

Brownfields Coalition Advisory Council Meeting 12 Assessment & Revolving Loan Fund

June 16, 2026 at 1:00 PM

Willie Mae Brooks Resource Center
1300 Jackson Ave, Memphis, TN 38107



Attendees:

In Person:

NAME	AGENCY
Joe Gurley	Int'l 4/15
Rosalyn Rogers	MLGW
Seth Warbrough	BDC Hub
Spencer Kaaaz	SEMS Inc
Felicia Lloyd	Uptown Liaison
Dr. Eziza	KSCCDC
Vivian Ekstrom	CRA
Kevin Stubblefield	CRA
Emma Turri	CRA

Virtual:

Eric Story Neimeyer
Anna Piazza
Ben Ulle
Isaac Adjei
Jacob Wiley
Kayla Miller
Talia Greenblatt
Shun Abram
Bria Saulsberry
Mimi Marcus
Nicole Wells
Elizabeth Gibson

Minutes:

Mike Larrivee: *Welcome, Housekeeping, and Introduction*

And without further ado, we're going to kick off this meeting.

Who can tell us what a brownfield is?

Felicia : *reading definition of a brownfield slide from presentation*

Emma Turri: These are some examples of brownfields form around the City. Often they are vacant, always underutilized. Sometimes they have a structure, sometimes they don't. They have potential contamination.

ML: We got started in this back in 2022 at the EPA Brownfields Conference in Oklahoma. We learned a lot there, and got a group together to pursue this kind of work. We applied for two grants of \$1M each and were awarded those. And in these meetings, we network, build inventory, and

ET: *Intro of CRA and the Coalition Assessment Grant.* We were the lead applicant and we have partners of Soulsville Foundation, KSCCDC, and Binghampton CDC. We were successful, and this grant allows us to undertake Phase 1, Phase 2s, TN VOAP Enrollment, Remediation Plans

Jessica Aytchan: *Intro of EDGE and Brownfield Revolving Loan Fund.*

Like I said, I'm Jessica Aytchan, and I've been with EDGE since 2023. This is a visual of our target area, we try to stay in the core of the city. We look especially for New Tax Credit areas. I go over applicant eligibility at every meeting because we've run into issues with that

so far. The loans are for private entities/developers. The loan terms are negotiable. Subgrants are more for nonprofits and community organization, and we have a limited amount we can give out for those, but we have no limit for loans

The site must have a Phase I and Phase II done within 180 days of acquiring a property, and that's frequently where we run into issues. We are now reviewing a formal application and drafting memo for board approval to grant \$210K. And I'm also submitting a site approval for a 2nd official application. We're up-to-date on our reporting and compliance

A brief overview of our budget: Most of our budget so far has gone to contractual work so far, but most of our budget is budgeted for our grants and loans.

ET: Jess didn't brag on herself, but that's really exciting that they have that first one moving!

I'm Emma Turri, with CRA. I like to remind people in this meeting of a couple of things. This is a map of our target areas. Our budget is 100% allocated at this time for assessments.

We're still taking inventory requests. We have received applications, the steering committee has qualified them, and we're actually just a little over budget for our Phase 2 assessments, so we'll have to dip into our Remediation Planning to cover that, which is ok. We are doing well, we're expending money maybe a little slower than we thought, but it's moving along well.

The next task under our plan is to have strong Community Engagement & Involvement. We have community liaisons who help communicate with community. We also have a Community Involvement Plan, we have the digital version at this link online as well as some hard copies here in the back.

Soulsville has created an Environmental Conservation Curriculum, and you can find that digitally at this link.

We have lots of materials, documents, and reports at cramemphis.org/brownfields. We now have an inventory spreadsheet that gets updated quarterly. It can be publicly downloaded.

The idea for it is primarily as use for an input for others' mapping, for example City of Memphis can add it in as a layer into their maps and see if there are any potential brownfield issues they might run into. This is all viewable online via the Brownfield Data Viewer. And today, you'll also get to see our Story Map, which

ET: This is the BDC Business Hub, it's a workforce development and recycling warehouse that had already done their Phase 1 before purchasing the property and it was fine to begin their business, but there were some concerns at the back corner of the property. So, this is sampling plan. It's a pretty large parcel, in the Binghampton target area. There was a concrete silo, burlap bag manufacturing, and Carpet Care and Termite. Future use: Potentially expanding the warehouse operations and additional office space. We started Ground Penetrating Radar earlier this month. I know the folks from TerraCon thought it was a bit silly that we were out taking pictures, but we're really excited to be at this point in this project. And I'm going to pass it over to Talia and Anna to share about the Brownfield Story Mapping

Talia Greenblatt: My name is Talia Greenblatt, I'm a data scientist here at EnviroScience. I know that some of you may have seen the data viewer on a previous meeting, but now we've also created the Story Map, which is a little more interactive, it functions as a webpage. You can access it from the CRA webpage. These are the sections of the Story Map that you can navigate through. We start with a little overview about brownfields, the grant, and the

project, the purpose of the grant, and what a site assessment looks like. We focus on the grant target areas, and as you scroll through, the map will move between the different areas. But on any map element, there are a couple buttons you can press. There are toggles to zoom in and out, to make it fullscreen, and so you can view the legend, and that's the same for any map throughout the storymap. Here we have our other remaining target areas, and then these are our CRA Assessed sites. There are a couple different ways to navigate through. You can jump to any that you like here or you can click on the map. Now, on the left here, you can see the photo, some additional information, the legend will tell you if the site is still under assessment or has no RECs. You can scroll through or navigate with these arrows. Some sites will also have additional photos, so make sure you don't miss those. Taking a look at the Historical Memphis section, we're talking about the ways you can understand a site and what was there in the past, we talk about Sandborne Maps and how those work, and we've got a cool overlay of these maps overlaid on what it looks like now. So here, we have this sliding toggle, so you can see the overlay of what was here in 1952 and the parcels as they are now. And you can zoom in, and see for example, this was a dry cleaner, this was a garage with an 8-car capacity. So it's pretty fun to see in such detail what these were and what they were used for. Here's another example, and you can navigate in the same way.

Moving through, we have the envisioned outcomes of the project, and More Resources. These buttons will take you to a couple other related places in the CRA website. And this will take you to the potential Brownfield site form. You can submit sites here to CRA for review. And finally, we have the Brownfield Data Viewer, where you can really dig into the mapping, this button here will direct you there, and you can look at the various parcels and data layers.

ET: We're excited about having the Story Map live for everyone now. It's a bit more intuitive of a way to learn. In the presentation, there's a link. And we also have How-to guides for the Story Map and the Data Viewer. We have digital and physical versions. Here's a link to our data viewer, this gives a lot more information and incorporates several layers from the State and the EPA. Talia mentioned this, but we have a new fancy form for Potential Brownfield Sites. It looks the same on your end, but on the back end, it's a lot more automated and nicer for me, saves us a lot of time.

Finally, Task 4 is VOAP. We have received an awesome offer from NJIT to provide us with conceptual design services at no cost to us. We've identified the Ibrahim Chism Trail site. We have a developer looking at multi-family mixed use and a grocer. So in the coming months as we get through that design process, we will definitely share updates. As a reminder, this is the site. It's at the corner of Danny Thomas, N Pkwy, and Jackson Ave. It's diagonal from St Jude. History of old drycleaner and gas station. There is known groundwater contamination, but it has been a long while since anyone did any sampling. Yale Urban Design Workshop does this, they have a summer program every year. This example is Elm City Montessori School in New Haven CT. This kind of site design work helps developer plan, and it's based around all the environmental information. And that's all I've got

ML: Anybody got questions, opportunities that they want to bring forward? I want to mention that there's a formerly vacant 20+ acre site in Parkway Village that The Works is turning into an

regenerative urban farming educational campus. Regronomy pilot is also on that site, with an opportunity to build many more Regronomy modules. There were 28000 tires on that site. Lots of opportunity to grow things here in Memphis. We import a billion dollars of crops, so let's capture some of that for Memphis in the circular economy.

ET: Maybe at our September quarterly meeting you can tell us more about it? It'll be at the CRA Office in the Uptown Target Area. It'll be a workshop style meeting. Kind of a retrospective, but also a "where do we go from here?" So we're excited about that.