GENERAL CONTRACTOR IN
<Null>	2165 FLORIDA ST	050036 00012	5003600012	38109	South Main	SHELBY COUNTY TAX SALE 16.02
854 Heiskell	854 HEISKELL PL	032011 00021C	03201100021C	38126	Soulsville/South City	SHELBY COUNTY TAX SALE 16.04
<Null>	1248 JAMES	026026 00039	2602600039	38106	Soulsville/South City	SMITH MILTON
Historic St. Thomas Catholic Church	560 E TRIGG AVE	025050 00030	2505000030	38106	Soulsville/South City	HEADQUARTERS JURISDICTION OF
Historic St. Thomas Catholic Church	588 E TRIGG AVE	025050 00028	2505000028	38106	Soulsville/South City	HEADQUARTERS JURISDICTION OF
Historic St. Thomas Catholic Church	581 CAMBRIDGE	025050 00018	2505000018	38106	Soulsville/South City	HEADQUARTERS JURISDICTION OF
<Null>	705 SAXON AVE	025036 00014C	02503600014C	38126	Soulsville/South City	SOROMOVEIS INC
<Null>	1063 MISSISSIPPI BLVD	025035 00022	2503500022	38126	Soulsville/South City	SHELBY COUNTY TAX SALE 19.03
<Null>	1057 MISSISSIPPI BLVD	025035 00021	2503500021	38126	Soulsville/South City	SHELBY COUNTY TAX SALE 19.03
<Null>	1051 JENNETTE	025035 00002C	02503500002C	38126	Soulsville/South City	RIVER REGION COMMUNITY DEVEL
<Null>	660 SAXON	025034 00019C	02503400019C	38126	Soulsville/South City	MUSIC MAGNET VILLAGE DEVELOPI
<Null>	63 W MCLEMORE	024035 00001	2403500001	38106	Soulsville/South City	CITY OF MEMPHIS LG & W
ILLINOIS CENTRAL SOUTH YARD	0 GILBERT AVE	013004 00002	1300400002	38106	Soulsville/South City	ILLINOIS CENTRAL RAILROAD CO
Warehouse-- On our list from Frank smith	107 E.H. CRUMP BLVD	013004 00001	1300400001	38106	Soulsville/South City	SOUTH MAIN CONCOURSE LLC
<Null>	0 FLORIDA ST	012065 00009	1206500009	38106	Soulsville/South City	BARMOR PROPERTIES LLC
<Null>	7 E CRUMP BLVD	012065 00001C	01206500001C	38106	Soulsville/South City	BARMOR PROPERTIES LLC
<Null>	0 FLORIDA ST	012064 00011C	01206400011C	38106	Soulsville/South City	TAW PROPERTIES LLC
<Null>	0 E CALHOUN AVE	005019 00001C	00501900001C	38126	Soulsville/South City	CSRA KPS 509 SOUTH BB KING BLV
<Null>	0 S MAIN ST	002113 00012	211300012	38103	Soulsville/South City	GCI PARTNERSHIP
<Null>	0 S MAIN ST	002113 00011	211300011	38103	Soulsville/South City	SHELBY COUNTY TAX SALE 99.1 EXP
<Null>	381 ABLE ST	005018 00010C	00501800010C	38126	Soulsville/South City	MEMPHIS CENTER CITY REVENUE F
500 S FRONT STREET	500 S FRONT ST	002107 00026	210700026	38103	Soulsville/South City	BELZ INVESTCO GP

Submit Potential Brownfield Sites for Consideration and Inventory:

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

Brownfield Form

Submit a potential Brownfield site

Your Name*

Enter text

Organization/Agency

Enter text

Your Email*

Enter email

Address of Site for Consideration*

Enter text

Parcel IDs (if multiple, separate by comma)

Enter text

Message (e.g. owner's name, historic land use, upcoming development, any assessments or cleanup completed previously)*

Enter text

Site Photo(s)

Drop your files here to [upload](#)

Submit

Task 4

Cleanup Planning & VOAP

Sites that will enroll this year:

Wayne's Pinball: 2nd St & Chelsea Ave

Ibrahim (Chism Trail): Jackson Ave & Danny Thomas Blvd

Additional Brownfield News



TN BRAG

Awarded

\$500,000 Remediation

Wayne's Pinball Site

Applied for EPA Cleanup

Ibrahim (Chism Trail)

\$765,000

Award notice by June 1, 2026

TN BRAG

Awarded

\$80,000 Identification

Shelby, Fayette, Lauderdale, &
Tipton Counties

\$100,000 Assessment

Seven Brothers Site - Bartlett
496 Bodley Ave - South Memphis

Questions

Next Advisory Council Meeting

June 2026

Time: TBD

Klondike Target Area

Contacts



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