



JIM STRICKLAND
MAYOR

February 9, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

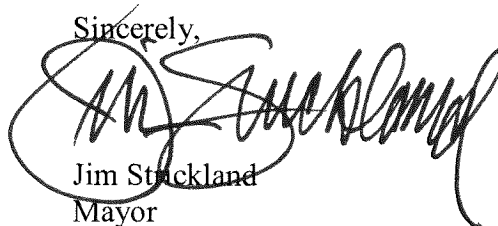
Subject to Council approval, I hereby recommend that:

Sheleah Harris

be appointed to the Health Educational Housing Facility Board with a term expiring December 31, 2025.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strickland". The signature is written in a cursive, flowing style. Below the signature, the name "Jim Strickland" and the title "Mayor" are printed in a standard font.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members



JIM STRICKLAND
MAYOR

February 9, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

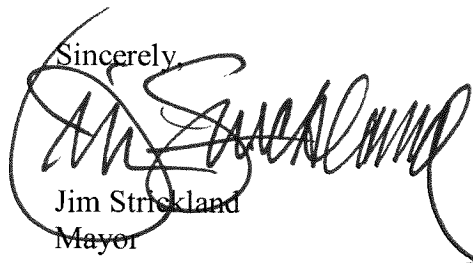
Subject to Council approval, I hereby recommend that:

Shea Flinn

be appointed to the Memphis Animal Shelter Advisory Board with a term expiring July 30, 2022.

I have attached biographical information.

Sincerely,



Jim Strickland
Mayor

JSS/sss

Cc: Council Members

City of Memphis



JIM STRICKLAND
MAYOR

TENNESSEE

February 9, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

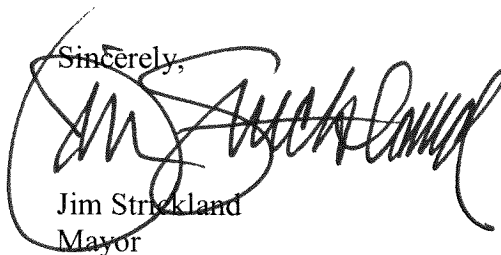
Subject to Council approval, I hereby recommend that:

Anton Mack

be appointed to the Memphis Area Transit Authority with a term expiring August 24, 2022.

I have attached biographical information.

Sincerely,



Jim Strickland
Mayor

JSS/sss

Cc: Council Members



JIM STRICKLAND
MAYOR

February 9, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

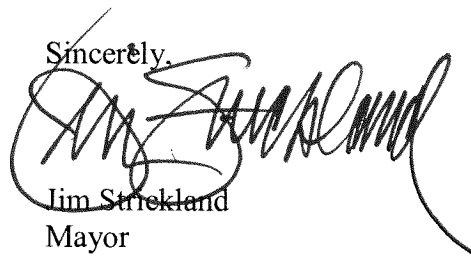
Subject to Council approval, I hereby recommend that:

Shelia Terrell

be appointed to the Memphis Housing Authority with a term expiring June 25, 2025.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strickland". The signature is written in a cursive, flowing style. Below the signature, the name "Jim Strickland" and the title "Mayor" are printed in a standard sans-serif font.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members



JIM STRICKLAND
MAYOR

February 9, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

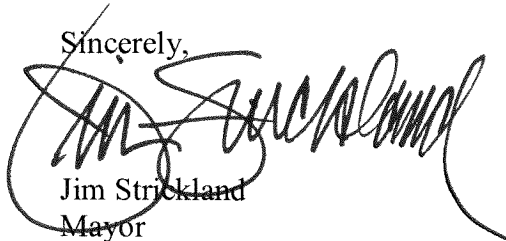
Subject to Council approval, I hereby recommend that:

Jacquelyn Johns

be reappointed to the Memphis Animal Shelter Advisory Board with a term expiring July 30, 2022.

I have attached biographical information.

Sincerely,



Jim Strickland
Mayor

JSS/sss

Cc: Council Members



2020 CITY OF MEMPHIS PEOPLE YEAR IN REVIEW

PRESENTED BY HUMAN RESOURCES DIVISION

FEBRUARY 2021

AGENDA

- Welcome
- City of Memphis People 2020
Year In Review



Mission

To be brilliant at the basics - delivering reliable, responsive high-quality service.

Purpose

To improve the quality of life for all Memphians, every day

Vision

Memphis is a hub of opportunity, innovation and easy living

Values

Innovation, Accountability, Collaboration, Service

Values at a glance...

Innovation, Researching best practices and innovating current processes to ensure the best service and use of resources for our residents.

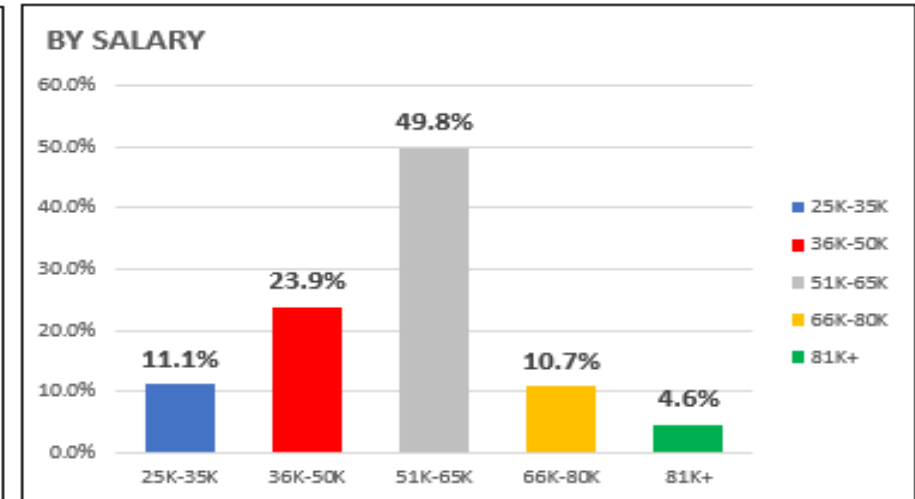
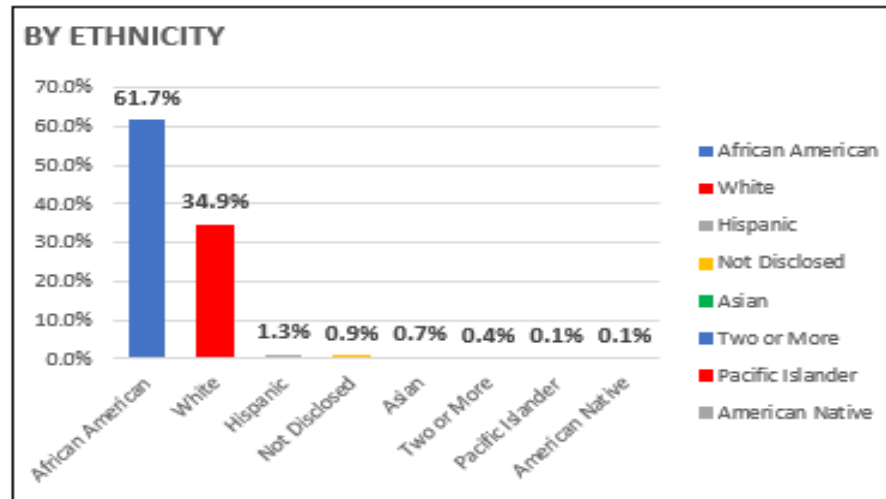
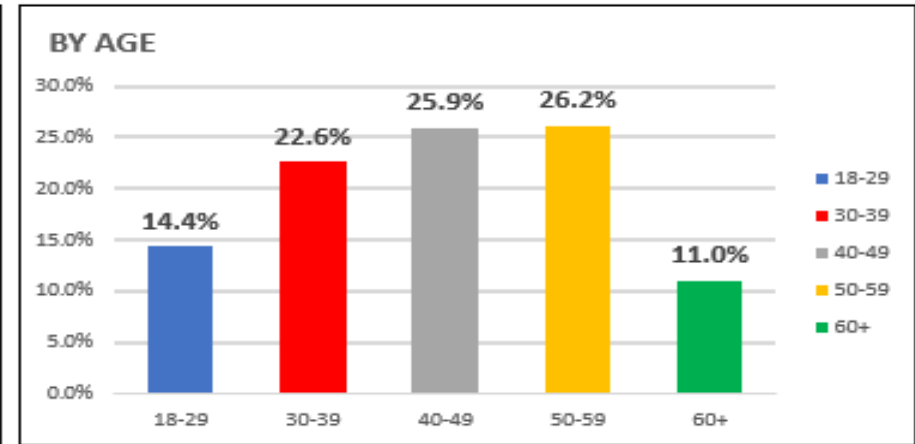
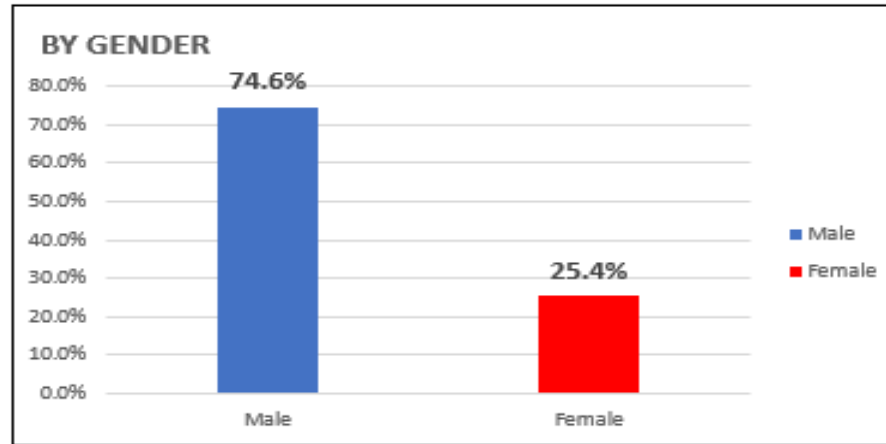
Collaboration, Mandating that we break all silos across the organization and ensure that we bring the best minds together to solve problems. Also, by always being inclusive of others and striving for a diverse workforce.

Accountability, Setting clear expectations and holding all employees accountable for completing goals and delivering quality services.

Service, The heart of public service is being a servant leader. Ensure that we have a clear standard that serving citizens of Memphis is our number one priority.

CITY OF MEMPHIS EMPLOYER PROFILE

- 6,811 Full-Time Employees
- 1,500 Part-Time Employees
- Total Attrition in 2020 was 7.3% (500) and resignation rate was 3.7%



CITY OF MEMPHIS EMPLOYER PROFILE - REWARDS



Why do people want to work for City of Memphis?



Total Rewards

The icon shows a green highway sign that says 'Rewards NEXT EXIT' with an arrow pointing right.

Compelling Work

The icon shows a person climbing a steep, grey mountain slope towards a large, glowing red sun.

Making A Difference

The icon shows a blue street sign with the words 'FUTURE', 'PRESENT', and 'PAST' stacked vertically on a post against a blue sky background.

Top 10 City of Memphis Total Rewards

Free Employee Clinic and Wellness Incentives up to \$250 for employee/ up to \$400 for household

Premiums as low as \$95/month, 10 free mental health office visits, \$750 employer HRA contributions with Select Plan

Free professional development and training classes

\$50 Student Loan Contribution, Hope Inside free financial wellness classes

Free \$10,000 Death Benefit

Short-term disability coverage pays up to 70% of wage

Free rides on MATA, free library cards, and exclusive discounts from businesses

Bravo Spot Bonuses (\$250 reward) and project bonuses (\$500-\$2,500 rewarded)

Hybrid Retirement Plan that provides a guaranteed annuity payment at retirement

Police Services and Fire Services can earn up to an additional 7.5% of base salary in College Incentive Pay

CITY OF MEMPHIS EMPLOYER PROFILE – COMPETITIVE PAY



Salary Increases

Job Category	2016 Increases	2017 Increases	2018 Increases	2019 Increases	Totals
Police MPA Commissioned increase 11yrs less	4.75% + \$500 Bonus	1.00% + Retention Bonus \$6,400 - \$7,000	0.00%	4%	9.75% +\$500 Bonus +Retention Bonus \$6,400 - \$7,000
Police MPA Commissioned increase 12yrs plus	5.75% + \$500 Bonus	2.00% + \$1600 Bonus	0.00%	4%	11.75% +\$500 Bonus +\$1600 Bonus
Fire IAFF Commissioned and Fire Operators	5.00%	1.00% + \$500 Bonus	0.00%	4%	10.00% + \$500 Bonus
CWA- Police Dispatch	2.50%	1.00%	\$500 Bonus	4%	7.50% + \$500 Bonus
Crafts (Bricklayers, Cement Masons, Plumbers, Painters, Roofers, Carpenters, IBEW)	2.50%	1.00%	0.00%	1%	4.50%
Machinists (Fire and Shop)	1.00% 1.50% Bonus	1.00%	0.00%	1%	3.00% 1.50% Bonus

CITY OF MEMPHIS EMPLOYER PROFILE



Salary Increases

Job Category	2016 Increases	2017 Increases	2018 Increases	2019 Increases	Totals
OE Engineers (Animal, Water Treatment, Construction, Main)	2.50%	1.00%	0.00%	1%	4.50%
AFSCME (Survey, Police)	2.50%	1.00%	0.00%	1%	4.50%
AFSCME – Code Enforcement	4.00%	1.00%	5.00%	1%	11.00%
AFSCME –MAIN	2.50%	1.00% (All) 1.50% (Crewchiefs)	(Various %) 4.75 %Mnt Mech, 2.75% Crewperson, 10.25% Crewchief, 1% Truck Driver	1%	4.50%+ (Varies)
AFSCME –Clerical	2.50%	1% (All) 2.0%(Office Support Clerk B)	14.75% (Varies Targeted) & (Varies %-\$15.50)	1%	19.25% + (Varies)
All Non-Represented	2.50%	1.00%	Targeted Inc include Mayor Priorities and \$15.50 min for Full-Time	1%	4.50%+ (Varies)

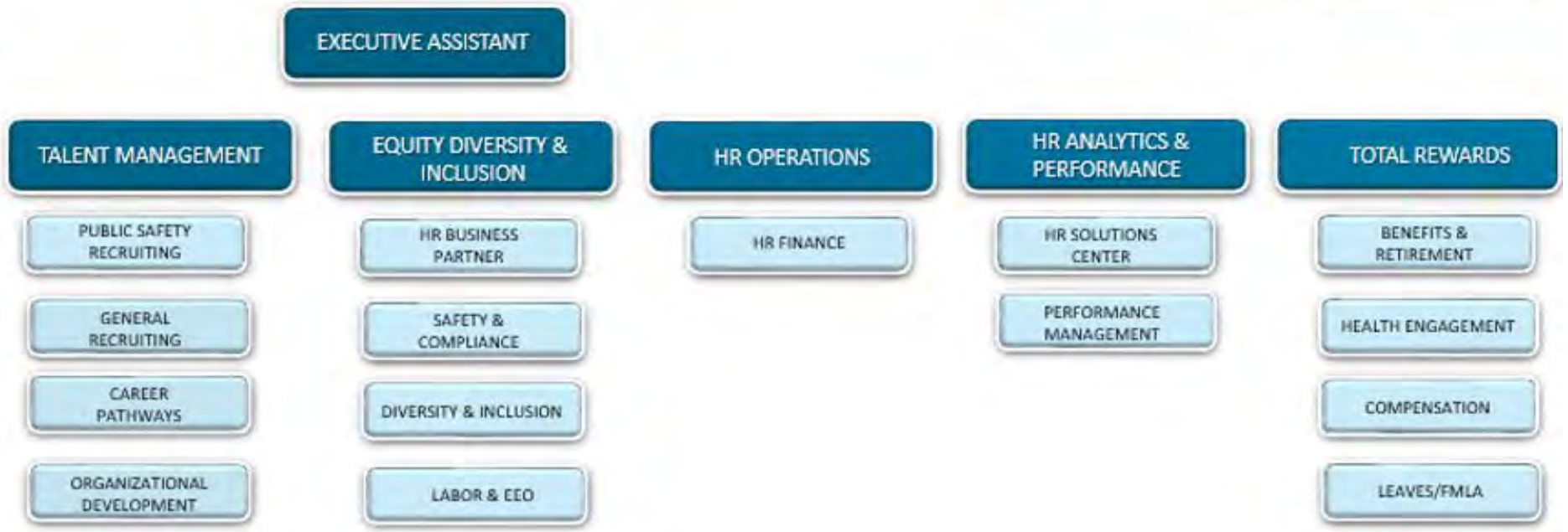
HR DIVISION ORGANIZATION

WHO WE ARE




ALEX SMITH
CHIEF HUMAN RESOURCES OFFICER

HR is designed to be the City's thought partner and advisor on people-related issues



CITY OF MEMPHIS



HR DIVISION ORGANIZATION RECOGNITION



- HRO Today Magazine. 2020 CHRO of The Year Nominee. Alex Smith.
- Tennessee Municipal League. Excellence in Human Resources Award. May 2019
- Chief Learning Officer Magazine. 2020 Bronze Learning In Practice Award. October 2020.
- Memphis Business Group on Health (MGBH), Healthy Workplace Recognition
- TN Society of Human Resource Management. 2019 Human Resources Management Excellence Award.
- Healthier TN, Healthier Tennessee Workplace Recognition
- Memphis Business Journal. HR Impact Nominee Best Places to Work. September 2019.
- American Diabetes Association, Organization Health Champion
- American Heart Association, Workplace Health Solutions (Gold Status)

A conceptual image for a presentation about COVID-19. On the left, a man in a dark suit and tie stands in a modern, brightly lit building with a grid of windows. He is holding a sword aloft in his right hand and a shield in his left. The scene is overlaid with a large, stylized virus particle graphic on the right side, featuring a central orange sphere with numerous smaller spheres radiating from it. The overall color palette is dominated by blues and oranges.

RISING TO THE CHALLENGE OF COVID-19

Supporting

DIFFERENT TYPES OF CITY EMPLOYEES



TELEWORK ELIGIBLE

Flexible Work
Schedule

PTO Programs

Technology Support



NON TELEWORK ELIGIBLE FFCRA

Flexible Work Schedule

PTO Programs

Student Hub

Reassignment Program



PUBLIC SAFETY

Working Well

Free Covid Testing

Hazard Pay

Student Hub

Innovation SUPPORTING EMPLOYEES

POLICIES

- Covid-19 Return to Work Policy (PM 46-04)
- Flexible Work Arrangements and Telecommuting
- Family First Coronavirus Response Act
- On-the-Job Injury

KNOWLEDGE & INFORMATION

- Covid-19 Website
- Manager Toolkit
- Virtual Training
- Safety concierge to ensure safe workplace
- Meetings with HRBPS/OSHA Coordinators

INNOVATIVE PROGRAMS

Working Well Housing Program

Free Onsite Employee Covid-19 Testing

Covid-19 Care Kits

Phase I Employee Contact Tracing

Onsite Virtual Student Learning Hub

Employee Check-ins

Vacation Buy Back

We pivoted to virtual solutions for safety.

- The Learning Team went virtual with 10 classroom trainings.
- Wellness implemented weekly virtual fitness classes.
- Financial Wellness webinars were implemented monthly.
- Total Rewards made Open Enrollment remote/self-service.
- COVID Hazard Pay was administered electronically.
- Annual Safety Fair was held virtually with over 300 in attendance.

WE ACCOMPLISHED A
GREAT DEAL DESPITE
THE PANDEMIC . . .



THE TALENT MANAGEMENT AND PUBLIC SAFETY OFFICES REMAINED EFFECTIVE WITH HIRING AND PROMOTIONS:



428

Full-time Employees
Hired

242

Part-time Employees Hired

95

Urban Fellows Interns

92

Police Officers Promoted
Two Ranks

75

Avg Time to Fill
General Positions Per Month

202

Fire Employees Promoted
Six Ranks

THE HR TEAM MAINTAINED OPERATIONS WITH LIMITED IMPACT ON SERVICE IN 2020



4,390

Transactions Processed by Benefits Team, including New Hire Enrollments

33

Avg # of Civil Service Cases Per Month

145

Salary Changes reviewed and evaluated

199

Total Retirements Processed

EMPLOYEE IMPACT: STUDENT LOAN PROGRAM



556

City Employees in COM Student Loan Contribution Program

805

Years of Loan payments saved for employees

\$2,431,123

The total amount saved by employees since 2017

An aerial photograph of a city skyline, likely Pittsburgh, featuring a prominent pyramid-shaped building (PPG Place) and a river (Allegheny River) with a bridge. The image is overlaid with a dark blue gradient and large, stylized text.

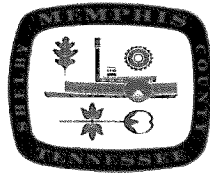
WE IMPLEMENTED
EFFECTIVE CONTACT
TRACING



- Recruiting Police and Fire
- Covid-19 Contact Tracing, Testing, and Vaccination Support
- Expanding Diversity and Inclusion
- Opportunity Youth and Career Pathway Programs
- Competitive Paid Time Off

The image features a cityscape background with a blue overlay. The text 'Q & A' is centered in the middle. The 'Q' and 'A' are yellow, and the ampersand is white.

Q & A



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to adopt City of Memphis Division of Parks and Neighborhoods' Parks Master Plan, a guide for the next decade of parks-related operations and development.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Division of Parks & Neighborhoods

3. State whether this is a change to an existing ordinance or resolution, if applicable.

On December 3, 2019, the City Council of the City of Memphis adopted the Memphis 3.0 Comprehensive Plan as the first general plan of the city since 1981; the Parks Master Plan is an addition to the Memphis 3.0 Plan.

4. State whether this will impact specific council districts or super districts.

All districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

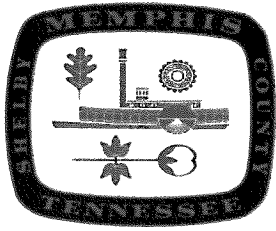
N/A.

6. State whether this requires an expenditure of funds/requires a budget amendment

N/A.

7. If applicable, please list the MWBE goal and any additional information needed

N/A.



Resolution to adopt City of Memphis Division of Parks and Neighborhoods' Parks Master Plan, a guide for the next decade of parks-related operations and development. [All Districts.]

WHEREAS, A Parks Master Plan is the accepted industry standard for park and recreation agencies to guide growth and development; and

WHEREAS, the Tennessee Department of Environment and Conservation (TDEC), among other funding bodies, has implemented a requirement for parks and recreation agencies to possess a current Parks Master Plan before eligibility for funding; and

WHEREAS, the most recently adopted Memphis Parks Master Plan developed in 1999 is outdated by more than twenty years; and

WHEREAS, the Division of Parks and Neighborhoods conducted an extensive research, community engagement, and strategy development period from June 2019 to December 2020; and

WHEREAS, more than three thousand (3,000) Memphis citizens were engaged in the Parks Master Plan process; and

WHEREAS, the 2021 Memphis Parks Master Plan is a culmination of research resulting in a revised mission and vision statements, needs prioritization, funding and revenue strategies, improved operational guidelines, and an action plan to be assessed on an annual basis; and

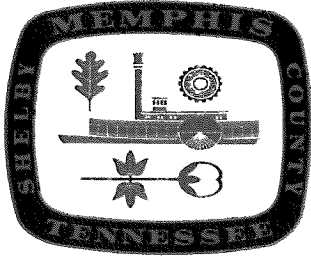
WHEREAS, on December 3, 2019, the City Council of the City of Memphis adopted the Memphis 3.0 Comprehensive Plan as the first general plan of the city since 1981; and

WHEREAS, Pursuant to the ordinance adopted by the City Council approving the Memphis 3.0 Comprehensive Plan on December 3, 2019, amendments to the Plan may be adopted by the Council through resolution; and

WHEREAS, the Parks Master Plan shall be added as a system plan in the appendix of the Memphis 3.0 Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the 2021 Memphis Parks Master Plan is formally adopted as the City of Memphis Parks Master Plan; and

BE IT FURTHER RESOLVED, the Parks Master Plan shall be added as an adopted system plan in the appendix of the Memphis 3.0 Comprehensive Plan.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution authorizing the Memphis-Shelby County Airport Authority to issue its Airport Revenue Refunding Bonds in the total principal amount not to exceed \$62,500,000 (the "Refunding Bonds") to refund all or a portion of its Airport Refunding Revenue Bonds, Series 2011A-1, its Airport Refunding Revenue Bonds, Series 2011B and its Airport Refunding Revenue Bonds, Series 2011D for cost savings; to fund debt service reserve funds for the Refunding Bonds; and to pay costs of issuance of the Refunding Bonds.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Finance Division at the request of the Memphis-Shelby County Airport Authority.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

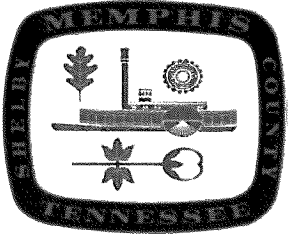
There is no change to an existing ordinance or resolution.

4. State whether this requires a new contract, or amends an existing contract, if applicable.

This does not require a new contract or amendment to an existing contract.

5. State whether this requires an expenditure of funds/requires a budget amendment.

This does not require an expenditure of funds or budget amendment.



RESOLUTION AUTHORIZING THE MEMPHIS-SHELBY COUNTY AIRPORT AUTHORITY TO ISSUE ITS AIRPORT REVENUE REFUNDING BONDS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$62,500,000 TO REFUND ALL OR A PORTION OF THE AUTHORITY'S AIRPORT REFUNDING REVENUE BONDS, SERIES 2011A-1, AIRPORT REFUNDING REVENUE BONDS, SERIES 2011B AND AIRPORT REFUNDING REVENUE BONDS, SERIES 2011D FOR COST SAVINGS.

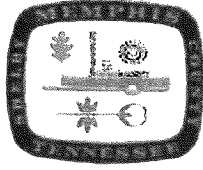
WHEREAS, the Memphis-Shelby County Airport Authority (the "Authority") has previously determined to issue its Airport Revenue Bonds in a total principal amount not to exceed \$202,500,000 (the "New Money Bonds") to finance a portion of the costs of a consolidated de-icing facility and other ancillary improvements and equipment at the Memphis International Airport; and the issuance of the New Money Bonds was previously approved by the this City Council as a portion of the bonds authorized on March 24, 2020 but the New Money Bonds have not yet been issued by the Authority.

WHEREAS, in addition to the issuance of the New Money Bonds, the Authority also proposes to issue its Airport Revenue Refunding Bonds in an aggregate principal amount not to exceed \$62,500,000 (the "Refunding Bonds") to refund all or a portion of the Authority's Airport Refunding Revenue Bonds, Series 2011A-1 ("Series 2011A-1 Bonds"), its Airport Refunding Revenue Bonds, Series 2011B ("Series 2011B Bonds") and its Airport Refunding Revenue Bonds, Series 2011D ("Series 2011D Bonds") (together the "Refunded Bonds") for cost savings; to fund debt service reserve funds for the Refunding Bonds; and to pay costs of issuance of the Refunding Bonds;

WHEREAS, the Refunding Bonds are being issued pursuant to Tennessee Code Annotated §42-4-109 and are payable exclusively from certain Revenues as defined in Resolution No. 88-3227 adopted by the Board of Commissioners of the Authority on January 29, 1988, as amended; and

WHEREAS, the Refunding Bonds will not be obligations of the City of Memphis, Tennessee, or Shelby County, Tennessee.

BE IT RESOLVED, that approval be, and it is hereby, granted for the issuance by the Authority of the Refunding Bonds in the total principal amount not to exceed \$62,500,000.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A resolution to accept and appropriate funding in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) from CARES Act Provider Relief Fund through US Department of Health and Human Services. This funding is for prevention, preparation and response to coronavirus.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Fire Services is the initiating party.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

There is no change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

This will impact all council and super districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

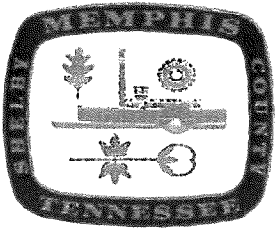
This will not require a new contract or an amendment to an existing contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This requires an expenditure and budget adjustment.

7. If applicable, please list the MWBE goal and any additional information needed

The contract with RADAR EMS, LLC was presented to OBDC and approved as a sole source.



A resolution to accept funding in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) from CARES Act Provider Relief Fund through US Department of Health and Human Services.

WHEREAS, The City of Memphis Division of Fire Services has received funds in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) from the CARES Act Provide Relief Fund through US Department of Health and Human Services; and

WHEREAS, These funds will be used for the prevention, preparation and response to coronavirus; and

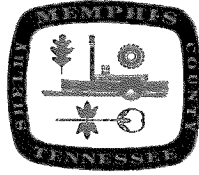
WHEREAS, It is necessary to accept the funding and amend the Fiscal Year 2021 operating budget to establish funds for Fire Services and

WHEREAS, It is necessary to appropriate the fund in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) for Fire Services; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the CARES Act Provider Relief funds in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) be accepted by the City of Memphis.

BE IT FURTHER RESOLVED, that the Fiscal Year 2021 operating budget be and is hereby amended by appropriating the Expenditures and Revenues for the CARES Act Provide Relief funds in the amount of Two Hundred Seventy-Six Thousand Six Hundred Forty-Two Dollars and 18/100 (\$276,642.18) as follows:

Revenue	
Federal Grants	\$276,642.18
Expenses	
Full-Time Salaries	\$276,642.18



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to accept the appropriation and allocation of Department of Treasury funding allocation in the amount of \$19,592,445.70 for the Division of Housing and Community Development's Emergency Rental and Utility Assistance in response to the pandemic.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The Division of Housing and Community Development

3. State whether this is a change to an existing ordinance or resolution, if applicable.

Not applicable.

4. State whether this will impact specific council districts or super districts.

Various council districts or super districts may be impacted.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

New contracts and contract amendments will be required.

6. State whether this requires an expenditure of funds/requires a budget amendment.

Expenditure of funds will be required.

7. If applicable, please list the MWBE goal and any additional information needed.

Not applicable to MWBE goals.



RESOLUTION to accept the appropriation and allocation of Department of Treasury funding allocation in the amount of \$19,592,445.70 for the Division of Housing and Community Development's Emergency Rental and Utility Assistance in response to the pandemic.

WHEREAS, the U.S. Department of Treasury, through the Emergency Rental and Utility Assistance Fund, has provided payments to assist State, Local, and Tribal governments in navigating the impact of the COVID-19 outbreak on rental and utility delinquency; and

WHEREAS, the U.S. Department of Treasury requires that the payment from the Emergency Rental and Utility Assistance Fund only be used to cover expenses that –

1. Are necessary delinquencies incurred due to the COVID-19 Pandemic.
2. Provide assistance to eligible households that qualify for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19; demonstrates a risk of experiencing homelessness or housing instability; and has a household income at or below 80 percent of the area median.
3. Were incurred during the period that begins on March 13, 2020 through December 31, 2021; and

WHEREAS, the City of Memphis Division of Housing and Community Development has received U.S. Department of Treasury funding in the amount of \$19,592,445.70 to allocate towards Emergency Rental and Utility Assistance; and

WHEREAS, guidance from the U.S. Department of Treasury as of January 6, 2021, states that local government is authorized to use the funds to assist in Emergency Rental and Utility payments; and

WHEREAS, the COVID-19 pandemic has disrupted the national and local economy, resulting in an inability for some households to cover rental and utility payments; and

Resolution-Division of Housing and Community Development

WHEREAS, significant evictions and utility suspensions could result in more individuals and families without utility and/or becoming homeless, resulting in more susceptibility to contracting COVID-19; and

WHEREAS, the City of Memphis Division of Housing and Community Development has worked to develop the Emergency Rental and Utility Assistance Fund in partnership with Shelby County Division of Community Services, Shelby County General Sessions Court, Neighborhood Preservation Inc., Memphis Area Legal Services, University of Memphis Law School, Innovate Memphis, BLDG Memphis, United Housing, Memphis Light, Gas, and Water, Memphis Interfaith Association, United Way, and other stakeholders; and

WHEREAS, the Emergency Rental and Utility Assistance Funds will support residential tenants facing utility suspension, eviction or high risk of eviction as a result of the pandemic or facing housing instability if evicted; and

WHEREAS, access to direct legal services will be granted to negotiate with property owners to settle delinquencies and to have eviction cases dropped or to raise available defenses in court, or on appeal; and

WHEREAS, program funds will be available to directly pay negotiated settlements to owners and cover administrative fees necessary to operate the program; and

WHEREAS, customers and/or tenants will have voluntary access to counseling sessions with a certified housing counselor to discuss long-term financial planning and housing goals after a payment to the landlord has been completed; and

WHEREAS, it is imperative for the general fund budget to be amended in accordance with Tennessee Constitution Article 2 § 24, TCA § 9-1-116, Municipal Budget Law of 1982;

NOW, THEREFORE BE IT RESOLVED, that the following unbudgeted necessary expenditures to be incurred for actions taken in response to the public health emergency be approved as allocated through the U.S. Department of Treasury funding in the amount of \$19,592,445.70 as follows:

Treasury Emergency Rental Assistance Program 2021	\$19,592,445.70
Fund: 0221 HCD Grants	
Project: CD91008 Treasury ER Utility & Rental Assistance Fund 2020	
Award: 13153	

A RESOLUTION TO AMEND THE MEMPHIS CITY COUNCIL COMMUNITY GRANT PROGRAM FOR FY2022

WHEREAS, the Memphis City Council desires to promote community programming and improve neighborhoods; and

WHEREAS, the Tenn. Code Annotated § 6-64- 111, empowers the Memphis City Council to appropriate funds for the financial aid of nonprofit organizations working to promote the general welfare of Memphis residents; and

WHEREAS, nonprofit organizations and citizens work together to meet the needs of Memphians in need by extending the reach of City of Memphis Services; and

WHEREAS, The Memphis City Council recognizes nonprofit agencies as valued partners in the continuing efforts to improve the lives of Memphians; and

WHEREAS, it is important to the members of the Memphis City Council to prioritize funding specialized programs congruent with the needs of the City, the Memphis City Council will be cognizant of financial requests that exceed more than thirty percent of their total operating budget; and

WHEREAS, the Memphis City Council seeks to create a transparent process for the publication, application, and selection process for deserving nonprofit organizations within our City; and

WHEREAS, government grants are funded by tax dollars, so stringent compliance and reporting measures will be in place to ensure the money is well-spent must be put in place.

NOW, THEREFORE BE IT RESOLVED that the Memphis City Council does hereby create the Memphis City Council Community Grant Program for FY22 (July 1, 2021 – June 30, 2022), establishing a policy for meeting the needs of citizens and nonprofit requests for financial assistance as set forth below:

Budget Hearings

Nonprofit Organizations and Agencies working to improve the general welfare of citizens will have the opportunity to apply to the Memphis City Council Community Grant Program. The funding decisions of the Memphis City Council are final and subject to the availability of funds.

Eligibility

All applicants shall be a tax exempt 501(c)(3) organization with an official address listed within the City of Memphis and have been in operation for two years prior to the application. The organization must provide proof of current programming and successful track record in providing the services for which they are requesting funding within the City of Memphis. Additionally, the organization must attend at least one Grant Writing Workshop. The funding requests should address one of the following City of Memphis priorities: Crime and Drug Prevention, Youth Empowerment, Economic Development, and Poverty. The organizations must be in compliance with State requirements and show proof of current certification status. The funds shall only be used for public use and applicants cannot be used for political activities, to support any election or campaign or political party; or to support any group or activity that discriminates based on race, color, religion, sex, national origin, disability, or age. The Memphis City Council will not accept financial requests that exceed more than thirty percent of total operating budget.

Application

All agencies requesting funding shall submit a complete application and presentation. Proof of nonprofit status and financial information must be submitted with an application, a presentation that further clarifies the goals of the organization with their requested funds, and confirmation of attendance at one of the offered Grant Writing Workshop. Applications and presentations shall be submitted online using a link on the Memphis City Council website or delivered to the Memphis City Council Office, Attn: City Council Budget Committee 125 N. Main St., Suite 514 Memphis, TN 38103. Applications will be available April 1– April 30, 2021. All completed applications must be submitted and received by Thursday, April 30, 2021 at 12:00 pm.

Application Review

All applications will be reviewed by the Selection Committee. The Budget Chairman will select the members of the Selection Committee. The Selection Committee will review applications with the input of all Budget Committee Members. The Selection Committee shall submit the list of qualified agencies for City Council Review during FY21 Budget Hearings. All applicants must submit the most recent Charitable Organizations filing, IRS Form 990EZ or 990, and complete presentation using the template provided by the City Council at the time of application submission. The Selection Committee will evaluate applications and presentations to ensure all applications are complete, address a public need, show proof of current nonprofit status, and a history of community involvement. Priority will be given to first-time applicants.

Grant Writing Workshop and Budget Presentation

All agencies will be required to attend a Grant Writing Workshop to be considered for a grant. Returning and first-time applicants are both required to attend the Grant Writing Workshop. The course will help guide applicants through the application process to ensure that the proper documents and information are provided to ensure a facile application process. The Grant Writing Workshop will explain application requirements such as funding requests and an overview of the requirements within the budget presentations. The workshop will serve as an opportunity for applicants to clarify any questions concerning the application. All applicants will be required to submit a mock application to ensure that they understand the process of applying for a grant. Upon the completion of a workshop, all agencies will need to submit proof of their attendance. Failure to attend a workshop will result in an incomplete application.

All agencies presenting before the Budget Committee during the FY22 Budget Hearings will have an allotted time to make a budget presentation. The City Council provided template shall be used during the presentation. The template will include space to provide current contact information, how the requested funds will be used to enhance the quality of life for citizens, and financial reporting documents.

Grant Disbursement

Funds will be disbursed in two payments during the fiscal year. Upon completion of agreement between the grant recipient and the City of Memphis, fifty percent (50%) of the grant award will be disbursed. Grant recipients must submit a mid-year grant report to the Memphis City Council and City of Memphis Finance Office by December 15, 2021. This report shall include an accounting of funds spent, proof of public use, and current nonprofit status. All grant recipients will make a presentation before the Budget Committee of the Memphis City Council. Upon favorable review of report and presentation, the City of Memphis Finance Office will disburse the remaining fifty percent (50%) of the grant award. Grant

recipients shall submit a final grant report by May 1, 2022.

Any approved applications for grant funds will be included in the FY22 Budget. All grant recipients are required to comply with the financial guidelines set forth by the City of Memphis Finance Office. Failure to comply with the financial guidelines and attend a grant writing workshop may result in forfeiture of Grant Award. Every grant recipient must accept the funds and complete an agreement with the City of Memphis Finance Department.

THEREFORE, BE IT FURTHER RESOLVED that the Memphis City Council, as a whole, will distribute the \$2,600,000.00 in Grant funding during the FY22 Budget Hearings from Community Initiatives Grants line item included in the Administration FY22 Budget Proposal.

Sponsors:

Martavius Jones

JB Smiley, Jr.

The Power of Place:

Let's continue to do big things, together!

February 3, 2021

Haley Simmons
Chief Public Policy
Officer

Mark Sturgis
CEO



seeding success

CURRENT STATE

POVERTY & ECONOMIC MOBILITY

Memphis Poverty Rate

21.7%

Child Poverty Rate

35.0%

Economic Mobility Rate

2.8%

Sources: 2020 Poverty Fact Sheet. Elena Delavega, PhD, MSW, School of Social Work, University of Memphis, & Gregory M. Blumenthal, PhD, GMBS Consulting.

Race and Economic Opportunity in the United States: An Intergenerational Perspective. Chetty, Hendren, Jones, and Porter (2018). equality-of-opportunity.org.

THE POTENTIAL

Our partnership of community members and leaders, nonprofits, businesses, and public organizations has demonstrated that we can collaborate across sectors effectively, and drive systemic change to address poverty and create opportunity:

- Early childhood education
- The digital divide
- Responding to the COVID-19 pandemic

What would happen if we harnessed this collective energy for renewal along with other emerging efforts to rebuild our community, and do some big things together?

This is the promise of a newly awarded grant to Seeding Success to bring our community together to tackle systemic issues related to economic and social mobility.

blue meridian partners

Blue Meridian Partners is a pioneering philanthropic model for finding and funding scalable solutions to problems that limit economic mobility and trap America's young people and families in poverty. Memphis has been selected as one of the key cities in America to embark on this work. An initial \$8M planning grant will enable public and private partners to identify, prioritize, and begin to implement key strategies to improve well-being in Shelby County.



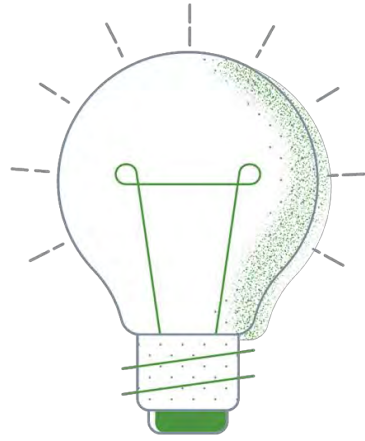
Vision

To improve economic opportunity for disenfranchised US communities so that where one lives is no longer a determinant of life chances.

Mission

To enable strong place-based partnerships and amplify their efforts, achieving systemic, community-wide improvement in social and economic mobility.

PURPOSE OF THE GRANT



The Big Idea

To improve social and economic outcomes in Memphis and Shelby County through a multi-sector, cross-community collaboration, with an explicit focus on racial equity.



The How

- Respond immediately to COVID-19
- Create a community-wide plan
- Expand cross-sector partnerships
- Create a social policy agenda

EXPECTED OUTCOMES

- Effective COVID-19 Response
- Adopted community-wide socio-economic plan
- Establish community-wide data infrastructure
- Secure policy support and financial sustainability

COMMUNITY- WIDE EFFORT

1

DESIGN

- Build awareness
- Form Design Committee

2

PLAN

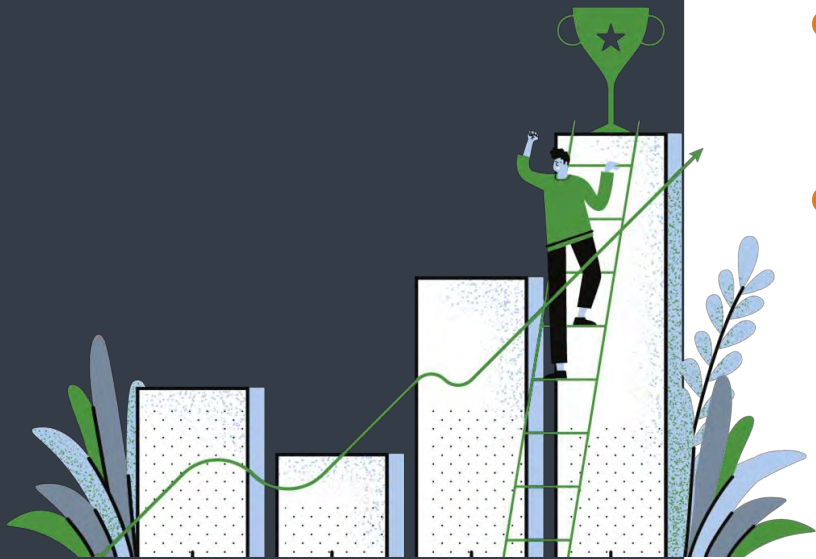
- Engage community
- Set priority areas, develop strategies
- Draft plan

3

ADOPT & SUSTAIN

- Present plan for consideration to adopt
- Align additional 100-200M in resources

WHAT DOES SUCCESS LOOK LIKE?



IF we are successful...

- Aligned legislation, policy and budgets
- Committed public and private financing for priority initiatives
- Alignment of community efforts and broad community buy-in
- Measurable improvement in economic and social well-being and racial equity

PARTNERSHIP WITH CITY COUNCIL

- Representation on Design Committee:
 - Brooke Hyman – City Council Representative
 - Cedrick Gray – Shelby County Government
 - Chairman Eddie Jones – Shelby County Commission
- Direct investment in capacity
- National technical assistance
- National cohort of cities and communities
- Research and evaluation to guide policy making
- Potential 80-100M in implementation funding

NEXT STEPS

- Grant award to City Council and Administration
- Formal public announcement of effort
- Ongoing design and strategic planning
- Formal presentation of community plan for improving economic and social mobility

**AN ORDINANCE TO AMEND THE CITY OF MEMPHIS CODE OF ORDINANCES
CHAPTER 5 "ANIMALS AND FOWL" TO CREATE ARTICLE V TO RESTRICT
THE "RETAIL SALE OF DOGS AND CATS AT PET STORES"**

WHEREAS, the Memphis City Council has an interest in maintaining the public safety and welfare of citizens of the City of Memphis and its visitors; and

WHEREAS, the Humane Society of the United States ("Humane Society") estimates that 10,000 high-volume dog breeding facilities, also known as puppy mills, are producing more than 1,000,000 puppies a year in the country; and

WHEREAS, according to the Humane Society, puppy and kitten mills are inhumane commercial breeding facilities that disregard the animals' physical and emotional health in order to maximize profits; and

WHEREAS, according to the Humane Society, these mills produce animals for sale, oftentimes at retail in pet stores; and

WHEREAS, current Federal and State regulations do not adequately address the sale of puppy and kitten mill dogs and cats in pet shops; and

WHEREAS, cities across the country including Atlanta, Austin, Chicago, Los Angeles Philadelphia, San Diego, and San Francisco have adopted ordinances banning retail pet sales; and

WHEREAS, cities in Tennessee, including Nashville and Franklin, have adopted legislation that bans the retail sale of dogs and cats at pet stores; and

WHEREAS, the Memphis City Council believes it is in the best interest of the City of Memphis to adopt reasonable regulations to reduce costs to the city and its residents, protect citizens who may purchase cats or dogs from a pet store, help prevent inhumane breeding conditions, promote community awareness of animal welfare, and foster a more humane environment in the City of Memphis.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE that Chapter 5 "Animals and Fowl" also referenced as Sec 8-16 titled "Dogs and Cats" is hereby amended as follows:

Article V "RETAIL SALE OF DOGS AND CATS AT PET STORES"

SECTION 1. DEFINITIONS

For the purpose of this section, the following shall be defined as

Animal care facility means an animal control center or animal shelter, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.

Animal rescue organization means any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Breeder means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.

Broker means a person that transfers a dog or cat from a breeder for resale by another person.

Cat means a member of the species of domestic cat, *Felis catus*.

Dog means a member of the species of domestic dog, *Canis familiaris*.

Offer for sale means to sell, offer for sale or adoption, advertise for the sale of, barter, auction, give away or otherwise dispose of a dog or cat.

Pet store means a retail establishment where dogs or cats are sold, exchanged, bartered, or offered for sale as pet animals to the general public at retail. Such definition shall not include animal care facility, animal rescue organization, or breeder, as defined.

SECTION 2. RESTRICTIONS ON THE SALE OF DOGS AND CATS

No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit pet stores from collaborating with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided the pet store shall not have any ownership interest in the animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals.

SECTION 3. PENALTY.

A pet store that violates this section shall be subject to a civil penalty of \$50.00, and each dog or cat offered for sale in violation of this section shall constitute a separate violation.

SECTION 4. BE IT FURTHER ORDAINED, that the provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences, clauses, phrases, or parts is held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

SECTION 5. BE IT FURTHER ORDAINED, that this Ordinance shall take effect from and after the date, it shall have been passed by the Council, signed by the Chairperson of the Council, certified and delivered to the Office of the Mayor in writing by the Comptroller and become effective as otherwise provided by law.

Sponsors
Worth Morgan
Jeff Warren
City Administration

Chairman
Frank Colvett

RESOLUTION

WHEREAS, the City's Charter and the City's Master Water Bond Resolution requires MLGW to pay to the City's general fund a sum equal in amount to what would be the city taxes on the properties of the Water Division of MLGW within the limits of the City of Memphis if said properties were privately owned ; and

WHEREAS, privately owned water utilities are required to pay property taxes to the City on all operating and non-operating property, real and personal, tangible and intangible, at fifty-five percent (55%) of its fair market value determined by an appraisal of the property as a whole without geographical or functional division of the whole, rather than on depreciated original cost of water system properties and book value of materials;

WHEREAS, the Tennessee Municipal Bond Law also permits MLGW to pay to the City's general fund a sum equal in amount to what would be the city taxes on the properties of the Water Division of MLGW within the limits of the City of Memphis if said properties were privately owned; and a return on the City's equity invested in its Water System;

WHEREAS, in 2013 the City agreed to waive its right to be supplied with free and sufficient water for all fire hydrants of the City for fire protection, sprinkling of streets and for police stations by the Water Division as required by Section 696 of the City's Charter and applicable Water Bond Resolutions in consideration of an Incremental Water Payment.

WHEREAS, MLGW made Incremental Water Payments through and including the City's Fiscal year ending June 30, 2017, but has no made any payments since then due to a misunderstanding between the City and MLGW about whether further action was required by the City Council before MLGW would continue the payments.

WHEREAS, the Council, in consultation with MLGW, has determined the fair cost of government to be borne by the City’s Water System for the City’s fiscal years ending June 30, 2021 through June 30, 2025 and amounts representing a return on the City’s equity invested in its Water System for Fiscal years 2018 through 2020, as provided herein:

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Memphis that the annual payment in lieu of taxes made by the Water System in the amount of \$2,500,000 pledged by the City to secure senior revenue bonds issued by the Memphis and Shelby County Sports Authority for the Memphis Arena Project (“Pledged PILOT Payments”) is hereby confirmed, ratified and continued as set forth in the Water PILOT Agreement and MLGW is authorized and directed to continue to make that payment in the same manner and for the same purposes as it has made since 2002 until the completion of the 2028 fiscal year without any further direction from the Council. The Pledged PILOT Payments are unaffected by this resolution.

BE IT FURTHER RESOLVED that MLGW is also authorized and directed to pay to the City’s general fund in addition to the Pledged PILOT Payment a payment in lieu of City taxes on the properties of the Water Division of MLGW within the limits of the City of Memphis if said properties were privately owned and a return on the City’s equity invested in its Water System in the following amounts:

City’s Fiscal Year	Amount	Payment Date
June 30, 2021	\$2,000,000.00	April 30, 2021
June 30, 2022	\$2,000,000.00	April 30, 2022

June 30, 2023	\$2,100,000.00	April 30, 2023
June 30, 2024	\$2,200,000.00	April 30, 2024
June 30, 2025	\$2,300,000.00	April 30, 2025

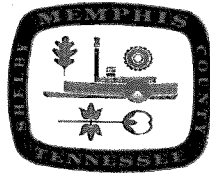
Any payments not made by a payment date shall be considered equity invested by the City in MLGW’s Water System and subject to an annual payment to the general fund of the City of an amount equal to a cumulative return of six percent (6%) per annum of the unpaid amount of such equity investment.

BE IT FURTHER RESOLVED that MLGW shall continue to make Incremental Water Payments for fiscal years occurring after June 25, 2025 at the same level set forth herein for the City’s fiscal year ending June 25, 2025 unless the Council provides otherwise by resolution and Incremental Water Payments for all City fiscal years occurring after June 30, 2021 shall be made without any further directions or resolutions from the Council;

BE IT FURTHER RESOLVED that in consideration of the Incremental Water Payments provided herein the City hereby waives the right to be supplied with free and sufficient water for all fire hydrants of the City for fire protection, sprinkling of streets and for police stations by the Water Division as required by Section 696 of the City’s Charter and applicable Water Bond Resolutions. Any claims for pilot payments in prior years are hereby resolved and abated.

PATRICE ROBINSON
CHAIRPERSON, MLGW COMMITTEE

FRANK COLVETT, JR.
COUNCIL CHAIRMAN



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A Resolution approving the sale of City owned parcel known as 1055 N. Evergreen Street in Memphis, Shelby, Tennessee 38107, Parcel #040041 00008.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Services

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

Council District 7 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

N/A

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution approving the sale of a city owned property known as 1055 N. Evergreen Street, Memphis, TN 38107, Parcel ID# 040041 00008

WHEREAS, the City of Memphis owns the property known as 1055 N. Evergreen Street, Memphis, TN 38107 ("The Property") and is further identified by Shelby County Tax Assessor as Parcel # 040041 00008 containing 0.359 acres, more or less;

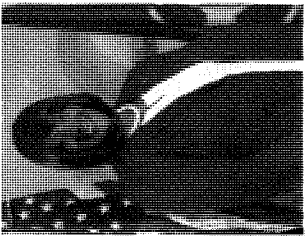
WHEREAS, the sale of the subject Property will increase the City's General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis;

WHEREAS, Dolphin Construction, Inc., submitted an offer of Six Thousand Four Hundred Dollars (\$6,400.00) and submitted an earnest money deposit of ten percent equaling \$640.00; and

WHEREAS, it is deemed to be in the best interest of the citizens of the City of Memphis and County of Shelby that said sale be accepted subject to City Ordinance 5637, Amendment to Section 2-291(A) of the City's Code of Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that the offer made by Dolphin Construction Inc. , on the above described parcel is hereby accepted subject to the City Ordinance 5637, Amendment to Chapter 2, Article V, Division 2, Section 1, Section 2-291(A)1 which states in part, "properties receiving an initial bid offer of twenty thousand dollars (\$20,000) or less shall be submitted for approval to the City Council for the first reading, which is final."

BE IT FURTHER RESOLVED, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Sheldandra Y. Ford
Shelby County Register of Deeds

Owner: CITY OF MEMPHIS TAX SALE 16
EXH #4207

Parcel Address: 1055 N EVERGREEN ST

Parcel ID: 040041 00008

2021 Appraisal: \$8,000

Tax District: MEMPHIS

Year Built:

Lot Number: 0 2

Subdivision: EVERGREEN CIRCLE

Plat BK & PG: 10-9

Dimensions: 95/86.4X165.22/165

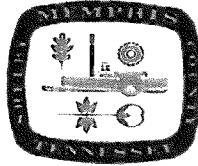
Total Acres: 0.359

Owner Address: 125 N MAIN ST FL 3RD

MEMPHIS TN

38103





Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution approving the Lease Agreement between the Port Commission and Cargill, Inc. as approved by the Board of Commissioners of the Port Commission on 6/17/2020.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Memphis and Shelby County Port Commission

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 6 and Super district 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

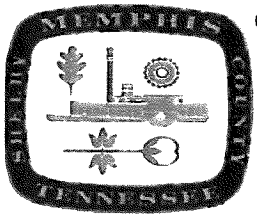
New Contract

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution approving a Lease agreement with Cargill, Inc.

WHEREAS, Cargill, Incorporated (“Lessee”) desires to lease approximately 1.73 acres of real property located on Channel Avenue between Parr Street and Buoy Street; and

WHEREAS, the term of this Agreement shall commence on August 1, 2020 (the “Effective Date”) and shall be for an initial period of three (3) years ending on July 31, 2023 and shall have the option of renewing this Agreement for three (3) additional, successive terms of three (3) years each by giving notice of the exercise of such.

WHEREAS, After the Initial Period, the annual rental rate shall be increased by 1.5 percent (1.5%) annually during the term of the lease and any renewal or option periods; and

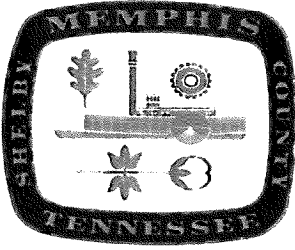
WHEREAS, the Memphis and Shelby County Port Commission approved the Lease Amendment at its meeting of June 17, 2020; and

WHEREAS, said proposed Lease Amendment is in the best interests of the Memphis and Shelby County Port Commission and promotes the economic development of the Industrial Subdivision and the community.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, on recommendation of the Memphis and Shelby County Port Commission, that the proposed Lease Agreement with Cargill, Incorporated is hereby approved.

BE IT FURTHER RESOLVED, By the Council of the City of Memphis that the appropriate officials of the City of Memphis be hereby authorized to execute same.

BE IT FURTHER RESOLVED, that this action is subject to concurrence by Shelby County.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution approving an amendment to the Second Amendment to Lease Agreement between the Memphis and Shelby County Port Commission and Jet Infrastructure IA (MEMPHIS), LLC f/k/a Wespac Pipelines-Memphis LLC f/k/a Buckeye Aviation (Memphis) LLC, as approved by the Board of Commissioners of the Economic Development Growth Engine (E.D.G.E.) on August 19, 2020.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Memphis and Shelby County Port Commission

3. State whether this is a change to an existing ordinance or resolution, if applicable.

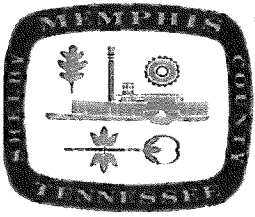
This is a change to an existing ordinance or resolution.

4. State whether this requires a new contract, or amends an existing contract, if applicable.

This is a Resolution approving an amendment to the Second Amendment to Lease Agreement with Jet Infrastructure IA (MEMPHIS), LLC f/k/a Wespac Pipelines-Memphis LLC f/k/a Buckeye Aviation (Memphis) LLC. The City of Memphis had previously processed the second amendment to lease agreement for execution and delivered execution to the Port Commission. Unfortunately, there was a scrivener's error that crossed the monthly rent with the annual rent. As such, the rental amount was overstated for the very small portion of the property that was going to be retained by Jet Infrastructure after the amendment. The monthly rent for this property is \$461.91 per month rather than \$5542.97 per month.

5. State whether this requires an expenditure of funds/requires a budget amendment.

This does not require expenditure of funds nor a budget amendment.



A Resolution approving an amendment to the second amendment to lease agreement with

**JET INFRASTRUCTURE IA (MEMPHIS), LLC F/K/A WESPAC PIPELINES-MEMPHIS
LLC F/K/A BUCKEYE AVIATION (MEMPHIS) LLC**

WHEREAS, Jet Infrastructure IA (MEMPHIS), LLC f/k/a Wespac Pipelines-Memphis, LLC f/k/a Buckeye Aviation (Memphis), LLC ("Lessee") are parties to that certain Terminal Lease Agreement (the "Terminal Lease"), entered into as of June 1, 2006, demising unto Lessee certain premises, as amended by that certain First Amendment to Lease Agreement (the "First Amendment", together with the Terminal Lease, the "Lease"), entered into as of December 31, 2008, to add certain real property to the Lease; and

WHEREAS, the Port Commission approved a resolution to authorize the second amendment to the lease with Jet Infrastructure IA (Memphis), LLC ("Jet") on October 21, 2020 ("Resolution");

WHEREAS, the Resolution had a scrivener's error in that the stated rental amount of \$5,542.97 was an annual amount rather than the monthly amount of \$461.91 due to the significant reduction in space to be leased by Jet.

WHEREAS, the Port Commission and the Shelby County Board of Commissioner's desire to correct the Resolution and second amendment to reflect the correct monthly rental rate; and

WHEREAS, said proposed Lease Amendment is in the best interests of the Memphis and Shelby County Port Commission and promotes the economic development of the Industrial Subdivision and the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MEMPHIS, on recommendation of the Memphis and Shelby County Port Commission, that the proposed Amendment to the Second Amendment to Lease Agreement with Jet Infrastructure IA (MEMPHIS), LLC f/k/a Wespac Pipelines-Memphis LLC f/k/a Buckeye Aviation (Memphis) LLC is hereby approved.

BE IT FURTHER RESOLVED, by the Council of the City of Memphis that the appropriate officials of the City of Memphis be hereby authorized to execute same.

BE IT FURTHER RESOLVED, that this action is subject to concurrence by Shelby County.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A Resolution requesting the City of Memphis to convey its property rights and interest in 3157 Powers Road, formerly Raleigh Library, to Shelby County

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Service

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

District 1 and Super District 9

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

N/A

7. If applicable, please list the MWBE goal and any additional information needed

N/A

City Council Resolution



A resolution requesting the City of Memphis to convey it's property rights and interest in 3157 Powers Road, formerly Raleigh Library, to Shelby County

Whereas, the City of Memphis owned and operated library services at the real property located at 3157 Powers Road, also known as the Raleigh Library, in Memphis, Shelby County, Tennessee, identified by the Shelby County Register of Deeds Office as Parcel ID # 085004 00049; and

Whereas, on November 19, 2020, the City of Memphis officially opened the Raleigh Town Center, which includes a skate park, police precinct, and a library; and

Whereas the Raleigh Town Center Library replaced the Raleigh Library located at 3157 Powers Road, and the City has no intended future uses for the real property located at 3157 Powers Road; and

Whereas, the Shelby County Division of Community Services will coordinate with the Juvenile Justice Center and other law enforcement agencies to open a Youth Assessment Center; the Youth Assessment Center will allow law enforcement (and families) to have a new tool in their response to juvenile crime; summons may still be issued to youth for offenses that are not detainable; youth can be taken (or report to) to the Youth Assessment Center to voluntarily get an assessment and commit to an intervention plan to address needs of both youth and family and the summons will be dismissed before ever entered as a juvenile court contact; and

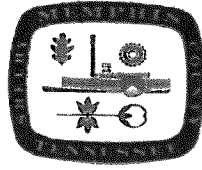
Whereas, the City of Memphis understands the need to provide alternative solutions to juvenile crime, and desire to become a part of the solution; and

Whereas the City of Memphis desires to further support the Youth Assessment Center with a one-time capital investment of no greater than \$243,000 into the property located at 3157 Powers Road valued at \$340,000, and the total value of the in-kind contribution will be \$547,000.

Now, therefore, be it resolved, by the Council of the City of Memphis that the request made by Shelby County shall be submitted for approval subject to City Ordinance 2-16-1C which states in part that "the Real Estate Manager is authorized to make and approve any sale or transfer of property to another governmental entity subject to resolution and execution of deed conveyance to the City Council for first reading, which is final, and it shall not be necessary to receive bids or require monetary consideration for such property to be sold to a governmental entity."

City Council Resolution

Be it further resolved, that subject to the ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the deed and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deed or any other documents necessary to complete the conveyance.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This resolution amends the Fiscal Year 2021 Capital Improvement Budget by transferring and appropriating funds for Traffic Signal Improvements to the Intersection of Crump at Danny Thomas.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

This project is being initiated by the Division of Engineering.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This project does not involve a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

This project will be located in Council District 6 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This Traffic Signal project will require a new contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

A new contract and expenditure of funds are required.


7. If applicable, please list the MWBE goal and any additional information needed

The MWBE Goal for this project was set at 8% MBE and 1% WBE

Council Resolution Caption (Traffic Signal Improvements (Crump @ Danny Thomas) EN01105)

A Resolution amending the FY21 Capital Improvement Budget by transferring an allocation and appropriating \$362,000.00 in G.O. Bonds – for Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105, for a Construction Contract with McCrory Electric.

MEMORANDUM

From: Manny Belen, PE, Director of Engineering 
To: Jim Strickland, Mayor
Via: Doug McGowen, Chief Operating Officer
DATE: January 19, 2021
SUBJECT: Resolution

Parts of the Decision Brief/Memo

1. Problem Statement or Opportunity

This resolution is amending the FY21 Capital Improvement Budget by transferring an allocation and appropriating \$362,000.00 in G.O. Bonds - from Traffic Signals, Project Number EN21100 and Traffic Signal Furniture, Fixtures, and Equipment (FY21) EN01104, to Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105, for a Construction Contract with McCrory Electric.

2. Recommendation

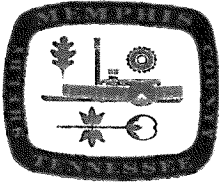
The Division of Engineering recommends approval.

3. Prior Coordination

Bids for this project were opened on 12-16-20. The lowest complying bid of \$352,227.47 was submitted by McCrory Electric. An additional \$9,772.53 is being appropriated for project contingencies.

4. Additional Information

Please see the attached Resolution documentation. This project has an assigned MBE goal of 8% and a WBE Goal of 1%



A Resolution appropriating Construction Funds for EN01105 – Traffic Signal Improvements to the intersection of Crump at Danny Thomas

WHEREAS, the Council of the City of Memphis did include Traffic Signals, Project Number EN21100 as part of the Engineering Fiscal Year 2021 Capital Improvement Budget; and

WHEREAS, bids were taken on December 16, 2020 for Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, with the lowest complying bid being \$352,227.47 submitted by McCrory Electric; and

WHEREAS, it is necessary to transfer an allocation of \$300,000.00 funded by G.O. Bonds – from Traffic Signals, Project Number EN21100 to Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105; and

WHEREAS, it is necessary to transfer \$62,000.00 in previously appropriated G.O. Bond funding – from Traffic Signal Furniture, Fixtures, and Equipment (FY21), Project Number EN01104 to Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105; and

WHEREAS, it is necessary to appropriate \$362,000.00 funded by G.O. Bonds in Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105 as follows:

Contract Amount	\$352,227.47
Project Contingencies	<u>\$9,772.53</u>
Total Amount	\$362,000.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2021 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$300,000.00 funded by G.O. Bonds from Traffic Signals, Project Number EN21100 and \$62,000.00 in previously appropriated funding from Traffic Signal Furniture, Fixtures, and Equipment (FY21), Project Number EN01104 to Traffic Signal Improvements to the Intersection of Crump at Danny Thomas, Project Number EN01105.

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$362,000.00 funded by G.O. Bonds and chargeable to the Fiscal Year 2021 Capital Improvement Budget and credited as follows:

Project Title	Traffic Signal Improvements to the Intersection of Crump at Danny Thomas
Project Number	EN01105
Total Amount	\$362,000.00

RESOLUTION OF THE MEMPHIS CITY COUNCIL OPPOSING THE BYHALIA CONNECTION PIPELINE

WHEREAS, the Memphis City Council is concerned with the health, safety, and well-being of Memphians, present and future; and

WHEREAS, Memphians' health, safety, and well-being are impacted by the physical environment within which they live, work, and call home; and

WHEREAS, the physical environment of Southwest Memphis is at risk of being altered by the proposed Byhalia Connection Pipeline, which seeks to run a crude oil pipeline system nearly 45 miles – connecting Memphis to Marshall County, MS – traversing local neighborhoods, public school property, personal residences, and the Memphis Sand Aquifer, i.e., Memphis and Shelby County's primary source of public drinking water, utilized by senior citizens and youth alike; and

WHEREAS, as proposed, the 45-mile crude oil pipeline would specifically sit atop the Memphis Sand Aquifer and Davis Wellhead, which MLGW utilizes to provide drinking water to countless Memphis and Shelby County men, women, children, and families, before crossing Wellhead Protection Zone 2, on its way through Northern Mississippi where the same high-pressure pipeline would pass near various Source Water Protection Areas to our south; and

WHEREAS, the placement of said pipeline should not be considered solely as an issue isolated from the context of national facts and figures; in fact, the sociohealth consequences are both pervasive and sustained; as of November 2017, African Americans were, and continue to be, 75 percent *more likely* to reside near toxic oil and gas infrastructure; and

WHEREAS, according to the Journal of the National Cancer Institute, in analyzing data collected to examine the impact of proximity to oil infrastructure on risk for several cancers, including lymphoma, lung, breast, colon, bladder, and prostate, their research determined that living within 30 miles of oil infrastructure was associated with an increased risk for cancer of all types, with susceptibility increasing with age; notably, 35.1 percent of Memphians residing within the 38109 zip code – a proposed site for a section of the pipeline – are 50 years old and above; 96.5 percent are African American; and

WHEREAS, despite proponents of the pipeline citing eminent domain to rationalize placing crude oil infrastructure within local neighborhoods, public school property, personal residences, and atop the Memphis Sand Aquifer, the argument is spurious, as the project fails to confer some benefit or advantage to the public residing within the City of Memphis and Shelby County; rather, the project poses a long-term health, safety, and economic detriment to our citizenry, local environment, and property values; and

WHEREAS, as we discuss the future of this great place we call home, and work to champion efforts conducive to our collective success, let us do so in a manner that strives to protect and improve the quality of life and well-being of every person living within our municipal limits, regardless of their census tract, income-level, or platform.

NOW THEREFORE BE IT RESOLVED, the Memphis City Council hereby opposes the Byhalia Connection Pipeline, and requests that Byhalia Pipeline LLC seek an alternative route for its crude oil pipeline that does not pass through the City of Memphis.

BE IT FURTHER RESOLVED, the Memphis City Council requests that MLGW (1) oppose Byhalia Pipeline LLC's proposal to route the pipeline through the Davis Wellfield, any other wellhead protection or management zone identified in MLGW's Wellhead Protection Plan, and any areas of known or potential breaches in the clay confining layer separating the shallow aquifer from the Memphis Sand Aquifer; (2) refuse to grant Byhalia Pipeline LLC the right to any easement that the pipeline company or its agents seek to obtain from MLGW; and (3) work with the Council to develop ordinances to protect wellhead protection and management zones from pollution sources such as crude oil pipelines and similar industrial infrastructure; this resolution shall take effect from and after its passage, the welfare of the City requiring it.

Sponsors:

Councilman Edmund Ford, Sr.
Councilman Dr. Jeff Warren

**RESOLUTION AUTHORIZING AN IDA B. WELLS MEMORIAL AT THE CORNER
OF BEALE STREET AND FOURTH STREET**

WHEREAS, Ida B. Wells was born on July 16, 1862 in Holly Springs, Mississippi, and moved to the City of Memphis in 1883; and

WHEREAS, as a Memphis resident in 1889, Ida B. Wells became co-owner and editor of *Free Speech and Headlight*, an anti-segregationist newspaper based within our municipal limits that published articles about racial injustice; and

WHEREAS, in her role as co-owner and editor of *Free Speech and Headlight*, Ida B. Wells conducted investigative journalism about the prevalence of lynching, printing many articles in an effort to combat the atrocities; and

WHEREAS, in doing so, Ida B. Wells gained international acclaim as an anti-lynching advocate, a champion of civil rights, and powerful voice in the fight for women's suffrage – leading her to work alongside Frederick Douglass and other related luminaries of the late 19th and early 20th centuries; and

WHEREAS, despite her work in service to mankind, Ida B. Wells was the recipient of threats, as well as the victim of abuse, when her outspokenness led to her newspaper office and printing presses, located at the corner of Beale Street and Fourth Street, being destroyed by a mob of citizens following her reporting of Memphis lynchings in March of 1892; she was then run out of the City, and forced to seek refuge in Chicago; and

WHEREAS, not to be deterred, Ida B. Wells continued her crusade for equality, working with the *Chicago Conservator*, the oldest African-American newspaper in the city; forming the Women's Era Club, the first civic organization for African-American women which later became the Ida B. Wells Club in honor of its founder; and travelling throughout the United Kingdom and the United States teaching and giving speeches to bring awareness to the lynching problems in America; and

WHEREAS, Ida B. Wells spent forty-two years toiling to improve conditions for the most marginalized among us, it is now time that we recognize her invaluable contributions to local and national life by entreating Memphians and visitors alike to emulate her sense of selflessness within their own lives via a physical reminder of her life's worthy pursuits; and

WHEREAS, the Memphis Memorial Committee, in partnership with the Neshoba Community Resource Center, has raised the funds to erect a bronze life-sized statue in honor of Ida B. Wells, the Council is of the belief that said statue should be placed within the City, and at the physical site, where her herculean efforts first took shape, i.e., at the corner of Beale Street and Fourth Street in Downtown Memphis.

NOW THEREFORE BE IT RESOLVED, the Memphis City Council authorizes an Ida B. Wells memorial at the corner of Beale Street and Fourth Street.

BE IT FURTHER RESOLVED, the Memphis City Council requests that the Administration develop a plan to ensure the placement of said memorial at the corner of Beale Street and Fourth Street to the extent feasible; this resolution shall take effect from and after its passage, the welfare of the City requiring it.

Sponsor:
Councilman Jeff Warren, M.D.

APPROVAL OF ECONOMIC IMPACT PLAN FOR THE DOWNTOWN MOBILITY
AUTHORITY AND OTHERWISE PROVIDING WITH RESPECT TO THE
FOREGOING

WHEREAS, The Parking Authority of the City of Memphis and County of Memphis, Tennessee, d/b/a Downtown Mobility Authority, a public nonprofit corporation (the “DMA”) proposes to (i) develop parking garages on the parking lot located at Peabody Place Avenue and Front Street (the “Mobility Center”) currently owned by the City of Memphis (the “City”) and the property on Front Street between Madison Avenue and Monroe Avenue which currently includes the Monroe Street Garage and which will be incorporated into the new Brooks Museum (the “Brooks Museum Garage”), (ii) add additional floors to the parking garage owned by it and located at 21 South Second Street (the “First Place Garage”), (iii) renovate the garage at Adams Avenue and Front Street (the “Shoppers Garage”) leased by DMA from the City (iv) develop a parking lot along Wagner Avenue between Beale Street and Union Avenue owned by the City as festival parking (the “Wagner Festival Parking”) and (v) develop connectors from Riverside Drive and Tom Lee Park to DMA owned or managed parking and other parking be developed by the City or DMA along the Bluff (the “Bluff Cut,” and collectively with the Mobility Center, the Brooks Museum Garage, the First Place Garage, the Shoppers Garage, the Wagner Festival Parking, the “DMA Project”); and

WHEREAS, Memphis Center City Revenue Finance Corporation, a public nonprofit corporation organized under Tenn. Code Ann. §§ 7-53-101, *et. seq.* (“CCRFC”), is the fee owner of certain properties located in the Downtown neighborhood in Memphis, Shelby County, Tennessee, and more particularly described on Exhibit A (the “Property”) and DMA has requested assistance from CCRFC in connection with the DMA Projects, as more particularly described below; and

WHEREAS, the Memphis City Council has previously approved the use of up to \$62,000,000 in rents received from certain payment in lieu of tax leases (the “PILOT Rents”) and collected in a collateral pool (the “PILOT Extension Fund”) to fund all or a portion of the cost of the DMA Project, including payment of the principal and interest of any loan incurred by CCRFC in connection with the DMA Project; and

WHEREAS, CCRFC has received a proposal for a bank loan of up to \$40,000,000 to fund the cost of the DMA Project, which loan will be payable from the PILOT Extension Fund; and

WHEREAS, if the lessee under a PILOT lease listed on Exhibit A defaults on a loan secured by the property subject to such PILOT lease and the lessee’s lender forecloses on the fee interest in such property, the PILOT lease will be terminated and no more PILOT Rents will be payable with respect to such property; and

WHEREAS, as additional security for such loan, the bank has required a Back-Up TIF, to further secure such loan, pursuant to which incremental property tax revenues received from any of the properties listed on Exhibit A in the event the lessee of such PILOT lease defaults on a loan secured by such the property and the lessee’s lender forecloses on the fee interest in such property; and

WHEREAS, Tennessee Code Annotated §7-53-312 (the “Act”) provides that an Industrial Development Board, such as CCRFC, may submit an economic impact plan to the municipality creating the Industrial Development Board that provides for distribution of incremental ad valorem property taxes to the Industrial Development Board to pay for certain improvements within the area subject to the Economic Impact Plan and Industrial Development Board’s indebtedness incurred in connection with the area subject to the Economic Impact Plan; and

WHEREAS, CCRFC has approved an Economic Development Plan for Downtown Mobility Authority Projects (the “Plan” or “Back-Up TIF”) attached hereto as Exhibit “B” which includes all of the Property shown on Exhibit A hereto; and

WHEREAS, the Back-Up TIF provides that the City of Memphis and County of Shelby will receive no less than the revenues from each property shown on Exhibit A than it currently received from such property and that incremental tax revenues allocated to CCRFC pursuant to the Back-Up TIF shall cease as to property subject to each PILOT lease listed in Exhibit A of the date such PILOT Lease terminates; and

WHEREAS, CCRFC held a public hearing relating to the Plan on _____, 2021, after publishing notice of such hearing in a newspaper of general circulation two (2) weeks prior to that date, a copy of which is attached as “Exhibit C,” and approved the Plan and recommended the approval of the Plan by the City of Memphis and the County of Shelby, in accordance with the Act; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS as follows:

1. The Economic Impact Plan for Downtown Mobility Authority Projects, being in the interests of the citizens of the City of Memphis, Tennessee, is hereby approved as required by the Act.

2. All actions heretofore undertaken by the Mayor or his designee and other officials, employees, attorneys and agents of the City in furtherance of the intent of this resolution, and of the documents authorized by this resolution, are hereby ratified, confirmed and approved.

3. The Mayor or his designee and other appropriate officials of the City are hereby authorized to enter into such agreements, and they and other appropriate employees of the City are hereby authorized to execute such certificates or other documents and take such other actions, as may be necessary or appropriate to carry out the intent of this resolution.

4. This Resolution shall take effect from and after its adoption, the welfare of the City of Memphis requiring it.

ADOPTED this day _____, 2021

EXHIBIT “A”

Plan Area

The property located in Shelby County, Tennessee and subject to the following PILOT leases:

PILOT No	PILOT Name	Lease Termination Date	Tax Parcels
105	Hotel Peabody, LP	December 31, 2037	002-051-A00001 002-051-A00002 002-051-A00003 002-051-A00004
157	Jefferson River Estates, LP	January 13, 2040	069-077-00042
142	Forum Residential Partners	May 17, 2039	002-061-00005 002-061-00006C 002-061-00024 005-001-00020C 005-002-00001C
89A	Autozone, Inc.	September 1, 2033	002-044-00004C
89D	Peabody Office Tower(Servicemaster)	August 18, 2034	002-050-A00001
89B	Peabody Gold (Pembroke Apt)	August 18, 2034	002-043-00001 002-043-00002 002-043-00003 002-043-00012 002-043-00013
137	Peabody Place Hotel Company LP (Hampton Inn)	December 31, 2038	002-051-00019 002-051-00029
91	Gayoso House LP	December 31, 2033	002-043-00004 002-043-00010
39	Parkway Properties LP (Morgan Keegan Tower)	December 27, 2024	002-006-00024
118	HMH Properties, Inc. (Sheraton)	September 2, 2023	001-029-00004 001-029-00005 001-030-00001L 001-030-00001Z 001-030-00002 001-003-00003

142	Forum Residential Partners	May 17, 2039	002-061-00005 002-061-00006C 002-061-00024 005-001-00020C 005-002-00001C
130	LB Memphis Brownstone LLC (Crown Plaza)	August 31, 2031	001-034-00003
89C	Peabody Place HAV	August 18, 2034	002-043-00006C
114	Island-Harbor Corp.	November 1, 2021	069-077-00013C 001-001-00061 001-001-00091 001-001-00092 001-001-00093
124	Nine South Second Properties, LLC	February 17, 2034	002-058-00014C
117	Gibson Guitar Corp.	February 2, 2023	002-128-00026C
45	Moody National Memphis RI S, LLC	December 30, 2024	002-057-00009
44	Sanderlin Place / Brinkley Plaza II (50/50)	December 31, 2024	002-038-00008C 002-038-00011C
25	Cotton Exchange Building, A Limited Partnership	January 1, 2024	002-042-00029
120	South Bluffs Expansion	April 29, 2024	002-084-D00008 002-084-D00009 002-084-D00010 002-084-D00011
27	Three Sisters, Ltd.	December 30, 2025	002-039-00014 002-039-00015 002-039-00016
103	Island Properties Associates	October 27, 2028	001-001-00055

EXHIBIT “B”

Economic Impact Plan for Downtown Mobility Authority Projects

See attached.

MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION

ECONOMIC IMPACT PLAN

FOR

DOWNTOWN MOBILITY AUTHORITY PARKING PROJECTS

I. Introduction

The Parking Authority of the City of Memphis and County of Memphis, Tennessee, d/b/a Downtown Mobility Authority, a public nonprofit corporation (the “Developer”) proposes to (i) develop parking garages on the parking lot located at Peabody Place Avenue and Front Street (the “Mobility Center”) currently owned by the City of Memphis (the “City”) and the property on Front Street between Madison Avenue and Monroe Avenue which currently includes the Monroe Street Garage and which will be incorporated into the new Brooks Museum (the “Brooks Museum Garage”), (ii) add additional floors to the parking garage owned by it and located at 21 South Second Street (the “First Place Garage”), (iii) renovate the garage at Adams Avenue and Front Street (the “Shoppers Garage”) leased by DMA from the City (iv) develop a parking lot along Wagner Avenue between Beale Street and Union Avenue owned by the City as festival parking (the “Wagner Festival Parking”) and (v) develop connectors from Riverside Drive and Tom Lee Park to DMA owned or managed parking and other parking be developed by the City or DMA along the Bluff (the “Bluff Cut,” and collectively with the Mobility Center, the Brooks Museum Garage, the First Place Garage, the Shoppers Garage, the Wagner Festival Parking, the “DMA Project”).

Memphis Center City Revenue Finance Corporation, a public nonprofit corporation organized under Tenn. Code Ann. §§ 7-53-101, *et. seq.* (“CCRFC”), is the fee owner of certain properties located in the Downtown neighborhood in Memphis, Shelby County, Tennessee, and more particularly described on Exhibit A (the “Property”). DMA has requested assistance from CCRFC in connection with the DMA Projects, as more particularly described below.

What follows is an economic impact plan for the development of the DMA Projects (the “Plan”). First, the Plan explains the statutory authority for financial assistance from CCRFC (Section II). Second, the Plan describes the project, the area subject to this Plan, and the requested financial assistance from CCRFC in the form of tax increment financing (Sections III, IV, and V). Third, the Plan discusses the expected benefits to the City and Shelby County, Tennessee (the “County”) from the project (Section VI). Finally, the Plan explains the mechanics of the requested tax increment financing (Sections VII).

II. Authority for Economic Impact Plan

CCRFC is an industrial development corporation authorized under Tenn. Code Ann. § 7-53-101 *et. seq.* (an “IDB”). An IDB is authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of such project. Tennessee Code Annotated § 7-53-312 also authorizes cities and counties to apply and pledge new incremental tax revenues, that arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds, notes or other obligations issued by the IDB to pay the costs of projects.

III. The Project

The DMA Project is a scattered site development of parking garages and other mobility related projects in the Downtown neighborhood in Memphis, Shelby County, Tennessee. The property currently contains improved and unimproved properties. The Developer has proposed to redevelop the property to add parking and other mobility related facilities to the properties. The redevelopment includes the construction of parking and mobility related facilities and related infrastructure improvements including, among other things, the development of a parking garage at the proposed Brooks Museum, renovations and improvements to the First Place and Shoppers Garages, the proposed Wagner Festival Parking, the Bluff Cut and the Mobility Center. In order to make the construction of the DMA Project financially feasible, the Developer has requested that the City and the County approve, as part of this Economic Impact Plan, a plan for tax increment financing through CCRFC pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay a portion of the costs relating to the implementation of the DMA Project. The DMA Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(13).

IV. Boundaries of Plan Area

The DMA Project is located in Downtown Memphis. The area that will be subject to this Plan, and to the tax increment financing provisions described below, (the “Plan Area”) consists of the existing tax parcels listed on Exhibit B. The Plan Area is hereby declared to be subject to this Plan.

V. Financial Assistance to DMA Project

CCRFC will provide financial assistance to the DMA Project by applying the proceeds of the tax increment financing described herein to pay or reimburse the Developer for a portion of certain costs that will be incurred in connection with the development or redevelopment of the DMA Project. The costs to be paid or reimbursed from proceeds of the tax increment financing will be limited to items within Developer’s purposes and powers as described in Tenn. Code Ann. §§ 7-65-101 et seq.

CCRFC will pay and/or reimburse the Developer or entities formed for the purpose of developing all or a portion of the DMA Project, from available incremental tax revenues received by CCRFC or the proceeds of any tax increment financing, for all or a portion of the cost of such improvements upon receipt of adequate documentation of such costs. CCRFC and the Developer, or entities formed to develop all or a portion of the DMA Project, will enter into one or more loan agreements or development agreements, specifying the scope and the cost of the improvements and fees to be reimbursed, which cost shall not exceed \$40,000,000 (exclusive of interest costs). The maximum amount that will be made available by CCRFC for such financial assistance shall be the lesser of \$40,000,000 (less financing costs as provided herein) or the costs actually incurred (exclusive of interest costs).

VI. Expected Benefits to City and County

Implementation of the DMA Project will greatly benefit the City and County as it will improve the infrastructure necessary to bring density to the core City. The Downtown neighborhood one of the fastest growing area of the city and there is high demand for additional parking and mobility related facilities. The DMA Project will ensure the continued growth and redevelopment of Downtown Memphis.

The tax increment revenues resulting from the Plan Area (the “TIF Revenues”), except as described below, will be applied during the period described herein to the debt service on debt incurred by CCRFC to pay the costs described herein with respect to the DMA Project. CCRFC and DMA acknowledge that the Plan Area is subject to one or more Payment in Lieu of Tax leases (“PILOT Leases”) entered between CCRFC and certain lessees pursuant to Tenn. Code Ann. 7-53-311. The parties agree that payments made under such any PILOT Lease shall not be included in TIF Revenues and that no TIF Revenues will be received from any property included in the Plan Area unless the PILOT Lease to which such property is subject has terminated.

VII. Distribution of Property Taxes and Tax Increment Financing

a. Distribution of Taxes. Subject to the provisions of this Plan, property taxes imposed on real property and personal property located within the Plan Area will be allocated and distributed as provided in this subsection. The taxes assessed by the City and County on such property within the Plan Area will be divided and distributed as follows in accordance with the Tax Increment Act:

i. First, an amount equal to (x) the portion of the property taxes payable with respect to the Plan Area for the year prior to the date of approval of this Plan (other than any portion of such taxes that that constitutes Dedicated Taxes, as defined below) (the “Base Taxes”) plus (y) that portion of property taxes levied upon property within the Plan Area for the payment of debt service of the City and the County (the “Dedicated Taxes” and together with the Base Taxes, the “Total Base Tax Amount”) will, pursuant to Tenn. Code Ann. § 9-23-103, be allocated to and, as collected, paid to the City and the County as all other taxes levied by the City and the County on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Total Base Tax Amount, only the taxes actually imposed will be allocated and paid to the City and the County.

ii. Second, two percent (2%) of the excess County property taxes over the portion of the Base Taxes attributable to the County property taxes shall be payable to the Shelby County Trustee to administer distribution of the Shelby County Tax Increment Incentive.

iii. Third, seventy-five percent (75%) of the excess of property taxes over the Total Base Tax Amount less the two percent (2%) fee due to the Shelby County Trustee as set forth above (the “TIF Revenues”) will be allocated and, as collected, paid into a separate fund of CCRFC created to hold such payments until the tax proceeds in the fund are to be applied to pay the Costs as described above.

iv. Fourth, three percent (5%) of the of the excess of property taxes over the Total Base Tax Amount less the two percent (2%) fee due to the Shelby County Trustee as set forth above, shall be payable to CCRFC, as an administrative fee for administering the Tax Increment Incentive.

v. Fifth, the remaining of the excess of property taxes over the Total Base Tax Amount less than two percent (2%) fee due to the City Treasurer as set forth above will be allocated to and,

as collected, paid to the City and the City Treasurer as all other taxes levied by the City and the County on all other properties.

As permitted by the Tenn. Code Ann. § 9-23-103, CCRFC hereby elects to group the parcels with the Plan Area into a separate group for purposes of calculating and allocating the TIF Revenues for each property shown on Exhibit A hereto.

TIF Revenues relating to each tax year commencing January 1, 2021 shall be allocated to CCRFC, to the extent received by the City or County, within ninety (90) days after the respective dates that taxes would be delinquent to the City and County for such tax year. TIF Revenues received by the City and County as delinquent taxes shall be allocated by the City and the County within thirty (30) days of receipt. TIF Revenues shall be allocated to CCRFC for a period not in excess of twenty (20) years, but such allocations shall cease when there are not eligible costs, including debt service, to be paid from the TIF Revenues and shall cease as to each property included in the Plan Area on the dates as show with respect to such parcel on Exhibit A hereto.

Notwithstanding anything to the contrary herein, the cost of improvements funded with TIF Revenues, or debt funded therewith, shall include only those costs incurred prior to December 31, 2026.

In order to pay for eligible costs of the DMA Project, CCRFC intends to use the incremental tax revenues that it would receive as a result of the adoption of the Economic Impact Plan to pay such cost directly, to reimburse DMA for such cost and to pay debt service on obligations incurred to finance such costs. CCRFC will borrow not to exceed \$40,000,000 through the issuance and sale of notes, bonds or other obligations of CCRFC. Such amount will be applied to pay costs relating to the DMA Project after payment of costs incurred in connection with the issuance of the tax increment financing. CCRFC shall pledge all or any portion of the TIF Revenues allocated to CCRFC pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations. In no event will the obligations issued by CCRFC be considered a debt or obligation of the City and County in any manner whatsoever, and the source of the funds to satisfy CCRFC's payment obligations thereunder. The proceeds of the notes, bonds or obligations shall be used to pay the costs of the DMA Project described above together with expenses of CCRFC in connection with the DMA Project and the tax increment financing and capitalized interest on the notes, bonds or other obligations for a maximum period of twenty (20) years.

CCRFC, the City and the County, by the adoption of this Plan, find that the use of the TIF Revenues as described herein, is in furtherance of promoting economic development in the City and County and that costs to be financed as described herein are costs of the DMA Project.

EXHIBIT A
PLAN AREA

The property located in Shelby County, Tennessee and subject to the following PILOT leases:

PILOT No	PILOT Name	Lease Termination Date	Tax Parcels
105	Hotel Peabody, LP	December 31, 2037	002-051-A00001 002-051-A00002 002-051-A00003 002-051-A00004
157	Jefferson River Estates, LP	January 13, 2040	069-077-00042
142	Forum Residential Partners	May 17, 2039	002-061-00005 002-061-00006C 002-061-00024 005-001-00020C 005-002-00001C
89A	Autozone, Inc.	September 1, 2033	002-044-00004C
89D	Peabody Office Tower(Servicemaster)	August 18, 2034	002-050-A00001
89B	Peabody Gold (Pembroke Apt)	August 18, 2034	002-043-00001 002-043-00002 002-043-00003 002-043-00012 002-043-00013
137	Peabody Place Hotel Company LP (Hampton Inn)	December 31, 2038	002-051-00019 002-051-00029
91	Gayoso House LP	December 31, 2033	002-043-00004 002-043-00010
39	Parkway Properties LP (Morgan Keegan Tower)	December 27, 2024	002-006-00024
118	HMH Properties, Inc. (Sheraton)	September 2, 2023	001-029-00004 001-029-00005 001-030-00001L 001-030-00001Z 001-030-00002 001-003-00003

142	Forum Residential Partners	May 17, 2039	002-061-00005 002-061-00006C 002-061-00024 005-001-00020C 005-002-00001C
130	LB Memphis Brownstone LLC (Crown Plaza)	August 31, 2031	001-034-00003
89C	Peabody Place HAV	August 18, 2034	002-043-00006C
114	Island-Harbor Corp.	November 1, 2021	069-077-00013C 001-001-00061 001-001-00091 001-001-00092 001-001-00093
124	Nine South Second Properties, LLC	February 17, 2034	002-058-00014C
117	Gibson Guitar Corp.	February 2, 2023	002-128-00026C
45	Moody National Memphis RI S, LLC	December 30, 2024	002-057-00009
44	Sanderlin Place / Brinkley Plaza II (50/50)	December 31, 2024	002-038-00008C 002-038-00011C
25	Cotton Exchange Building, A Limited Partnership	January 1, 2024	002-042-00029
120	South Bluffs Expansion	April 29, 2024	002-084-D00008 002-084-D00009 002-084-D00010 002-084-D00011
27	Three Sisters, Ltd.	December 30, 2025	002-039-00014 002-039-00015 002-039-00016
103	Island Properties Associates	October 27, 2028	001-001-00055

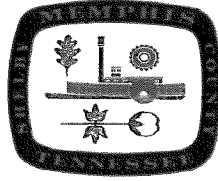
EXHIBIT B

PARCEL IDENTIFICATION NUMBERS OF PARCELS IN PLAN AREA

Tax Parcel Numbers

001-001-00055
001-001-00061
001-001-00091
001-001-00092
001-001-00093
001-001-00094
001-001-00095
001-003-00003
001-029-00004
001-029-00005
001-030-00001L
001-030-00001Z
001-030-00002
001-034-00003
002-006-00024
002-038-00008C
002-038-00011C
002-039-00014
002-039-00015
002-039-00016
002-042-00029
002-043-00001
002-043-00002
002-043-00003
002-043-00004
002-043-00006C
002-043-00010
002-043-00012
002-043-00013
002-044-00004C
002-050-A00001
002-050-A00002
002-051-00019
002-051-00029
002-051-A00001
002-051-A00002
002-051-A00003
002-051-A00004

002-057-00009
002-058-00014C
002-061-00005
002-061-00005
002-061-00006C
002-061-00006C
002-061-00024
002-061-00024
002-084-D00008
002-084-D00009
002-084-D00010
002-084-D00011
002-128-00026C
005-001-00020C
005-001-00020C
005-002-00001C
005-002-00001C
069-077-00013C
069-077-00042



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution updating the fee schedule of the Memphis Landmarks Commission

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Division of Planning and Development

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is a change to an existing resolution.

4. State whether this will impact specific council districts or super districts.

All Council Districts

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

Updated fee schedule will be reflected in the FY 2022 budget.

7. If applicable, please list the MWBE goal and any additional information needed

N/A

**A RESOLUTION OF THE CITY OF MEMPHIS, TENNESSEE, UPDATING THE
FEE SCHEDULE OF THE MEMPHIS LANDMARKS COMMISSION**

WHEREAS, the Memphis Landmarks Commission was created by Ordinance No. 3751 to serve as the City's historic preservation commission pursuant to Tennessee Code Annotated Sec. 13-7-401, et seq.; and

WHEREAS, the Memphis Landmarks Commission makes recommendations for new historic overlay districts and regulates any exterior work performed on structures within existing historic overlay districts; and

WHEREAS, reasonable fees are necessary to offset the cost of the Memphis Landmarks Commission performing these functions; and

WHEREAS, the Council of the City of Memphis last updated the fee schedule of the Memphis Landmarks Commission by resolution on September 18, 2012; and

WHEREAS, it was determined by the Division of Planning and Development that the fee schedule approved in 2012 is responsible for offsetting only 12% of the current costs of administering the Memphis Landmarks Commission; and

WHEREAS, since 2018, the number of parcels within the City's historic districts has increased by 31% and may imminently increase by an additional 43%; and

WHEREAS, currently, the staff of the Memphis Landmarks Commission administer historic zoning regulations on nearly four times the number of properties per person than does the staff with the Nashville, Knoxville and Chattanooga historic zoning commissions; and

NOW, THEREFORE, BE IT RESOLVED, that the fee schedule of the Memphis Landmarks Commission attached is hereby approved in part to ensure adequate staffing for and administration of the City's historic overlay districts.

BE IT FURTHER RESOLVED, that this Resolution shall take effect July 1, 2021 following approval by the Council of the City of Memphis, and thereafter be in full force and effect in the jurisdiction of the historic overlay districts of the City of Memphis by virtue of the passage thereof by the Council of the City of Memphis.


**FRANK COLVETT, JR.
CHAIRMAN**

Sponsor: Councilman J. Ford Canale

ATTEST:

PROPOSED FEE SCHEDULE

Type of Work	Current Fee	New Fee	Examples
New Construction (Residential)	\$150	\$600	Single-Family, Duplex, Triplex, Quadplex
New Construction (Commercial)	\$150	\$1000	All other new construction
Demolition	\$250	\$1000	Demolition of Major Structure
	\$150	\$600	Demolition of Minor Structure
	\$100	\$400	Demolition due to fire
Relocation	\$100	\$400	Relocation of any building
Addition	\$100	\$400	Any habitable Addition
Major Alteration	\$75	\$300	Window or Door replacement Roofing Material Change Storefront Renovation Façade Alteration Screened Porch Dormer Addition (HP and HC districts) Porte-Cochere
Minor Alteration	\$50	\$200	Deck Fire Escape Security Door Satellite Dish Installation
Garage/ Outbuilding	\$50	\$200	Garage Carport Storage Building Other Outbuilding Pergola
Fence(s)	\$35	\$140	Fence(s) Driveway Gate Retaining Wall
Sign(s)	\$50	\$200	Free-standing Sign(s) Façade-mounted Sign(s) Window Sign(s) Façade-painted Sign(s)
COA Renewal	\$25	\$100	Renewal of Expired COA
Request of Authentication	\$25	\$100	No MLC Approval Required (ex. building permit)
Retroactive Approval	\$0	Double any fee listed above	Approval for any improvement listed above after work has been started and/or completed



**MEMPHIS AND
SHELBY COUNTY** **DIVISION OF PLANNING
AND DEVELOPMENT**

MEMORANDUM

To: Members of the Memphis City Council

From: John Zeanah, Director, Division of Planning and Development

Date: February 16, 2021

Subject: Operational cost of Landmarks districts

Two years ago, the Memphis City Council approved historic zoning overlay districts in Cooper Young and Speedway Terrace. During that time, debate centered around the reach of historic zoning regulations into rights to develop property. An important point not discussed was the City's ability to provide staff services despite a 31% increase in parcels covered by Landmarks districts.

Today, two new requests from the Crosstown neighborhood and Vollintine-Evergreen to obtain historic zoning overlay status are pending with Land Use Control Board and will soon be before City Council. If approved, these two areas would represent a 43% increase in the number of parcels covered by Landmarks districts, nearly doubling the potential caseload from two years prior. Further, interest surrounds additional districts including the Idlewild neighborhood in Midtown (approximately 500 additional parcels). While Division of Planning and Development (DPD) does not wish to take a position on additional districts at this time, it is important we use this opportunity to articulate the operational cost of staffing Landmarks districts and the Landmarks Commission.

In this spirit, the purpose of this memorandum is to provide a fiscal note to the upcoming requests for additional historic zoning overlay districts, more commonly known as "Landmarks Districts." This memo is divided into three parts; the first part compares the staff and caseload of the Memphis Landmarks Commission with staff and caseload devoted to zoning cases; the second part makes a comparison to historic zoning staff among the "big four" cities in Tennessee. Finally, this memo concludes with recommendations on moving forward to ensure the Landmarks Commission is adequately funded and staffed to meet today's needs and prepare for additional districts in the future.

The current fee schedule associated with the Memphis Landmarks Commission dates to 2012. The fee resolution and schedule are attached as "Exhibit 1."

1. Staffing and Caseload

Landmarks Commission Caseload

The Division's staff dedicated to supporting the Memphis Landmarks Commission is part of the Land Use and Development Services department, which also staffs the Land Use Control Board and Board

of Adjustment. During FY 2020, the staff to the Landmarks Commission processed the following number of cases:

20 findings of no effect
78 Minor Certificates of Appropriateness
160 Major Certificates of Appropriateness

For Fiscal Year 2020, the following staff compliment was dedicated to the cases reviewed by the Landmarks Commission:

1 Deputy Administrator (Brett Ragsdale, who devoted about 75% of his time to these cases*)
1 Historic Preservation Planner (Ayse Tezel)

(*Today, Mr. Ragsdale's extended duties limit his time to devoted to these cases to 50%.)

In 2017, a change was made to the staffing component of the Landmarks Commission. Immediately prior to that change, the Commission contained one historic preservation professional assisted by a secretary. When it was determined that this single-person office with its own secretary was inadequate for the existing and anticipated increased workload, it was replaced by the two individuals listed above, one of whom is a licensed architect and member of the American Institute of Architects and the other of whom is a PhD candidate in historic preservation. These backgrounds represent two "firsts" for staff of the Landmarks Commission. This change also permits the division to use other Land Use and Development Services department staff to handle Landmarks cases, as needed.

For the processing of Landmarks cases, fees represent only 12% of the staff budget, meaning 88% is paid from outside sources (in this case, the City's General Fund and City match to the Division's Enterprise Fund).

Please note: these figures account only for staff responsible for case management up to the point of hearing and disposition by the Memphis Landmarks Commission. These figures do not account for staff time of Building Inspectors and Zoning Inspectors in the Division of Planning and Development who are often involved in enforcement of Landmarks district regulations.

By comparison, 36% of the department budget devoted to Land Use Control Board and Board of Adjustment casework is offset by fees, meaning 64% is paid from the general fund (by way of City and County general fund match to the Division of Planning and Development Enterprise Fund).

Conclusions

Raising Landmarks fees to match the 36/64 fee/general fund ratio associated with Land Use Control Board/Board of Adjustment caseload requires a 212% increase. The additional amount raised by this fee increase would be \$35,155 (for a total of \$51,730 in fees). While this amount would achieve parity in how staffing is funded for Landmarks and Land Use Control Board/Board of Adjustment, this would not result in additional staff.

2. Historic Zoning Commissions in Tennessee's "Big Four" Cities

The other major cities in Tennessee all have staff dedicated to the administration of their historic zoning districts and commissions. The table below summarizes these staff levels, the number of historic zoning districts they administer, the number of parcels within those historic districts and the fees they collect for this service.

CITY	HISTORIC DISTRICTS	PARCEL COUNT	STAFF	PARCELS PER STAFF	FEES
Memphis	16	8,274	1.75	4,728	\$25-\$250
Chattanooga	4	1,564	2	782	\$25-\$275
Knoxville	12	1,718	1	1,718	\$50-\$500
Nashville	30	9,284	7	1,326	None

Combined, Chattanooga, Knoxville and Nashville have ten staff members administering historic zoning on 12,566 parcels. On average, the other three “Big Four” cities dedicate one staff person per 1,257 parcels in historic districts. Staff in Memphis administer nearly four times that amount per person. For the staff-parcel ratio of the other major cities to be matched by staff in Memphis, personnel should be quadrupled. This amount assumes the fee/general fund ratio remains at 12/88, meaning an increase in staff is primarily funded by general fund dollars.

3. Conclusion

The fee resolution and schedule state clearly fees associated with the Memphis Landmarks Commission are “necessary to offset” the “costs of staff time.” Given fees only offset approximately 12% of a staff budget comprised of 1.75 FTE, it is clear the fee schedule is out of alignment with actual costs to provide services to the Memphis Landmarks Commission.

To reach parity according to the analysis in Part 1 and 2 of this memorandum, no fewer than three (3) additional staff planners are required and the percentage of budget covered by fees should be increased from 12% to 36%. This proposal, no matter how reasonable it may sound based on the comparison presented, results in a 700% increase in fees matched by a 350% increase in general fund dollars. We do not believe this is a workable solution.

There are several options that may be pursued to reconcile the budget with the demands on staff time.

First, additional staff is needed. We are recommending the addition of one (1) additional staff person and will pursue in combination with the second measure listed below. To offset the cost of one additional staff person, increase the percentage of staff budget covered by fees, and limit impact to the general fund, a fee increase of roughly 400% is requested.

Exhibit 1, attached to this memo, contains the existing fee resolution approved by the Memphis City Council in 2012; Exhibit 2 contains a proposed fee resolution with the following fee schedule:

Type of Work	Current Fee	New Fee	Examples
New Construction (Residential)	\$150	\$600	Single-Family, Duplex, Triplex, Quadplex
New Construction (Commercial)	\$150	\$1000	All other new construction
Demolition	\$250	\$1000	Demolition of Major Structure
	\$150	\$600	Demolition of Minor Structure
	\$100	\$400	Demolition due to fire
Relocation	\$100	\$400	Relocation of any building
Addition	\$100	\$400	Any habitable Addition
Major Alteration	\$75	\$300	Window or Door replacement Roofing Material Change Storefront Renovation Façade Alteration Screened Porch Dormer Addition (HP and HC districts) Porte-Cochere
Minor Alteration	\$50	\$200	Deck Fire Escape Security Door Satellite Dish Installation
Garage/ Outbuilding	\$50	\$200	Garage Carport Storage Building Other Outbuilding Pergola
Fence(s)	\$35	\$140	Fence(s) Driveway Gate Retaining Wall
Sign(s)	\$50	\$200	Free-standing Sign(s) Façade-mounted Sign(s) Window Sign(s) Façade-painted Sign(s)
COA Renewal	\$25	\$100	Renewal of Expired COA
Request of Authentication	\$25	\$100	No MLC Approval Required (ex. building permit)
Retroactive Approval	\$0	Double any fee listed above	Approval for any improvement listed above after work has been started and/or completed

Second, Division staff will continue working with the Memphis Landmarks Commission to amend its bylaws to permit more types of work requested to be reviewed and approved as Minor Certificates of Appropriateness (COAs) rather than Major COAs. Among applications that are brought to Landmarks staff, those treated as Minor COAs are estimated to take a minimum of 2 hours of staff time to review and process. Those treated as Major COAs are estimated to take a minimum of 8 hours of staff time each primarily because a hearing and approval of the Memphis Landmarks Commission is required. If the Memphis Landmarks Commission fails to amend their bylaws accordingly, an ordinance of Memphis City Council could be passed compelling this change. From August 2019-August 2020, the Memphis Landmarks Commission processed 70% of its caseload as Minor COAs compared to its Nashville counterpart, which processes 81% of its caseload this way.

A final option of last resort would be to cull the number of parcels subject to Landmarks regulations either through revocation of entire districts or removal of sub-areas from districts. This could be coupled with a cap on the number of parcels subject to Landmarks regulations so that if new districts are added, parcels in existing districts must first be removed.

If either option is pursued, we recommend a comprehensive study of historic districts and subject parcels be conducted to determine options for property removal with the least impact to surrounding communities and protection of historic character.

EXHIBIT 1: Approved Landmarks Fee Schedule

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF MEMPHIS, TENNESSEE,
CREATING THE FEE SCHEDULE OF THE MEMPHIS LANDMARK
COMMISSION**

WHEREAS, Ordinance Resolution No. 3751 created the Memphis Landmarks Commission, and authorized said Commission to set a uniform schedule of fees for the orderly administration of each Commission's affairs; and

WHEREAS, the Memphis Landmarks Commission performs the following functions: recommendation for new historic districts and review and regulation exterior work going (generally construction) on in existing districts functions; and

WHEREAS, Reasonable fees are necessary to offset the cost of the Memphis Landmarks Commission performing said functions; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEMPHIS, that the fee schedule of the Memphis Landmarks Commission attached is hereby approved.

BE IT FURTHER RESOLVED, that this Resolution shall take effect from and after the date it shall have been passed by the Memphis City Council, and thereafter shall be in full force and effect in the jurisdiction subject to the above mentioned Ordinance Resolution by virtue of the passage thereof by the City Council of the City of Memphis.

ATTEST:

I hereby certify that the foregoing is a true copy and document was adopted, approved by the Council of the City of Memphis in regular session on

Date SEP 18 2012

Valerie C. Sipes
Deputy Comptroller-Council Records

OPD
#4

LANDMARKS COMMISSION FEE SCHEDULE

TYPE OF WORK REQUESTED	Current	Proposed
New Construction	\$50.00	\$150.00
Additions	\$50.00	\$100.00
Major Alterations	\$35.00	\$ 75.00
Minor Alterations	\$25.00	\$ 50.00
Garages	\$25.00	\$ 50.00
Outbuildings	\$25.00	\$ 50.00
Fencing	\$15.00	\$ 35.00
Signs	\$15.00	\$ 50.00
Relocation	\$50.00	\$100.00
Demolition of major structure	\$50.00	\$250.00
Demolition of minor structure	NA	\$150.00
Demolition due to Fire	NA	\$100.00
Request of Authentication	NA	\$ 25.00
COA Renewal	\$10.00	\$ 25.00
Application for work all ready started – Twice the fee for the type of work listed above.		

The fees are based on the cost of staff time to complete the requested application.

PLEASE NOTE: Fees are subject to change.

EXHIBIT 2: Proposed Fee Schedule Resolution

**A RESOLUTION OF THE CITY OF MEMPHIS, TENNESSEE, UPDATING THE
FEE SCHEDULE OF THE MEMPHIS LANDMARKS COMMISSION**

WHEREAS, the Memphis Landmarks Commission was created by Ordinance No. 3751 to serve as the City's historic preservation commission pursuant to Tennessee Code Annotated Sec. 13-7-401, et. seq.; and

WHEREAS, the Memphis Landmarks Commission makes recommendations for new historic overlay districts and regulates any exterior work performed on structures within existing historic overlay districts; and

WHEREAS, reasonable fees are necessary to offset the cost of the Memphis Landmarks Commission performing these functions; and

WHEREAS, the Council of the City of Memphis last updated the fee schedule of the Memphis Landmarks Commission by resolution on September 18, 2012; and

WHEREAS, it was determined by the Division of Planning and Development that the fee schedule approved in 2012 is responsible for offsetting only 12% of the current costs of administering the Memphis Landmarks Commission; and

WHEREAS, since 2018, the number of parcels within the City's historic districts has increased by 31% and may imminently increase by an additional 43%; and

WHEREAS, currently, the staff of the Memphis Landmarks Commission administer historic zoning regulations on nearly four times the number of properties per person than does the staff with the Nashville, Knoxville and Chattanooga historic zoning commissions; and

NOW, THEREFORE, BE IT RESOLVED, that the fee schedule of the Memphis Landmarks Commission attached is hereby approved in part to ensure adequate staffing for and administration of the City's historic overlay districts.

BE IT FURTHER RESOLVED, that this Resolution shall take effect July 1, 2021 following approval by the Council of the City of Memphis, and thereafter be in full force and effect in the jurisdiction of the historic overlay districts of the City of Memphis by virtue of the passage thereof by the Council of the City of Memphis.

**FRANK COLVETT, JR.
CHAIRMAN**

Sponsor: Councilman J. Ford Canale

ATTEST:

PROPOSED FEE SCHEDULE

Type of Work	Current Fee	New Fee	Examples
New Construction (Residential)	\$150	\$600	Single-Family, Duplex, Triplex, Quadplex
New Construction (Commercial)	\$150	\$1000	All other new construction
Demolition	\$250	\$1000	Demolition of Major Structure
	\$150	\$600	Demolition of Minor Structure
	\$100	\$400	Demolition due to fire
Relocation	\$100	\$400	Relocation of any building
Addition	\$100	\$400	Any habitable Addition
Major Alteration	\$75	\$300	Window or Door replacement Roofing Material Change Storefront Renovation Façade Alteration Screened Porch Dormer Addition (HP and HC districts) Porte-Cochere
Minor Alteration	\$50	\$200	Deck Fire Escape Security Door Satellite Dish Installation
Garage/ Outbuilding	\$50	\$200	Garage Carport Storage Building Other Outbuilding Pergola
Fence(s)	\$35	\$140	Fence(s) Driveway Gate Retaining Wall
Sign(s)	\$50	\$200	Free-standing Sign(s) Façade-mounted Sign(s) Window Sign(s) Façade-painted Sign(s)
COA Renewal	\$25	\$100	Renewal of Expired COA
Request of Authentication	\$25	\$100	No MLC Approval Required (ex. building permit)
Retroactive Approval	\$0	Double any fee listed above	Approval for any improvement listed above after work has been started and/or completed

RESOLUTION REQUESTING A 273-DAY MORATORIUM ON THE ISSUANCE OF PERMITS FOR TOBACCO SHOPS, HEAD SHOPS, SMOKE SHOPS, AND VAPE SHOPS AND REQUESTING THE DIVISION OF PLANNING AND DEVELOPMENT TO STUDY THE HEALTH, SAFETY, WELFARE, AND SECONDARY EFFECTS ON SCHOOLS, SCHOOL AGED CHILDREN, AND ADJACENT RESIDENTIAL NEIGHBORHOODS WHILE ALSO PROPOSING ZONING AMENDMENTS THAT REFLECT SAID EFFECTS

WHEREAS, the youth are our future; issues affecting their health, safety, and well-being are paramount, and therefore, must be addressed; and

WHEREAS, the Center for Disease Control and Prevention (“CDC”) reported as recently as 2019 that tobacco product use by youth populations was on the rise despite historical efforts to mitigate the activity; and

WHEREAS, according to the CDC, use of any tobacco product grew by 38.3 percent among high school students between 2017-2018; as a result, more than 1 in 4 high school students admitted to using a tobacco product in the past 30 days; furthermore, CDC data revealed that use of a tobacco product by middle school aged children increased as well during the same period in question; and

WHEREAS, nearly all tobacco products contain nicotine; youth nicotine intake is especially injurious because the chemical compound inflicts damage upon the developing brain, impacting learning, memory, and attention; and

WHEREAS, despite widespread knowledge of the adverse effects caused by any tobacco use by youth populations, our current local zoning guidelines permit the operation of tobacco shops within proximity to elementary, middle, and high schools, presenting a health and safety risk to present, as well as future, young Memphians whose well-being must be better safeguarded; and

WHEREAS, additionally, *Prevention Science*, the official Journal of the Society for Prevention Research, examined the relationship between youth smoking and nearness of tobacco outlets to youth homes; the Journal’s findings determined that greater density of tobacco outlets within a 0.75 and 1-mile buffer of youth homes *were associated with higher smoking frequency among youth populations*; nonetheless, our current local zoning guidelines permit the operation of tobacco shops adjacent to residential neighborhoods; and

WHEREAS, as we resolve to envision an improved City of Memphis, let us do so in a manner conducive to healthier outcomes for all.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL that a 273-day moratorium on the issuance of permits for tobacco shops, head shops, smoke shops, and vape shops be established, requesting the Division of Planning and Development to study the health, safety, welfare, and secondary effects on schools, school aged children, and adjacent residential neighborhoods, while also proposing zoning amendments that reflect said effects.

BE IT FURTHER RESOLVED that exceptions to this resolution will be handled on a case-by-case basis through the adoption of exception resolutions by the Memphis City Council.

Sponsor:
Councilman Jeff Warren, M.D.

WHEREAS, upon occasion, the City Council approves the naming of specified public roads to honor those who have served this community, and the **Reverend Dr. Uliasea Little, Jr.** is an impeccable example of a community leader deserving of this City's recognition and gratitude; and

WHEREAS, Reverend Dr. Uliasea Little, Jr. was born in Memphis, Tennessee on June 20, 1954, to parents Uliasea and Ella Mae Little; he later graduated from Melrose High School in 1972 and married Minerva Poplar in 1975, and their union produced two children, Courtney Marnez Little and Cody Marsalis Little; and

WHEREAS, Reverend Dr. Uliasea Little, Jr. was ordained January 25, 1976 at Hickory Hill Missionary Baptist Church by Pastor William Faulkner and was hired by the City of Memphis Fire Department in 1977 and worked at Station 14 until he was promoted to Lieutenant; he retired at the age of 45 in 1999 and became a full-time pastor; and

WHEREAS, Reverend Dr. Uliasea Little, Jr. completed studies at Jacksonville Theological Seminary and received a Bachelor of Religious Arts in Christian Education, a Master of Religious Arts in Christianity Counseling and a Master of Divinity, and a Doctor of Ministry; and

WHEREAS, in 1993, **Reverend Dr. Uliasea Little, Jr.** established Christ Baptist Church Graceland at 3816 Mickey Drive in Memphis, Tennessee, the Christ Baptist Church Family renovated the former Graceland recreation center, frequented by a young Elvis Presley, to an enclosed structure where worship service was held until a new facility was built and is now a black-owned church with a multiracial congregation serving the people of Whitehaven and the surrounding areas in Memphis; and

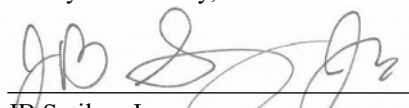
WHEREAS, under **Reverend Dr. Uliasea Little, Jr.**'s leadership, the Christ Baptist Church Graceland serves the Memphis community through outreach programs including: inner city youth football and basketball teams, drama, dance, and tutoring, Prison Ministry and Evangelism as well as partnerships with MIFA, United Way, Memphis Healthy Churches and other non-profits to feed, clothe and provide essentials such as furniture to families.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MEMPHIS, TENNESSEE extends congratulations to **Reverend Dr. Uliasea Little, Jr.** on celebrating 33 years of Pastoring on February 14, 2021 and 28 years at Christ Baptist Church Graceland and that Mickey Drive between E Raines Road and Lehr Drive in Memphis, Tennessee be designated and always remembered as


“Reverend Dr. Uliasea Little, Jr. Drive”

BE IT FURTHER RESOLVED that the City Engineer is requested to affix suitable signs so designating such public road.

Given by my hand under the great seal of the City of Memphis, this 16th day of February, 2021.



JB Smiley, Jr.
Memphis City Councilmember



Frank Colvett
Memphis City Chairman

RESOLUTION AUTHORIZING APPROVAL OF THE USE OF PILOT EXTENSION FUND FOR PAYMENT OF INDEBTEDNESS OR COST WITH RESPECT TO THE PURCHASE OF 100 NORTH MAIN AND PRECONSTRUCTION COST AND THE COST OF THE DEVELOPMENT OR REDEVELOPMENT OF PARKING ON THE 100 NORTH MAIN SITE BY THE DOWNTOWN MOBILITY AUTHORITY AND A PORTION OF THE COST OF DEVELOPMENT OF A PARKING GARAGE BY THE DOWNTOWN MOBILITY AUTHORITY AS A PART OF THE REDEVELOPMENT OF THE SNUFF DISTRICT, AND OTHERWISE PROVIDING WITH RESPECT TO THE FOREGOING

WHEREAS, it is vital to the economic growth and development of the City of Memphis (the “City”) that vacant and underutilized property be developed or redeveloped and placed into service and that parking and other means of mobility be available in Downtown Memphis; and

WHEREAS, the 100 North Main building has been vacant or underutilized for years; and

WHEREAS, it is proposed that The Parking Authority of the City of Memphis and County of Shelby, Tennessee d/b/a/ Downtown Mobility Authority (“DMA”) purchase the property bounded on the north by Adams Avenue, on the east by Second Street, on the south by Jefferson Avenue and on the west and by Main Street, including the 100 North Main building (“100 North Main”) and develop or redevelop parking on the 100 North Main site; and

WHEREAS, it is anticipated that the cost of the purchase of 100 North Main and preconstruction cost in connection with and the cost of the development or redevelopment of parking on the 100 North Main site will be up to Twelve Million Dollars (\$12,000,000) and that Memphis Center City Revenue Finance Corporation (“CCRFC”) will loan such amount to DMA from monies currently available or to be available in the future from the PILOT Extension Fund or from a loan funded from the PILOT Extension Fund; and

WHEREAS, the Snuff District is approximately 65 acres of historic structures, industrial buildings and vacant land, the buildings on which generally date from 1912 to 1952 and are vacant or dilapidated (the “Snuff District”); and

WHEREAS, Wolf River Harbor Holdings, LLC or affiliates thereof (the “Snuff District Developer”), proposes to redevelop the Snuff District into a mixed use development including multi-family housing, commercial, retail, office parking and recreational uses with a development budget approximately \$205,000,000; and

WHEREAS, the redevelopment of the Snuff District would remedy blight, create jobs, increase surrounding property values, provide needed housing and help attract new citizens to Memphis; and

WHEREAS, to make the Snuff District project economically possible and to provide public parking for the Snuff District, it is proposed that DMA, construct all or part of an approximately 480 space parking garage constituting a part of the Snuff District project (the “Snuff District Parking Garage”); and

WHEREAS, it is further proposed that CCRFC loan DMA up to \$3,500,000 from the PILOT Extension Fund or from a loan funded from the PILOT Extension Fund (the “Snuff District Loan”) for the construction of the Snuff District garage;

WHEREAS, it is further proposed that CCRFC will lease the Snuff District Parking Garage to DMA pursuant to a lease agreement and that DMA will sublease the Snuff District Parking Garage to the Snuff District Developer pursuant to a capital lease under which the Snuff District Developer will construct the Snuff District Parking Garage on behalf of DMA; and

WHEREAS, the approval of the Memphis City Council is required for the use of funds from the PILOT Extension Fund by CCRFC.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis as follows:

1. That the use of funds from the PILOT Extension Fund in connection with the purchase of 100 North Main and preconstruction cost in connection with and the cost of the development or redevelopment of parking on the 100 North Main site as described above is hereby approved.

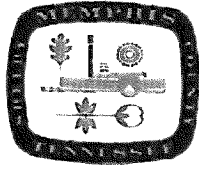
2. That the use of funds from the PILOT Extension Fund in connection with the use of \$3,500,000 from its PILOT Extension Fund for the Snuff District Loan and such Snuff District Loan is hereby approved.

3. All actions heretofore undertaken by the Mayor or his designee and other officials, employees, attorneys and agents of the City in furtherance of the intent of this resolution are hereby ratified, confirmed and approved.

4. The Mayor or his designee and other appropriate officials of the City are hereby authorized to enter into such agreements, and they and other appropriate employees of the City are hereby authorized to execute such certificates or other documents and take such other actions, as may be necessary or appropriate to carry out the intent of this resolution.

5. This resolution shall take effect from and after its adoption, the welfare of the City of Memphis requiring it.

Adopted this ____ day of _____, 2021.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution approving the Lease Agreement between the Port Commission and Watco Transloading, LLC as approved by the Board of the Port Commission on Oct 21, 2020.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Memphis and Shelby County Port Commission

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 6 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

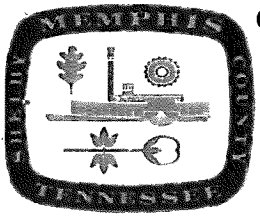
New Contract

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



**A Resolution APPROVING LEASE AGREEMENT WITH
WATCO TRANSLOADING, L.L.C.**

WHEREAS, Watco Transloading, LLC desires to lease approximately 50.3 acres of real property for the use and purposes as a public dock and warehouse facility; and

WHEREAS, the term of this Lease shall commence on the Effective Date and shall be for an initial period of thirty (30) years ("Initial Term"): and

WHEREAS, if not in default, Lessee, upon approval of Lessors, shall have the option of renewing this Lease for two (2) additional, successive terms of five (5) years each; and

WHEREAS, the initial Base Rent will be Two Hundred Eighty-Four Thousand Two Hundred and Sixty-Three and 33/100 (\$284,263.33) ("Base Rent") with rent for each renewal term being adjusted in accordance with the terms and conditions of said Lease; and

WHEREAS, in addition to the Base Rent the Lessee shall pay Lessor, wharfage fees as well as a monthly tariff on a per commodity basis as set forth within and to be determined in accordance with the terms and conditions of said Lease; and

WHEREAS, the Memphis and Shelby County Port Commission approved the Lease at its meeting of October 21, 2020; and

WHEREAS, said proposed Lease Amendment is in the best interests of the Memphis and Shelby County Port Commission and promotes the economic development of the Industrial Subdivision and the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MEMPHIS, on recommendation of the Memphis and Shelby County Port Commission, that the proposed Lease Agreement with Watco Transloading, LLC is hereby approved.

BE IT FURTHER RESOLVED, By the Council of the City of Memphis that the appropriate officials of the City of Memphis be hereby authorized to execute same.

BE IT FURTHER RESOLVED, that this action is subject to concurrence by Shelby County.