

## RESOLUTION

**WHEREAS**, the Memphis City Council authorized the Downtown Memphis Commission to manage the Central Business Improvement District in 1997, and to determine annually the cost and expenses necessary to be funded by special assessment; and

**WHEREAS**, the Downtown Memphis Commission submitted their FY2022 Budget in the amount of \$4,582,268 for approval by the Memphis City Council; and

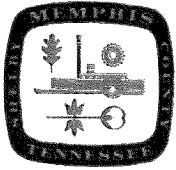
**WHEREAS**, full Council approval is also needed for the Downtown Memphis Commission budget; and

**WHEREAS**, the Council affirms that the assessment rate approved by Council in 1997, of \$0.65 per \$100 of assessed value, was used to determine the revenues listed below.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE**, that the FY2022 Budget for the Downtown Memphis Commission be and is hereby approved.

### **DOWNTOWN MEMPHIS COMMISSION BUDGET**

	<u><b>FY2022</b></u>
<b>Safety &amp; Hospitality</b>	<b>\$1,759,402</b>
<b>Beautification and Clean &amp; Green</b>	<b>\$1,314,263</b>
<b>Community Planning Development &amp; Diversity</b>	<b>\$ 789,258</b>
<b>Activation &amp; Community Engagement</b>	<b><u>\$ 719,345</u></b>
	<b>\$4,582,268</b>



G119

RECEIVED

MAY 12 2021

MAY 19 2021

Chief Administrative Office

out: 5-20-21 10:28 (AM)

Hearing Date: June 1, 2021

### City Council Item Routing Sheet

Division General Services

Committee PW, SW, GS

District 6

Super District 8

CITY ATTORNEY'S OFFICE

RECEIVED  
MAY 17 2021  
Finance Division  
Budget

- Ordinance
- Resolution
- Grant Acceptance
- Budget Amendment
- Commendation
- Other:

**Item Description:**  
 This is a resolution requesting the approval for the sale of City owned surplus property acquired from Tax Sale #7. The property is located at 689 Saxon Avenue in Memphis, Shelby County, Tennessee, 38126 and further described as Parcel #025036 00011. The proceeds from the sale shall be deposited into the General Fund.

**Recommended Council Action:**  
 Approve

**Status of MWBE planned expenditures funding, if applicable:**  
 N/A

**Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken:**  
 No previous actions have been taken by any other entity.

Does this item require city expenditure? No	Source and Amount of Funds
\$ Amount _____	\$ Operating Budget
\$ Revenue to be received <u>\$800.00</u>	\$ CIP Project #
	\$ Federal/State/Other

#### Approvals

Director [Signature] Date 5/16/21

Budget Manager [Signature] Date 5/17/2021

Chief Financial Officer [Signature] Date 05/18/2021

Deputy Financial Officer \_\_\_\_\_ Date \_\_\_\_\_

Chief Legal Officer [Signature] Date 5-20-21

Chief Administrative Officer [Signature] Date 5/17/21

Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_



## Memphis City Council Summary Sheet

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

This is a Resolution requesting the approval for the sale of a City owned parcel located at 689 Saxon Avenue in Memphis, Shelby County, Tennessee and further described as Parcel ID # 025036 00011

**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.**

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.**

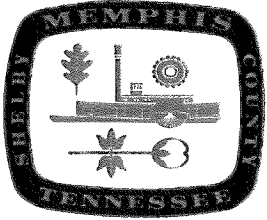
This item does not require a new contract or amend an existing contract.

**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 the sale of 689 Saxon Avenue- Parcel ID #025036 00011  
Memphis, Tennessee 38126**

**Whereas** the City of Memphis owns a surplus parcel located at 689 Saxon Avenue and is further identified by Shelby County Tax Assessor as Parcel 025036 00011 containing 0.074<sup>R</sup><sub>^</sub> acres, more or less;

**Whereas** the sale of the City owned parcel will increase the General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis;

**Whereas** SOUTH CITY MEMPHIS, LLC, a limited liability company submitted an offer of Eight Hundred Dollars (\$800.00) for the Parcel along with Eighty Dollars (\$80.00) Earnest Money deposit to the City of Memphis Real Estate Center; and

**Whereas** it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to terms and conditions set forth in the Offer to Purchase and in City Ordinance 2-291 (A)1.

**Now, therefore be it resolved** by the Council of the City of Memphis that the offer made by SOUTH CITY MEMPHIS, LLC, on the above described Parcel is hereby accepted subject to the City Ordinance 2-291-1(A), which states in part, "The city real estate manager shall place a value on all properties being considered for sale in a manner herein determined and on all properties having an estimated and probable value of \$10,000.00 or less shall place a value without obtaining an independent appraisal."

**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.

Shelandra Y. Ford  
Shelby County Register of Deeds

**MEMPHIS CITY OF TAX SALE #7**

Owner:  
Parcel Address: 689 SAXON  
Parcel ID: 025036 00011  
2021 Appraisal: \$3,500  
Tax District: MEMPHIS  
Year Built:  
Lot Number: E PT 16  
Subdivision: HENRY MOORE  
  
Plat BK & PG: UNKNOWN  
Dimensions: 25X129  
Total Acres: 0.074  
Owner Address: 125 N MAIN ST STE 314  
MEMPHIS TN  
38103 2026



Map prepared on 3/29/2021



G120 RECEIVED  
 Received MAY 12 2021  
 MAY 19 2021 Chief Administrative Office  
 out. 5-20-21 10:28 (CAJ)  
 June 1, 2021

**City Council Item Routing Sheet**

Division General Services Committee PW, SW, GS  
 District 6 Super District 8

CITY ATTORNEY'S OFFICE RECEIVED  
 MAY 17 2021  
 Finance Division Budget

- Ordinance  Resolution  Grant Acceptance  
 Budget Amendment  Commendation  Other:

Item Description:  
 This is a resolution requesting the approval for the sale of City owned surplus property originally acquired for the Division of Housing and Community Development. The property is located at 1475 Gabay Street in Memphis, Shelby County, Tennessee, 38106 and further described as Parcel #034038 00007. The proceeds from the sale shall be deposited into the General Fund.

Recommended Council Action:  
 Approve

Status of MWBE planned expenditures funding, if applicable:  
 N/A

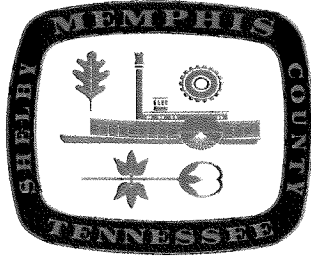
Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken:  
 No previous actions have been taken by any other entity.

Does this item require city expenditure? No	Source and Amount of Funds
\$ Amount _____	\$ Operating Budget
\$ Revenue to be received <u>\$1,500.00</u>	\$ CIP Project #
	\$ Federal/State/Other

**Approvals**

Director [Signature] Date 5/12/21  
 Budget Manager Kumetis Nyath Date 5/17/2021  
 Chief Financial Officer [Signature] Date 5/18/2021  
 Deputy Financial Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Legal Officer [Signature] Date 5-16-21

Chief Administrative Officer [Signature] Date 5/17/21  
 Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_



## Memphis City Council Summary Sheet

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

This is a Resolution requesting the approval for the sale of a City owned surplus parcel known as 1475 Gabay Street in Memphis, Shelby County, Tennessee 38106 and further described as Parcel ID # 034038 00007.

**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.**

This item is not a change to an existing ordinance.

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

Council District 6 and Super District 8

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

This item does not require a new contract or amend an existing 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 the sale of 1475 Gabay Street- Parcel ID #034038 00007  
Memphis, Tennessee 38109**

**Whereas** the City of Memphis owns a surplus parcel located at 1475 Gabay Street and is further identified by Shelby County Tax Assessor as Parcel #034038 00007 containing 0.047ac, more or less;

**Whereas** the sale of the City owned parcel will increase the General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis;

**Whereas** Thomas Pinkney submitted an offer of One Thousand Five Hundred Dollars (\$1,500.00) for the Parcel along with a One Hundred Fifty Dollars (\$150.00) Earnest Money deposit to the City of Memphis Real Estate Center; and

**Whereas** it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to terms and conditions set forth in the Offer to Purchase and in City Ordinance 2-16-1(E).

**Now, therefore be it resolved** by the Council of the City of Memphis that the offer made by Thomas Pinkney on the above described property is hereby accepted subject to the City Ordinance 2-16-1(E) which states in part, "The city real estate manager shall be authorized to convey property to a selected adjacent property owner, without necessity of competitive bidding, for approval by the city council with one reading under the following circumstance: Thomas Pinkney is willing and capable of paying the value of the property to be acquired based on valuation determined by the City Real Estate Department."

**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.



**Search**

Property  
Details

**Layers**

Property Address    1475 GABAY  
Parcel ID            034038 00007  
Owner Name         MEMPHIS CITY OF  
                             DIV OF HOUSING &  
                             COMM DEV  
2020 Appraised     \$3,000  
Value  
Property/Assessment [Click Here](#)  
Details  
Deed Information    [Click Here](#)  
County Tax          [Click Here](#)  
City Tax            [Click Here](#)

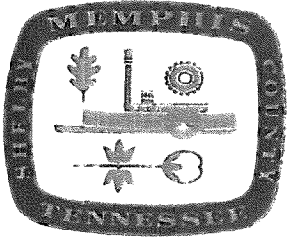


#### CONTACT

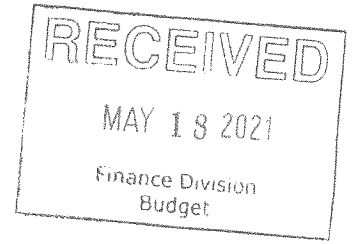
1075 Mullois Station Road  
Memphis, TN 38134

Satellite Office  
157 Poplar Ave  
Memphis, TN 381

[Send us a message](#)



T141



### City Council Item Routing Sheet

June 1, 2021

Division: ~~City Council~~ Committee: Budget Hearing Date: ~~click here to enter text~~

General Services

- Ordinance
- Resolution
- Grant Acceptance
- Budget Amendment
- Commendation
- Other: ~~click here to enter text~~

District: 5 Super District: 9

<b>Item Description:</b> A Resolution transferring \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101 FY20 Major Mod (Roofing), earmarked for the Memphis Zoo Hippo Barn Enclosure.	
<b>Recommended Council Action:</b>	
Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken: No previous actions have been taken by any other entity.	
<b>Does this item require city expenditure? Yes</b>  \$750,000  <del>click here to enter text</del>	<b>Source and Amount of Funds:</b>  ✓ FY21 GO Bonds = \$750,000

#### Approvals

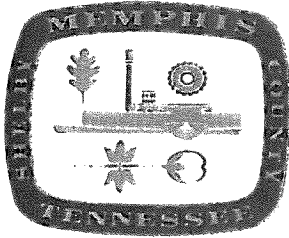
Director [Signature] Date 5/17/21 Chief Operating Officer

Division Chief \_\_\_\_\_ Date \_\_\_\_\_

Budget Manager Kumetris Wyatt Date 5/18/2021 \_\_\_\_\_ Date \_\_\_\_\_

Chief Financial Officer [Signature] Date 05/21/2021 Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_

Chief Legal Officer \_\_\_\_\_ Date \_\_\_\_\_



A Resolution transferring \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101 FY20 Major Mod (Roofing), earmarked for the Memphis Zoo Hippo Barn Enclosure.

## Memphis City Council Summary Sheet

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

A Resolution transferring \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101 FY20 Major Mod (Roofing), earmarked for the Memphis Zoo Hippo Barn Enclosure.

**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.**

Does not change an existing ordinance or resolution

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

n/a

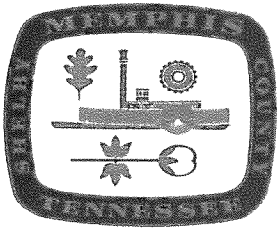
**5. State whether this requires an expenditure of funds/requires a budget amendment.**

Budget amendment is needed to transfer allocations and appropriations.

6. Council Districts: The Memphis Zoo is located in District 5 / Super District 9.

7. MWBE Goals, if applicable: N/A

City Council Resolution – A Resolution transferring \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101 FY20 Major Mod (Roofing), earmarked for the Memphis Zoo Hippo Barn Enclosure.



**WHEREAS**, the Council of the City of Memphis included CIP Project #GS21101, FY21 Major Mod (Roofing), as part of the FY 2021 Capital Improvement Program budget; and

**WHEREAS**, the CIP Projects in #GS20101, FY20 Major Mod (Roofing) that shared the total budgeted amount exceeded the budget; and

**WHEREAS**, all bids for the construction of the Zoo Hippo Barn came in over the budgeted amount of General Services CIP Project #GS20101, FY20 Major Mod (Roofing); and

**WHEREAS**, available funding remains in CIP Project #GS21101, FY21 Major Mod (Roofing); and

**WHEREAS**, General Services requests to transfer allocations and appropriations totaling \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101-Zoo Hippo Barn to cover the Zoo Hippo Barn project;

**NOW, THEREFORE, BE IT RESOLVED** that there be and is hereby transferred allocations and appropriations totaling \$750,000 from CIP Project #GS21101, FY21 Major Mod (Roofing), to CIP Project #GS20101-Zoo Hippo Barn and credited as follows:

<b>Project Title:</b>	<b>Zoo Hippo Barn</b>
<b>Project Number:</b>	<b>GS20101</b>
<b>Amount:</b>	<b>\$750,000</b>



## City Council Item Routing Sheet

Division Parks Committee Parks & Environment Hearing Date June 1, 2021  
 District 4 Super District 8

- Ordinance                       Resolution                       Grant Acceptance  
 Budget Amendment               Commendation                       Other:

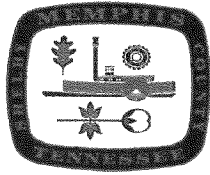
Item Description : Parks Division would like to amend and extend the management agreement (Contract #28131) with Global Spectrum, LP to continue operating the Liberty Bowl Memorial Stadium and Fairgrounds for an additional five (5) years with one option for an additional five (5) year period.
Recommended Council Action: Approve amendment and extension of contract #28131
Status of MWBE planned expenditures funding, if applicable: Resolution is for amendment and extension of existing management agreement. MWBE goal is not applicable.
Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken: No previous action taken

<b>Does this item require city expenditure?</b> \$ Amount <u>89,954.00</u> \$ Revenue to be received <u>0</u> Note: Management fee is accounted for in FY22 Parks Division Budget Request	<b>Source and Amount of Funds</b> \$ Operating Budget 89,954.00 \$ CIP Project # \$ Federal/State/Other
--	--

**Approvals**

DocuSigned by:  
 Director McK Walker Date 5/21/2021  
D6C219091023402...  
 Budget Manager \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Financial Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Deputy Financial Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Legal Officer \_\_\_\_\_ Date \_\_\_\_\_

Chief Administrative Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_



## Memphis City Council Summary Sheet

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

Resolution to amend & extend management agreement #28131 with Global Spectrum, to continue operating the Liberty Bowl Stadium & Fairgrounds for an additional five (5) years with one option for an additional five (5) years

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

Parks Division

**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.**

Global Spectrum will continue to operate the Liberty Bowl Memorial Stadium & Fairgrounds located in council district 4, super district 8.

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

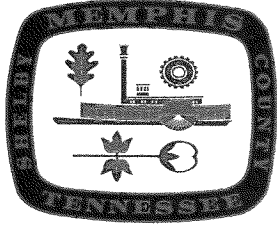
Amends existing contract #28131

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

This resolution would require an expenditure of funds and is included in the FY22 Parks Division budget request.

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

MWBE goal is not applicable.



***Resolution approving amendment and extension of Contract No. 28131 between the City of Memphis through its Division of Parks and Neighborhoods and Global Spectrum, L.P. to manage and operate the the Liberty Bowl Memorial Stadium and Fairgrounds.***

**WHEREAS**, the City of Memphis, through its Division of Parks and Neighborhoods, owns the Liberty Bowl Memorial Stadium and Fairgrounds; and

**WHEREAS**, the City of Memphis has an existing agreement with Global Spectrum, L.P., to manage and operate the Liberty Bowl Memorial Stadium and Fairgrounds; and

**WHEREAS**, Global Spectrum, L.P. has provided quality management of the Liberty Bowl Memorial Stadium and Fairgrounds since 2011; and

**WHEREAS**, the Division of Parks and Neighborhoods desires to amend and to extend the Agreement with Global Spectrum, L.P. for an additional five (5) years from the date of execution, with one (1) option for an additional five (5) year period for the purpose of continued management and operation of the Liberty Bowl Memorial Stadium and Fairgrounds; and

**WHEREAS**, City of Memphis Ordinance No. 4763, Article 1, Section 23-1(d) requires (for Management Agreements with terms exceeding two (2) years), the approval of the Council of the City of Memphis.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Memphis that this Amendment between the City of Memphis and Global Spectrum, L.P., for management and operations of Liberty Bowl Memorial Stadium and Fairgrounds, as agreed to by the parties, is hereby approved in accordance with the terms set forth therein outlining committed operational, financial and other stipulated criteria as to both parties in the approved Agreement.

**EXTENSION AND AMENDMENT OF CONTRACT NO. 28131  
BETWEEN THE CITY OF MEMPHIS AND  
GLOBAL SPECTRUM L.P.  
d/b/a SPECTRA VENUE MANAGEMENT**

**THIS EXTENSION AND AMENDMENT** is made and entered into this \_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Memphis, a Tennessee municipal corporation (hereinafter referred to as "City"), and Global Spectrum L.P., d/b/a Spectra Venue Management (hereinafter referred to as "Contractor").

**RECITALS:**

1. WHEREAS, the City and Contractor have entered into that certain Management Agreement dated July 1, 2011, referred to by the City as Contract No. 28131, for the management of the Liberty Bowl Memorial Stadium and Fairgrounds ("Stadium and Fairgrounds"); and

2. WHEREAS, the City and Contractor extended and amended such Contract on April 20, 2015, and further amended such Contract on May 2, 2019 (as previously extended and amended, the "Contract"); and

3. WHEREAS, the parties now desire to further extend and amend the Contract as set forth herein.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Article 4, Section 4.1 is hereby amended to provide that the Contract is extended for an additional five (5) years effective July 1, 2021 to June 30, 2026 with an option to extend, subject to the mutual consent of both parties, for an additional five (5) year period thereafter.
2. Contractor shall make a monetary contribution in the aggregate amount of Three Hundred Thousand Dollars (\$300,000) ("Contribution") toward mutually agreed improvements or equipment designed to increase revenue generated at the Facility. The Contribution shall be made in installments according to the following schedule: \$100,000 no later than August 1, 2021; \$100,000 no later than September 1, 2022; and \$100,000 no later than September 1, 2023. All equipment and improvements purchased with the Contribution shall be owned by the City upon installation thereof. The Contribution shall be amortized on a straight-line basis from the date each installment is due to



June 30, 2031. In other words, the installment of \$100,000 due by August 1, 2021 shall amortize in equal monthly installments from August 1, 2021 to June 30, 2031; the installment of \$100,000 due by September 1, 2022 shall amortize in equal monthly installments from September 1, 2022 to June 30, 2031; and the installment of \$100,000 due by September 1, 2023 shall amortize in equal monthly installments from September 1, 2023 to June 30, 2031. Upon the expiration or termination of this Agreement (for any reason whatsoever, including without limitation if due to a breach, default or bankruptcy event by or affecting Contractor, or the City's election not to renew this Agreement following June 30, 2026), the City shall immediately pay to Manager the unamortized amount of the Contribution. In the event such payment is not timely made, it shall accrue interest at the rate of 1.5% per month.

3. The definition of "Facility" and Schedule 1 are hereby amended to remove the Purple Lots and Blue Lots 9, 10 and 11, which lots are no longer Manager's responsibility to manage, operate, maintain or repair.
4. The terms of this Extension and Amendment shall take effect as of July 1, 2021, but shall be binding on the parties upon execution.
5. The parties agree and affirm that all terms of the Contract not in conflict with this Extension and Amendment remain in full force and effect, and that nothing in this document relieves either party of their respective obligations under the Contract.
6. This Extension and Amendment together with the Contract, constitutes the entire agreement between the parties, and supersedes all other prior or contemporaneous communication between the parties (whether written or oral) relating to the subject matter of this Extension and Amendment.
7. Each party to this Extension and Amendment hereby agrees to execute any documents or instruments reasonably required by the other party to evidence the foregoing.
8. Section 2.4, Naming and Commercial Rights, is hereby amended to add the following:
  - f. Revocation of authorization. The authorization granted to Contractor herein related to the marketing and sale of naming rights for certain assets of the Facility will revoke on July 1, 2021, unless Contractor is able to secure and document an approved primary naming rights partner prior to June 30, 2021.

IN WITNESS WHEREOF, the parties, by and through their duly authorized representatives, have executed this EXTENSION AND AMENDMENT TO CONTRACT NO. 28131 BETWEEN THE CITY OF MEMPHIS AND GLOBAL SPECTRUM as of the date above written.

CITY OF MEMPHIS

GLOBAL SPECTRUM, L.P.

d/b/a Spectra Venue Management

BY: \_\_\_\_\_

Jim Strickland, Mayor

BY:  \_\_\_\_\_

TITLE: EVP and General Counsel

DATE: 5/7/2021

DIVISION OF PARKS & NEIGHBORHOODS

BY:  \_\_\_\_\_ 5/24/2021

Nick Walker, Director

APPROVED AS TO FORM:

BY: \_\_\_\_\_

Jennifer Sink,  
Chief Legal Officer/City Attorney

ATTEST:

\_\_\_\_\_  
Comptroller

## Certification of Signature

"I, Brian Rothenberg, hereby certify that the faxed/electronic/copied signature below is my legally enforceable signature."



\_\_\_\_\_  
Signature

EVP and General Counsel  
\_\_\_\_\_

Title

Spectra  
\_\_\_\_\_

Company

5/19/2021  
\_\_\_\_\_

Date



Received

MAY 05 2021

Chief Administrative Office

### City Council Item Routing Sheet

Division EDGE Committee Econ Dev. Tech & Tourism Hearing Date May 18, 2021  
 District 5 Super District 9

- Ordinance       Resolution       Grant Acceptance  
 Budget Amendment       Commendation       Other:

**RECEIVED**  
 MAY 05 2021  
 Finance Division  
 Budget

**Item Description :**  
 A Resolution of the City Council of the City of Memphis, Tennessee approving a second amendment to the Economic Impact Plan for the University District-Highland Strip.

**Recommended Council Action:**  
 Approve the amendment to the Economic Impact Plan for the University District-Highland Strip

**Status of MWBE planned expenditures Funding**  
 UNDC shall contract with City of Memphis and Shelby County certified minority or women-owned business enterprises (MWBEs) for 25% of its construction spending.

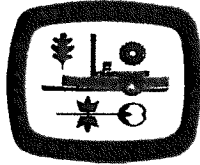
**Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken:**  
 2016 Economic Impact Plan (EIP) approved by EDGE, City Council and County Commission  
 2018 First Amendment to the EIP approved EDGE, Council and Commission  
 A public hearing was held and EDGE approved this Second Amendment April 21, 2021

<b>Does this item require city expenditure? No</b>	<b>Source and Amount of Funds</b>
\$ Amount _____	\$ Operating Budget
\$ Revenue to be received _____	\$ CIP Project #
	\$ Federal/State/Other

#### Approvals

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Budget Manager \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Financial Officer [Signature] Date 5/17/21  
 Deputy Financial Officer \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Legal Officer \_\_\_\_\_ Date \_\_\_\_\_

Chief Administrative Officer [Signature] Date 5/17/21  
 Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_



## Memphis City Council Summary Sheet

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

A Resolution of the City Council of the City of Memphis, Tennessee approving a second amendment to the Economic Impact Plan for the University District-Highland Strip.

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

Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee - EDGE

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

Second amendment to the Economic Impact Plan for the University District-Highland Strip TIF originally approved by EDGE, Memphis City Council and Shelby County Commission in 2016 and subsequently amended in 2018.

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

District 5 and Super District 9

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

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

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

UNDC shall contract with City of Memphis and Shelby County certified minority or women-owned business enterprises (MWBEs) for 25% of its construction spending.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MEMPHIS, TENNESSEE  
APPROVING A SECOND AMENDMENT  
TO THE ECONOMIC IMPACT PLAN FOR THE  
UNIVERSITY DISTRICT-HIGHLAND STRIP**

WHEREAS, the Economic Development Growth engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (“EDGE”) is a nonprofit corporation duly organized and existing under and by virtue of the laws of the State of Tennessee and is empowered and authorized by Sections 7-53-101 et seq., Tennessee Code Annotated (the “Act”) to prepare and submit to the City of Memphis, Tennessee, and the County of Shelby, Tennessee, an economic impact plan with respect to an area that includes a project within the meaning of Tennessee Code Annotated Section 7-53-101 and such other properties that EDGE determines will be directly improved or benefitted due to the undertaking of such project; and

WHEREAS, the University Neighborhoods Development Corporation (“UNDC”), is a private, neighborhood-based organization engaged in formulating a community and economic development strategy for the area surrounding the University of Memphis; and

WHEREAS, UNDC has requested the assistance of EDGE in the redevelopment of the commercial property within an area along South Highland Street between Poplar Avenue and Park Avenue in Memphis, Tennessee, as more particularly described in the Economic Impact Plan (the “Plan Area”) and all other retail, multi-family housing and other commercial development to be developed in the Plan Area by property owners represented by UNDC (together with the Project, the “Development Project”); and

WHEREAS, the Economic Impact Plan provides for the distribution of incremental ad valorem property taxes to the Board to pay the Eligible Costs of the Planned Improvements or to pay the debt service on any TIF Obligations issued by EDGE, as such terms are defined in the Economic Impact Plan, and

WHEREAS, UNDC prepared and submitted to EDGE, the Economic Impact Plan; and

WHEREAS, EDGE approved the Economic Impact Plan on September 21, 2016 that provided that the tax increment revenues from the Plan Area will be used to finance the Planned Improvements as such term is described in the Economic Impact Plan; and

WHEREAS, EDGE subsequently approved the First Amendment to the Economic Impact Plan on June 20, 2018; and

WHEREAS, both the Economic Impact Plan and the First Amendment to the Economic Impact Plan were approved by the City Council of the City of Memphis, Tennessee (the “Memphis City Council”) and the Board of County Commissioners of Shelby County, Tennessee (the “Shelby County Commission”); and

WHEREAS, UNDC has indicated that the parcels originally listed as the Plan Area in Exhibit B in the Economic Impact Plan omitted by inadvertence, the listing of certain parcels within the Plan Area that are necessary to fund the expected Eligible Costs of the Planned Improvements; and

WHEREAS, UNDC has indicated the Economic Impact Plan should be amended as set forth in Exhibit A hereto to incorporate the revised Exhibit B attached thereto ("Revised Parcels") in place of the existing Exhibit B to the Economic Impact Plan and that the incremental tax revenue for the Revised Parcels should be subject to the Economic Impact Plan; and

WHEREAS, EDGE has reviewed the Second Amendment to the Economic Impact Plan, proposed by UNDC in an open, public meeting; and

WHEREAS, EDGE has conducted a public hearing on the Second Amendment to the Economic Impact Plan held at least two (2) weeks after public notice of the hearing was published in accordance with Tennessee Code Annotated Section 7-53-312(g); and

WHEREAS, UNDC and EDGE desire to submit the Second Amendment to the Economic Impact Plan to the Memphis City Council and to the Shelby County Commission; and

WHEREAS, it appears that the Second Amendment to the Economic Impact Plan is in appropriate form and is an appropriate instrument to be accepted or executed and delivered by EDGE for the purpose intended; and

WHEREAS, the Memphis City Council has determined that the Second Amendment to the Economic Impact Plan would further the purposes of the Act;

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

That the Second Amendment to the Economic Impact Plan for the University District – Highland Strip, in the form attached hereto as Exhibit "A", being in the interests of the citizens of the City of Memphis, Tennessee is hereby approved by the Memphis City Council; and

That the officers of the City of Memphis are hereby authorized to take all appropriate action to carry out the terms of the Plan as amended.

Passed this \_\_\_ day of May, 2021.

\_\_\_\_\_  
Jim Strickland, Mayor

ATTEST:

\_\_\_\_\_  
City Administrator

**ECONOMIC DEVELOPMENT GROWTH ENGINE  
INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE**

**SECOND AMENDMENT TO  
THE  
ECONOMIC IMPACT PLAN  
FOR  
THE UNIVERSITY DISTRICT – HIGHLAND STRIP**

**I. Background**

The Economic Impact Plan for the University District – Highland Strip (the “Plan”) was approved by (a) the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee (“EDGE”) on September 21, 2016, (b) the Council of the City of Memphis, Tennessee (the “Memphis City Council”) on October 18, 2016, and (c) the Board of County Commissioners of Shelby County, Tennessee (the “Shelby County Commission”) on October 31, 2016. All capitalized terms used in this Amendment but not otherwise defined herein are given the meanings set forth in the Plan. The Plan was previously amended by EDGE on June 20, 2018, by the Memphis City Council on July 24, 2018 and by the Shelby County Commission on July 30, 2018.

Pursuant to the terms of the Plan, UNDC has begun redevelopment Project within the Plan Area. UNDC has requested this Amendment to the Plan in order to add additional parcels to the Plan.

**II. Amendment to Plan**

A. The Plan is hereby amended by deleting Exhibit B originally attached to the Plan in its entirety and replacing it with the new Exhibit B attached hereto. Taxes on the real and personal property for the new Parcels approved in this Second Amendment to the Plan as set forth in the new Exhibit B attached hereto will, commencing January 1, 2021, be divided and distributed as provided in the Plan for a period, as to each such new parcel approved in this Second Amendment as set forth in the new Exhibit B attached hereto, not in excess of twenty (20) years from January 1, 2016, as to any such new parcel but, in any event, such allocations shall cease when there are not Eligible Costs, including debt service on TIF Obligations, to be paid from TIF Revenues. The January 1, 2016 commencement date for the parcels set forth on Exhibit B originally approved in the initial Plan shall not be altered or affected by this Second Amendment to the Plan.

B. The terms and condition of the Plan, as amended by this Second Amendment to the Economic Impact Plan for the University District – Highland Strip, are hereby ratified and affirmed.



EXHIBIT B

PARCELS IN THE PLAN AREA  
Parcels Originally Approved in Initial Plan

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New Parcels Approved in Second Amendment to the Plan

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Received

**RECEIVED** MAY 11 2021  
 Chief Administrative Office  
 MAY 19 2021  
 out: 5/20/21 10:28 (LAW)  
 Hearing Date 6-1-21  
**CITY ATTORNEY'S OFFICE**

### City Council Item Routing Sheet

Division Fire Committee Public Safety  
 District Various Super District Various

- Ordinance       Resolution       Grant Acceptance  
 Budget Amendment       Commendation       Other:

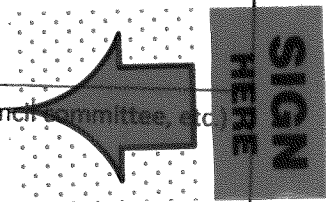
**RECEIVED**  
 MAY 17 2021  
 Finance Division  
 Budget

**Item Description :**  
 A resolution transferring an allocation of \$500,000.00 from FY21 Fire Station Repair Cover to Security/Cameras for fencing and appropriating in G.O. Bonds.

**Recommended Council Action:**  
 Accept the resolution, transfer allocation; and appropriate funds.

**Status of MWBE planned expenditures funding, if applicable:**  
 South Memphis Fence Co., Inc. is MBE/SBE

**Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc) and date of any action taken:**  
 N/A



Does this item require city expenditure? <u>Yes</u>	<b>Source and Amount of Funds</b>
\$ Amount <u>\$500,000.00</u>	\$ Operating Budget
\$ Revenue to be received <u>N/A</u>	\$ CIP Project # <u>FS02034</u> \$500,000.00
	\$ Federal/State/Other <u>N/A</u>

**Approvals**

Director [Signature] Date 5-10-21

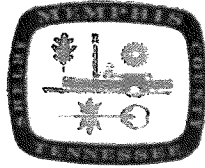
Budget Manager [Signature] Date 5/17/2021 Chief Administrative Officer

Chief Financial Officer [Signature] Date 5/10/2021 [Signature] Date 5/17/21

Deputy Financial Officer \_\_\_\_\_ Date \_\_\_\_\_ Council Committee Chair

Chief Legal Officer [Signature] Date 5-10-21 \_\_\_\_\_ Date \_\_\_\_\_





## Memphis City Council Summary Sheet

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

A resolution transferring an allocation of \$500,000.00 from FY21 Fire Station Improvement Cover to Security/Cameras and appropriating in G.O. Bonds.

*appropriating*

**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 districts and super districts.

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

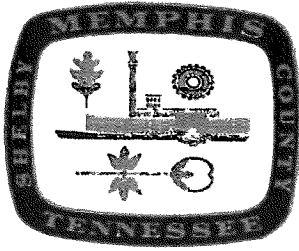
This will not require a new contract. Emergency purchased was approved with Memphis Fence Co., Inc.

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

This requires an expenditure of funds and a budget adjustment.

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

South Memphis Fence Co., Inc. is MBE/SBE.



## **RESOLUTION - FIRE SERVICES**

**A resolution transferring an allocation of \$500,000.00 from FY21 Fire Station Improvement Cover to Security/Cameras and appropriating in G.O. Bonds Project Number FS02034, Security/Cameras.**

**WHEREAS**, there is a need to install fencing at fire stations in an effort to deter further crime activity, Project Number FS02034, Security/Cameras, has been established in the FY21 Capital Improvement budget; and

**WHEREAS**, this was approved as an emergency purchase with South Memphis Fence Co., Inc.; and

**WHEREAS**, it is necessary to transfer an allocation of \$500,000.00 from FY21 Fire Station Improvement Cover, CIP Project FS21100 and appropriate \$500,000.00 in General Obligation Bonds for Project FS02034, Security/Cameras for the purchase of fencing;

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the City of Memphis that there be and is hereby transferred an allocation of \$500,000.00 from FY21 Fire Station Improvement Cover, CIP Project FS21100 to FS02034 Security/Cameras and appropriating same to Other Costs in General Obligation Bonds chargeable to the FY 2021 Capital Improvement Budget and credited as follows:

<b>Project Title</b>	<b>Security/Cameras</b>
<b>Project Number</b>	<b>FS02034</b>
<b>G.O. Bonds</b>	<b>\$500,000.00</b>



Received

MAY 20 2021

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Chief Administrative Office

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MAY 19 2021

out: 5-20-21 10:28 (Law)

CITY ATTORNEY'S OFFICE  
6-1-21

### City Council Item Routing Sheet

Division Fire Committee Public Safety Hearing Date \_\_\_\_\_  
 District 3 Super District 8

- Ordinance                       Resolution                       Grant Acceptance  
 Budget Amendment               Commendation                   Other:

Item Description :  
 A resolution appropriating \$80,000 in G.O. Bonds to FS02011 Replace Fire Station #43 for Furniture Fixtures and Equipment.

Recommended Council Action:  
 Accept the resolution and appropriate funds.

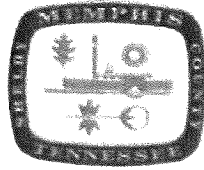
Status of MWBE planned expenditures funding, if applicable:  
 N/A

Describe previous action taken by any other entity (i.e. board, commission, task force, council committee, etc.) and date of any action taken:  
 N/A

<b>Does this item require city expenditure?</b> \$ Amount <u>\$80,000.00</u> \$ Revenue to be received <u>N/A</u>	<b>Source and Amount of Funds</b> \$ Operating Budget \$ CIP Project # <u>FS02011</u> <u>\$80,000.00</u> \$ Federal/State/Other <u>N/A</u>
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#### Approvals

Director [Signature] Date 5-10-21  
 Budget Manager Kamethis Nyatt Date 5/18/2021  
 Chief Financial Officer [Signature] Date 05/18/2021  
~~Deputy Financial Officer~~ \_\_\_\_\_ Date \_\_\_\_\_  
 Chief Legal Officer [Signature] Date 5-10-21  
 Chief Administrative Officer [Signature] Date 5/18/21  
 Council Committee Chair \_\_\_\_\_ Date \_\_\_\_\_



## Memphis City Council Summary Sheet

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

A resolution appropriating \$80,000.00 in G.O. Bonds to Replace Fire Station #43.

**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 council district 3 and super district 8.

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

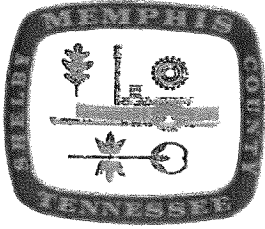
This will not require a new contract.

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

This requires an expenditure of funds and a budget adjustment.

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

N/A



## **Resolution – Fire Services**

**A resolution appropriating \$80,000.00 to FS02011 Replace Fire Station #43 for Furniture Fixtures and Equipment.**

**WHEREAS**, the Council of the City of Memphis did include Fire Station #43, CIP Project Number FS02011, as part of the Fiscal Year 2021 Capital Improvement Program Budget; and

**WHEREAS**, Fire Services has received quotes for furniture, fixtures, and equipment in the amount of \$80,000.00; and

**WHEREAS**, it is necessary to appropriate \$80,000.00, CIP Project Number FS02011, Furniture Fixtures and Equipment funded by G.O. Bonds General for Replace Fire Station #43 Project.

**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 appropriating \$80,000.00 in Replace Fire Station #43, CIP Project Number FS02011 funded by G.O. Bonds.

<b>Project Title:</b>	<b>Replace Fire Station #43</b>
<b>CIP Project Number:</b>	<b>FS02011</b>
<b>Cost:</b>	<b>\$80,000.00</b>

**Resolution imposing a moratorium on the issuance of licenses or permits for the manufacture and sale near churches, schools or other public or private institutions or residential areas within the City pursuant to Municode Section 7-4-5, subparagraph A for 180 days**

WHEREAS, Municode Section 7-7-5, subparagraph A was amended by Ordinance 5459, §5 on August 12, 2012;

WHEREAS, Municode is a republication of the 1985 Memphis Code of Ordinances and amendatory legislation through November 1, 2011 (the “Republication”). The Municipal Code Corporation has updated the Republication since November 1, 2011 in paper and electronic formats;

WHEREAS, the Municode Republication and updates have not been formally adopted as the official code of ordinances pursuant to the requirements of the City’s Charter; as such the Municode Republication and updates are not the Official Code of Ordinances of the City;

WHEREAS, the amendments to Municode Section 7-7-5, subparagraph A were not intended to be substantive but only intended to conform residential zoning designations contained in Municode Section 7-7-5, subparagraph A to be consistent with changes in those alphabetical references in the Unified Development Code, but inadvertently deleted the previously existing preceding paragraph of Municode Section 7-7-5, subparagraph A relating to distance restrictions contemplated by the title of the ordinance;

WHEREAS, Ordinance 5459, §5 explicitly amended Municode Section 7-7-5, subparagraph A but did not also amend Section 4-5 of the Official 1985 City Code;

WHEREAS, due this scriviner’s error Section 4-5 of the Official 1985 City Code remains unaffected by the amendment;

WHEREAS, Council is in the process of adopting a new official code of ordinances in which the foregoing inconsistency between the Republication and the 1985 Code will be corrected; and

WHEREAS, the Council desires to establish a moratorium on the issuance of licenses or permits for the manufacture and sale near churches, schools or other public or private institutions or residential areas within the City pursuant to Municode Section 7-4-5, subparagraph A for 180 days so that the public will be on notice that it will not be allowed to rely on any perceived “loop-hole” in Municode Section 7-4-5, subparagraph A due to the

scrivener's error in Ordinance 5459, §5 during the moratorium or until the Council takes further action.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL does hereby impose a moratorium on the issuance of licenses or permits for the manufacture and sale near churches, schools or other public or private institutions or residential areas within the City pursuant to Municode Section 7-4-5, subparagraph A for 180 days.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Memphis City Council does hereby declare that Section 4-5 of the Official 1985 City Code remain in full force and effect notwithstanding Ordinance 5459, §5 to the contrary until the City Council amends or repeals Section 4-5 of the Official 1985 City Code.

SPONSOR:  
Ford Canale

FRANK COLVETT, JR.  
CHAIRMAN

## **A RESOLUTION TO CREATE THE NEIGHBORHOOD REVITALIZATION PROGRAM**

**WHEREAS**, the Memphis City Council has made it a priority to address blight remediation and beautification in the community; and

**WHEREAS**, according to the University of Memphis's *2020 Memphis Poverty Fact Sheet*, the overall poverty rate in the City of Memphis is 21.7% and the poverty rate for citizens over the age of 65 is 14.1%; and

**WHEREAS**, many elderly and low-income Memphis citizens are unable to afford costly home repairs that are deemed necessary as a result of citations from Code Enforcement and which may be brought before Shelby County Environmental Court; and

**WHEREAS**, the proposed Neighborhood Revitalization Program would fall under the Division of Public Works and would work with citizens who are unable to afford home repairs to fund necessary improvements including making roof repairs and addressing structural damage in order to bring homes up to Memphis code and make homes safe for habitation; and

**WHEREAS**, the Neighborhood Revitalization Program would serve as a resource for those with citations in Shelby County Environmental Court and/or those currently qualifying for a Solid Waste Reduced Fee Waiver based on income; and

**WHEREAS**, the health and safety of all citizens in their homes is important to the Memphis City Council.

**NOW THEREFORE BE IT RESOLVED** that the Memphis City Council does hereby amend the budget to allocate and appropriate \$200,000.00 of the Council Community Impact Fund for Fiscal Year 2022 to create the Neighborhood Revitalization Program.

Sponsors:  
JB Smiley, Jr.  
Ford Canale

Chairman  
Frank Colvett