



TRANSFORMATION

100 Day Plan



February 4, 2025



Operations



- ▶ Establish a **Transformation Team** dedicated to:
 1. Enhancing customer satisfaction and
 2. Creating a roadmap for a back-to-basics strategy.
- ▶ Create an **asset management plan** for the MATA bus fleet.
- ▶ Initiate and finance a **sustainable bus fleet replacement program**.
- ▶ Formulate a **capital program management plan**.
- ▶ Strive to achieve **100% of MATA services** delivered on a daily basis.
- ▶ Accelerate reinstatement of trolley service.

Financial Accountability



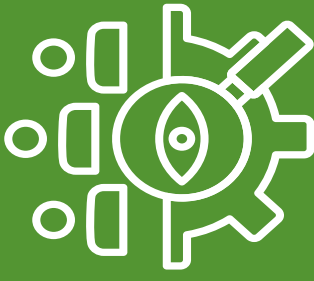
- ▶ Evaluate the agency's financial condition to **ensure transparency** in the allocation of public funds.
- ▶ Develop the **FY26 Operating and Capital Budget** and submit it to the City.
- ▶ Streamline the organization to guarantee that most resources are directed towards service delivery instead of administrative costs.
- ▶ Identify potential candidates for the role of **Chief Financial Officer** for review by the MATA Board of Trustees.

Service Redesign



- ▶ Assess the Fixed Route and On-Demand mobility alternatives and propose a **network operational model** that optimizes frequency and coverage within the financial constraints of MATA.
- ▶ Prioritize enhancements to customer experience and strive for the **highest levels of customer satisfaction**.
- ▶ Enhance **the reliability** of services.
- ▶ Recruit and properly train **new bus operators and mechanics**.

Transparency



- ▶ Establish public facing **quantitative metrics** agreed upon by the Board of Trustees to measure the performance of the organization.
- ▶ Metrics will focus on **key areas of performance**:
 1. Customer satisfaction
 2. Financial stewardship
 3. Operational efficiencies



Judge Us By

- ▶ Customer Satisfaction
- ▶ Service Reliability
- ▶ Fleet Replacement
- ▶ Capital Project Status and Financial Stability

January 28, 2025

The Honorable Michalyn Easter-Thomas, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Easter-Thomas:

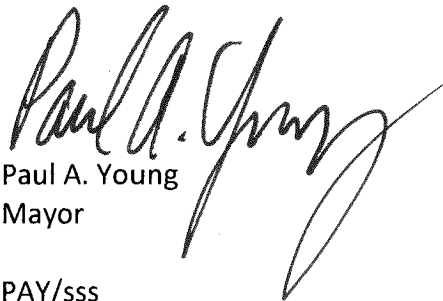
Subject to Council approval, I hereby recommend that:

Courtnee Melton-Fant

be appointed to the Health Educational and Housing Facility Board with a term expiration date of December 31, 2028.

I have attached biographical information.

Sincerely,



Paul A. Young
Mayor

PAY/sss

Enclosure
cc: Council Members

HEALTH, EDUCATION & HOUSING FACILITY BOARD
9 Member Board
6 Year Term

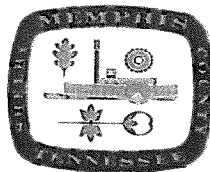
Purpose:

The Health, Education and Housing Facility Board is a public nonprofit corporation issues tax exempt revenue bonds for the development or rehabilitation of multi-family housing facilities to be occupied, according to the state statute, by persons of low and/or moderated income, and/or elderly and/or handicapped persons.

Monice Hagler	F/B	12-31-25
Howard Eddings	M/B	12-31-25
Cliff Henderson	M/B	12-31-28
Vacancy	M/W	12-31-22
Daniel T. Reid	M/W	12-31-29
Vincent S. Sawyer	M/B	12-31-28
Vacancy	F/W	12-31-28
Buckner Wellford	M/W	12-31-29
Vacancy	F/W	12-31-23

Updated 01/9/25

T-224



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 portion of a City owned parcel located at 2685 Plant Road and further described as Parcel ID# 050101 00054.

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

Public Works

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

This resolution does not change any existing ordinance or resolution.

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

The project is located in Council District 6 and Super District 8. The project provides services to Districts or portions of Districts 2, 3, 4, 5, 6, 8 and 9.

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

This resolution will not require a new or amended construction contract.

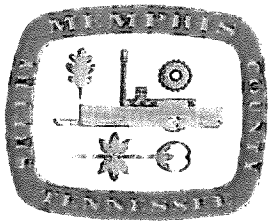
6. State whether this requires an expenditure of funds/requires a budget amendment

This resolution does not require an expenditure of funds.

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

NA

T-224



City Council Resolution

A Resolution requesting the approval for the sale of a portion of a City owned parcel located at 2685 Plant Road and further described as Parcel ID# 050101 00054, Memphis, Shelby County, Tennessee

Whereas the City of Memphis is the owner of parcel of land known as 2685 Plant Road, described as Parcel ID: 050101 00054; and

Whereas The City currently operates the T.E. Maxson Water Treatment Facility on the subject parcel; and

Whereas Colossus/xAI would like to acquire approximately 13 acres of an unused portion of the parcel to use as the location for the proposed Colossus Water Recycle Facility owned and operated by Colossus/xAI; and

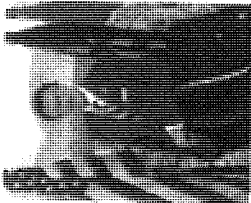
Whereas Colossus/xAI submitted an offer of Eight Hundred Twenty Thousand Dollars (\$820,000) for a portion of the Parcel along with an Eighty-Two Thousand Dollars (\$82,000.00) Earnest Money deposit to the City of Memphis Real Estate Service Center with all proceeds from the sale being transferred to the Sewer Enterprise Fund; and

Whereas there are currently no anticipated uses for the subject parcel; and

Whereas the City of Memphis hereby retains easements for any other existing utilities, sanitary sewer and drainage facilities, recorded and unrecorded, located in the above-described parcel of real property.

Now, therefore be it resolved that the City of Memphis has the authority to sale City owned property in accordance with Ordinance No. 2-16-1(G).

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.



Willie F. Brooks, Jr.
Shelby County Register of Deeds

Owner: CITY OF MEMPHIS

Parcel Address: 2685 PLANT RDGS

Parcel ID: 050101 00054

2025 Appraisal: \$2,896,100

Tax District: MEMPHIS

Year Built:

Lot Number: 9 THRU16

Subdivision: ENSLEY

Plat BK & PG: UNKNOWN

Dimensions:

Total Acres: 158.138

Owner Address: 125 N MAIN ST

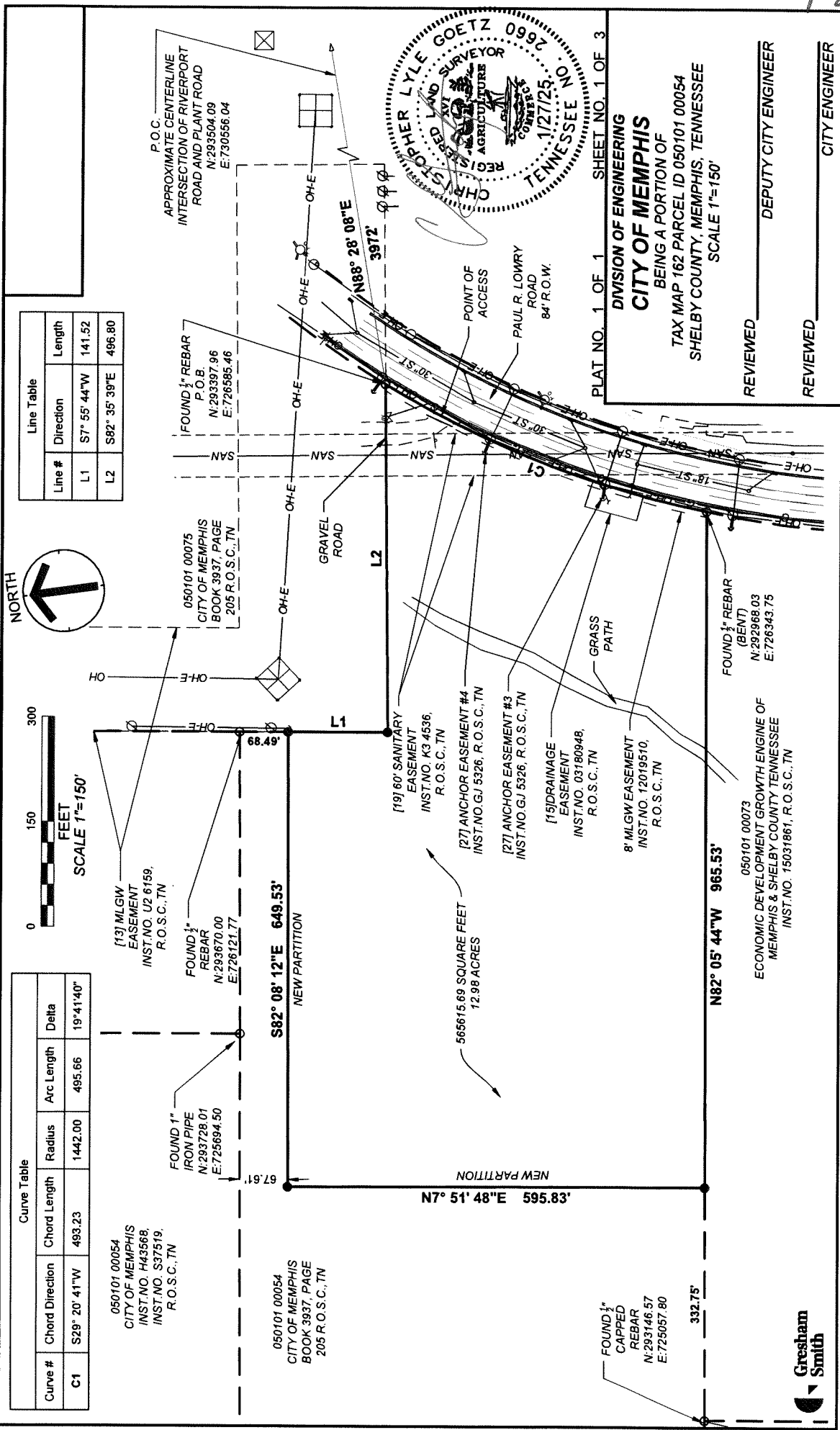
MEMPHIS TN

38103 2026



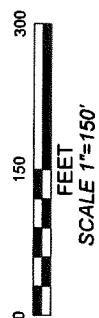
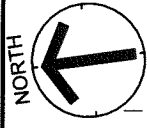
Map prepared on 1/22/2025

T224



Line Table

Line #	Direction	Length
L1	S7° 55' 44"W	141.52
L2	S82° 35' 39"E	496.80



Curve Table

Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S29° 20' 41"W	493.23	1442.00	495.66	19° 41' 40"

050101 00075
 CITY OF MEMPHIS
 BOOK 3937, PAGE
 205 R.O.S.C., TN

FOUND 1" REBAR
 P.O.B.
 N:293397.96
 E:726585.46

P.O.C.
 APPROXIMATE CENTERLINE
 INTERSECTION OF RIVERPORT
 ROAD AND PLANT ROAD
 N:293504.09
 E:730556.04

050101 00054
 CITY OF MEMPHIS
 BOOK 3937, PAGE
 205 R.O.S.C., TN

FOUND 1" REBAR
 (BIENT)
 N:292968.03
 E:726343.75

050101 00073
 ECONOMIC DEVELOPMENT GROWTH ENGINE OF
 MEMPHIS & SHELBY COUNTY TENNESSEE
 INST.NO. 15031867, R.O.S.C., TN

[13] MLGW
 EASEMENT
 INST.NO. U2 6159,
 R.O.S.C., TN

FOUND 1" IRON PIPE
 N:293728.01
 E:725694.50

FOUND 1" REBAR
 N:293670.00
 E:726121.77

[19] 60' SANITARY
 EASEMENT
 INST.NO. K3 4536,
 R.O.S.C., TN

[27] ANCHOR EASEMENT #4
 INST.NO. GJ 5326, R.O.S.C., TN

[27] ANCHOR EASEMENT #3
 INST.NO. GJ 5326, R.O.S.C., TN

[15] DRAINAGE
 EASEMENT
 INST.NO. 037 80948,
 R.O.S.C., TN

8' MLGW EASEMENT
 INST.NO. 12019510,
 R.O.S.C., TN

050101 00054
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 BOOK 3937, PAGE
 205 R.O.S.C., TN

67.61'

S82° 08' 12"E 649.53'

NEW PARTITION

565615.69 SQUARE FEET
 12.98 ACRES

N7° 51' 48"E 595.83'

NEW PARTITION

332.75'

N82° 05' 44"W 965.53'

GRAVEL ROAD

POINT OF ACCESS

PAUL R. LOWRY ROAD
 84' R.O.W.

GRASS PATH



PROPERTY OWNER: CITY OF MEMPHIS

PARCEL ID: _____

INSTRUMENT NUMBER: _____

PURCHASE AREA DESCRIPTION

LAND SITUATED IN THE 6TH COUNCIL DISTRICT OF THE CITY OF MEMPHIS, SHELBY COUNTY, TENNESSEE, BEING A PORTION OF THE LAND PREVIOUSLY CONVEYED TO THE CITY OF MEMPHIS, OF RECORD IN BOOK 3937, PAGE 205, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE (R.O.S.C., TN), SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PLANT ROAD AND RIVERPORT ROAD, SAID POINT HAVING A GROUND SCALED TENNESSEE STATE PLANE COORDINATE VALUE OF N:293504.09, E:730556.04, THENCE SOUTH 88 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 3972 FEET TO A 1/2" IRON REBAR FOUND ALONG THE WESTERLY MARGIN OF PAUL R. LOWRY ROAD, SAID REBAR HAVING A GROUND SCALED TENNESSEE STATE PLANE COORDINATE VALUE OF N:293397.96, E:726585.46 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN AND ALONG A CURVE TURNING TO THE LEFT, WITH A RADIUS OF 1442.00 FEET, A CHORD BEARING OF SOUTH 29 DEGREES 20 MINUTES 41 SECONDS WEST, A CHORD DISTANCE OF 493.23 FEET, FOR AN ARC DISTANCE OF 495.66 FEET TO AN UNCAPPED AND BENT 1/2" REBAR FOUND ALONG SAID MARGIN;

THENCE LEAVING SAID MARGIN AND WITH THE LINE OF THE ECONOMIC DEVELOPMENT GROWTH ENGINE OF MEMPHIS AND SHELBY COUNTY TENNESSEE, OF RECORD IN INSTRUMENT NUMBER 15031861, R.O.S.C., TN, NORTH 82 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 965.53 FEET TO A 1/2" CAPPED IRON REBAR SET WITH A GRESHAM SMITH CAP;

THENCE LEAVING SAID LINE AND ALONG A NEW PARTITION FOR THE REMAINING CALLS, NORTH 07 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 595.83 FEET TO A 1/2" CAPPED IRON REBAR SET WITH A GRESHAM SMITH CAP;

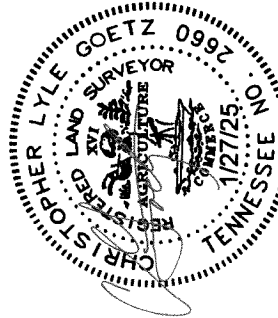
THENCE SOUTH 82 DEGREES 08 MINUTES 12 SECONDS EAST, A DISTANCE OF 649.53 FEET TO A 1/2" CAPPED IRON REBAR SET WITH A GRESHAM SMITH ALONG AN EASEMENT LINE CALLED FOR INSTRUMENT NUMBER U26159, R.O.S.C., TN;

THENCE ALONG SAID EASEMENT LINE, SOUTH 07 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 141.52 FEET TO A 1/2" CAPPED IRON REBAR SET WITH A GRESHAM SMITH CAP;

THENCE CONTINUING WITH SAID EASEMENT, SOUTH 82 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND, CONTAINING 565.615.69 SQUARE FEET OR 12.98 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BY CHRISTOPHER LYLE GOETZ, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2660 ON JANUARY 24, 2025 UNDER GRESHAM SMITH PROJECT NUMBER 49272.00.

PLAT NO. 1



THIS PLAT HAS BEEN SIGNED,
SEALED, AND DATED DIGITALLY.

DIVISION OF ENGINEERING
CITY OF MEMPHIS

BEING A PORTION OF
TAX MAP 162 PARCEL ID 050101 00054
SHELBY COUNTY
MEMPHIS, TENNESSEE

FIELD SURVEY BY: GS DATE: 9/30/24-10/03/24
DRAWN BY: CG DATE: 1/27/25

T224

PROPERTY OWNER: CITY OF MEMPHIS
PARCEL ID: _____
INSTRUMENT NUMBER: _____

DESCRIPTION PER TITLE COMMITMENT

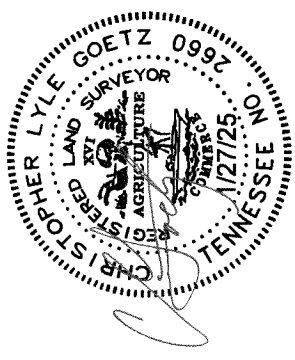
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF MEMPHIS, A MUNICIPAL CORPORATION IN THE COUNTY OF SHELBY, STATE OF TENNESSEE AND COUNTY OF SHELBY, ONE OF THE COUNTIES OF THE STATE OF TENNESSEE BY WARRANTY DEED FROM JOSEPH C. GALLINA AND WIFE, FRANCES FACELLI GALLINA AND JOHN GALLINA AND WIFE, AGATHA MENAI GALLINA OF RECORD IN BOOK 3937, PAGE 205, REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE, DATED DECEMBER 27, 1957 AND RECORDED ON DECEMBER 27, 1957.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF MEMPHIS, A MUNICIPAL CORPORATION BY QUITCLAIM DEED FROM THE MEMPHIS AND SHELBY COUNTY PORT COMMISSION, AN ORGANIZATION CREATED BY CHAPTERS 500 AND 529 OF THE PRIVATE ACTS OF TENNESSEE OF 1947, AS AMENDED, THE CITY OF MEMPHIS, A MUNICIPAL CORPORATION AND THE COUNTY OF SHELBY, ONE OF THE COUNTIES OF THE STATE OF TENNESSEE OF RECORD IN INSTRUMENT NO. 03180949,

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF MEMPHIS, A MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED FROM CITY OF MEMPHIS, A MUNICIPAL CORPORATION, SHELBY COUNTY, TENNESSEE, ONE OF THE COUNTIES OF THE STATE OF TENNESSEE, AND MEMPHIS AND SHELBY COUNTY PORT COMMISSION, AN ORGANIZATION CREATED BY CHAPTERS 500 AND 529 OF THE PRIVATE ACTS OF TENNESSEE FOR 1947, AS AMENDED OF RECORD IN INSTRUMENT NUMBER S3 7519, REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE, DATED APRIL 01, 1981 AND RECORDED ON APRIL 02, 1981.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF MEMPHIS, A MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED FROM SHELBY COUNTY TENNESSEE OF RECORD IN INSTRUMENT NUMBER H4 3568, REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE, DATED MARCH 02, 1972 AND RECORDED ON DECEMBER 04, 1972.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, WITH A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.07' BETWEEN BOUNDARY CORNERS, AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



CHRISTOPHER LYLE GOETZ, TN RLS 2660
SURVEY MANAGER
GRESHAM SMITH

THIS PLAT HAS BEEN SIGNED,
SEALED, AND DATED DIGITALLY.

**DIVISION OF ENGINEERING
CITY OF MEMPHIS**

BEING A PORTION OF
TAX MAP 162 PARCEL ID 050101 00054
SHELBY COUNTY
MEMPHIS, TENNESSEE

FIELD SURVEY BY: GS DATE: 9/30/24-10/03/24
DRAWN BY: CG DATE: 1/27/25



T224

T224

TABLE A - ITEM NOTES***

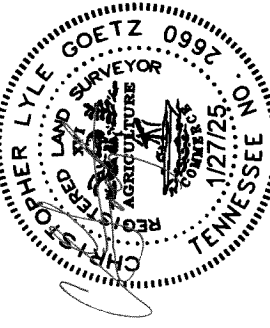
- ITEM 1- FOUND OR SET, AS SHOWN ON SURVEY.
- ITEM 2- SUBJECT PROPERTY IS A PORTION OF PARCEL 54, WHOSE ADDRESS IS 2685 PLANT ROAD, MEMPHIS, TN 381098 PER THE SHELBY COUNTY ASSESSOR OF PROPERTY
- ITEM 3- FLOOD ZONE CLASSIFICATION. REFER TO GENERAL NOTE 6 (EXHIBIT 2A).
- ITEM 4- GROSS LAND AREA-565,615.69 SQUARE FEET / 12.98 ACRES
- ITEM 6(a) - EXISTING ZONING DESIGNATION-"IH" HEAVY INDUSTRIAL
 REQUIRED FRONT SETBACK-30 FEET
 REQUIRED STREET SIDE-20 FEET
 REQUIRED SIDE / REAR-10 FEET ABUTTING SINGLE FAMILY OR ALLEY
 -5 FEET ABUTTING MULTIFAMILY, NONRESIDENTIAL
- MAXIMUM BUILDING HEIGHT OR STORIES-60 FEET / 100 FEET IF MORE THAN 100 FEET FROM RESIDENTIAL DISTRICT.
- AREA REQUIREMENTS-MINIMUM LOT AREA: 20,000 SQ.FT.
 MINIMUM LOT WIDTH 50 FT.
- ITEM 6(b) - INTERPRETATION REQUIRED. SETBACKS NOT DISPLAYED GRAPHICALLY
- ITEM 8 - SUBSTANTIAL FEATURES AS SHOWN HEREON (SEE PLAT 1)
- ITEM 11A- SEE UTILITY DISCLAIMER (SHEET 1). SURVEYOR UTILIZED TENNESSEE 811 BUT LITTLE FIELD MARKING WAS OBSERVED AT TIME OF SURVEY.
- ITEM 13- ADJOINING OWNERS AS SHOWN WITHIN GRAPHIC PORTION OF THIS WORK. INFORMATION TAKEN FROM SHELBY COUNTY ASSESSOR OF PROPERTY. ADJOINER LINES WERE NOT SURVEYED AS A PART OF THIS WORK.
- ITEM 14- DISTANCE TO THE NEAREST INTERSECTING STREET(SEE P.O.C.)
- ITEM 16- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- ITEM 17- NO INFORMATION WAS PROVIDED TO THIS SURVEYOR CONCERNING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO CHANGED KNOWN TO SURVEYOR
- ITEM 18 - PLOTTABLE OFFSITE EASEMENTS ARE AS SHOWN HEREON. ADDITIONAL EASEMENTS MAY EXIST.

*** LISTED TABLE A ITEMS TAKEN FROM ALTA / NSPS LAND TITLE SURVEY ISSUED ON DECEMBER 13, 2024, GRESHAM SMITH PROJECT NO. 49272.00

Gresham Smith
 PROJECT NO.:49272.00

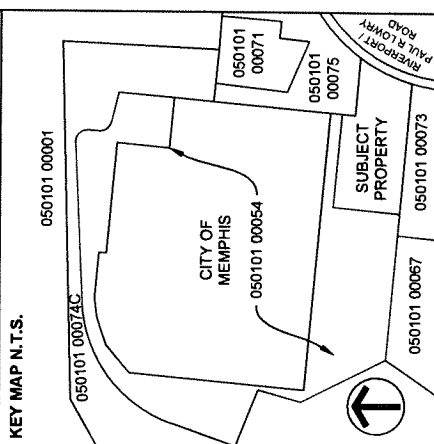
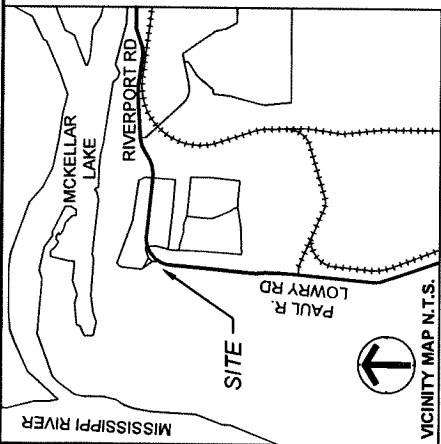
LEGEND	
● (Set) 12" Diameter Rebar with GS Cap	① Telephone Manhole
○ (Found) Property Corner	⑤ Sewer Manhole
— — — — — Property Line	② Water Manhole
— — — — — Adjacent Property Line	④ Storm Drain Manhole
— — — — — Easement Line	⑥ Miscellaneous Utility Manhole
— OVE — — — — Overhead Electric Line	⑦ Power/Communications Manhole
— W — — — — Water Line	⑧ Catch Basin
— SAN — — — — Sewer Line	⑨ Double Catch Basin
— ST — — — — Storm Drainage Pipe	⑩ Triple Catch Basin
— G — — — — Gas Line	⑪ Round Drop Inlet
— UC-C — — — — Underground Communication Line	⑫ Power Pole
— UC-T — — — — Underground Telephone Line	⑬ Guy Wire
— FO — — — — Fiber Optic Line	⑭ Double Light Pole
— X — — — — Fence	⑮ Electric Pull Box / Telephone Pedestal
⊗ Gas Valve	⑯ Electric Meter
⊗ Gas Line Marker	⑰ Water Meter
⊗ Single Light Pole	⑱ Water Valve
R.O.S.C., TN Register Office of Shelby County Tennessee	⑲ Fire Hydrant
⊖ Single Post Sign	⑳ Monitoring Well
⊖ Double Post Sign	㉑ Sewer Clean-Out
	㉒ Sewer Valve

EXHIBIT 1A



**DIVISION OF ENGINEERING
 CITY OF MEMPHIS**
 BEING A PORTION OF
 TAX MAP 162 PARCEL ID 050101 00054
 SHELBY COUNTY
 MEMPHIS, TENNESSEE
 FIELD SURVEY BY: GS DATE: 9/30/24-10/03/24
 DRAWN BY: CG DATE: 12/25

THIS PLAT HAS BEEN SIGNED,
 SEALED, AND DATED DIGITALLY.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
2. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
3. THIS PROPERTY SHOWN HEREON HAS VEHICULAR ACCESS TO PUBLIC RIGHT-OF-WAY.
4. THE LINES OF THE ADJOINERS INDICATED HEREON HAVE NOT BEEN SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM GIS & RECORD DATA.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS WITHIN ZONE X (SHADED) ON FLOOD INSURANCE RATE MAP NO. 47157C0385F, MAP REVISED SEPTEMBER 28, 2007.
7. SUBJECT PROPERTY IS A PORTION OF THE PROPERTY CALLED FOR IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY'S ORDER NO.: 12080868. SEE SHEETS 3 & 4 FOR SCHEDULE B.
8. ZONING INFORMATION SHOWN ON SHEET EXHIBIT 1A WAS TAKEN FROM A ZONING AND SITE REQUIREMENTS SUMMARY FROM THE NATIONAL PLANNING AND ZONING CONSULTING SERVICE, PZR SITE NUMBER: 176089-1, DATED 12/06/2024.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GPS NOTE

1. GPS FIELD PROCEDURE-REAL-TIME KINEMATIC WITH ONLINE POSITION USER SERVICE
2. RELATIVE POSITIONAL PRECISION= -0.07 FEET BETWEEN TESTED PAIRS
3. DATES OF SURVEY-09/30/24 THRU 10/03/24
4. HORIZONTAL DATUM-NAD-83 (2011), EPOCH-2010
VERTICAL DATUM-NAVD 88 (GEOID COMPUTED)
5. FIXED CONTROL STATIONS- DF8976 ZME1 MEMPHIS WAAS 1 CORS ARP
DL6306 TN49 TDOT DISTRICT 49 CORS ARP
DJ9572 TN45 TDOT DISTRICT 45 CORS ARP
6. GEOID MODEL-GEOID 18
5. COMBINED GRID FACTOR- 1.0000335417 (FIELD DATA WAS SCALED BY THE INVERSE FACTOR OF 0.9999664583 FROM 291024.301, 725687.518). GROUND DISTANCES SHOWN.

Gresham Smith PROJECT NO.: 49272.00
CHRISTOPHER LYLE GOETZ, TN RLS 2660
SURVEY MANAGER
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201
[P] 615.770.8667
[E] CHRIS.GOETZ@GRESHAMSMITH.COM

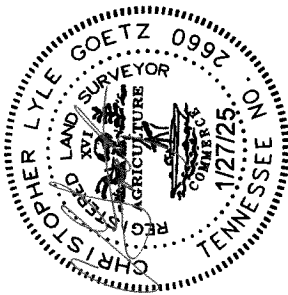


EXHIBIT 2A

**DIVISION OF ENGINEERING
CITY OF MEMPHIS**


BEING A PORTION OF
TAX MAP 162 PARCEL ID 050101 00054
SHELBY COUNTY
MEMPHIS, TENNESSEE

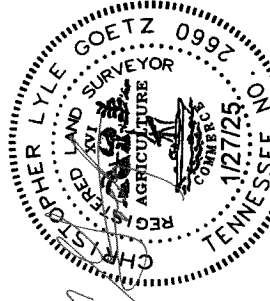
FIELD SURVEY BY: GS, DATE: 9/30/24-10/03/24
DRAWN BY: CG, DATE: 1/27/25

T224

FIDELITY NATIONAL TITLE INSURANCE COMPANY ***
COMMITMENT DATE: 11/08/2024 AT 8:00
ORDER NO.: 12080868

10. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 3, PAGE 59 & 60, REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY. NO EASEMENTS SHOWN ON PLAT.**
11. EASEMENT OF RECORD IN BOOK 2880, PAGE 598, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY.**
12. CLEARANCE PERMIT OF RECORD IN BOOK 3242, PAGE 370, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **UNABLE TO DETERMINE LOCATION OF PERMIT, MAY AFFECT.**
13. EASEMENT CONTRACT(S) OF RECORD IN INSTRUMENT NUMBER S7 3054 (NOT LOCATED ON SUBJECT PROPERTY), INSTRUMENT NUMBER U2 6159 (ABUTS SUBJECT PROPERTY ALONG L1 & L2), BOOK 3699, PAGE 260 (NOT LOCATED ON SUBJECT PROPERTY), BOOK 3795, PAGE 147 (NOT LOCATED ON SUBJECT PROPERTY-FINAL PAGE ILLEGIBLE) AND BOOK 3802, PAGE 471 (NOT LOCATED ON SUBJECT PROPERTY), IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
14. GRANT OF UNDERGROUND PIPELINE EASEMENT OF RECORD IN INSTRUMENT NUMBER 03024801, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT NOT LOCATED ON SUBJECT PROPERTY.**
15. EASEMENT (DRAINAGE) OF RECORD IN INSTRUMENT NUMBER 03180948, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
16. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NUMBER J1 3646 AND 11 3647, REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
17. RIGHT OF WAY OF RECORD IN BOOK 150, PAGE 38, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **DOCUMENT DIFFICULT TO READ, SURVEYOR BELIEVES RIGHT-OF-WAY NOT LOCATED ON SUBJECT PROPERTY.**
18. SUBJECT TO ALL MATTERS AS SET FORTH IN DEED(S) OF RECORD IN BOOK 3699, PAGE 450 AND BOOK 3699, PAGE 459, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
19. EASEMENT OF RECORD IN INSTRUMENT NUMBER K3 4536, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
20. UTILITY EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NUMBER 08100467, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
21. EASEMENT CONTRACT OF RECORD IN INSTRUMENT NUMBER GW 0415, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
22. GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN INSTRUMENT NUMBER GN 6890, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
23. RESOLUTION AND AGREEMENT ESTABLISHING CONSERVATION COVENANTS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER JU 0876, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **DOES NOT AFFECT SUBJECT PROPERTY.**
24. EASEMENT OF RECORD IN BOOK 5279, PAGE 199, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
25. SUBJECT TO ALL MATTERS AS SET FORTH IN SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER G5 2092, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
26. GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN INSTRUMENT NUMBER FN 7145, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **EASEMENTS ARE NOT LOCATED ON SUBJECT PROPERTY. DOES NOT AFFECT.**
27. EASEMENT CONTRACT OF RECORD IN INSTRUMENT NUMBER GJ 5326, IN THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE. **CREATES ANCHOR EASEMENTS, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

 PROJECT NO.: 49272.00
*** EXCEPTIONS TO TITLE TAKEN FROM ALTA / NSPS LAND TITLE SURVEY ISSUED
ON DECEMBER 13, 2024, GRESHAM SMITH PROJECT NO. 49272.00



THIS PLAT HAS BEEN SIGNED,
SEALED, AND DATED DIGITALLY.

EXHIBIT 3A

**DIVISION OF ENGINEERING
CITY OF MEMPHIS**

BEING A PORTION OF
TAX MAP 162 PARCEL ID 050101 00054
SHELBY COUNTY
MEMPHIS, TENNESSEE

FIELD SURVEY BY: GS DATE: 9/30/24-10/03/24
DRAWN BY: CG DATE: 1/27/25

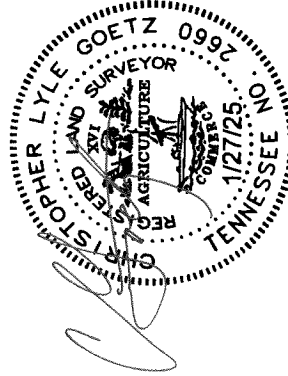
T224

FIDELITY NATIONAL TITLE INSURANCE COMPANY ***
COMMITMENT DATE: 11/08/2024 AT 8:00
ORDER NO.: 12080868


28. SUBJECT TO ALL MATTERS AS SET FORTH AND SHOWN ON THE UNRECORDED PLAN ENTITLED SITE IMPROVEMENT PLAN, PHASE I, 2761 STEAM PLANT ROAD, SOUTHWEST CORNER STEAM PLANT RD @ RIVERPORT ROAD DATED MAY OF 2018 BY WESLEY WOOLRIDGE, REGISTERED ENGINEER NO. 104878. **DOES NOT AFFECT SUBJECT PROPERTY.**
29. ACREAGE CONTENT OF THE SUBJECT PROPERTY IS NOT HEREBY INSURED. REFERENCE TO ACREAGE IS LEFT IN THE DESCRIPTION MERELY FOR CONVENIENCE IN IDENTIFYING THE TRACT. **ACREAGE AS SHOWN HEREON.**
30. NO INSURANCE IS OFFERED TO TITLE TO THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS, STREETS, OR HIGHWAYS. **SUBJECT PROPERTY'S FRONTAGE ABUTS PUBLIC RIGHT-OF-WAY. DOES NOT AFFECT SUBJECT PROPERTY.**
31. SUBJECT TO EASEMENTS OR RIGHTS ASSOCIATED WITH ANY RAILROAD ADJOINING THE PROPERTY, INCLUDING ANY RIGHT TO EXPAND THE RIGHT-OF-WAY TO THE FULL EXTENT OF ANY CHARTER OR AS SET OUT IN T.C.A. 65-6-109 OR SIMILAR STATUTE. **SUBJECT PROPERTY DOES NOT CONTAIN RAIL INFRASTRUCTURE OR EASEMENTS THAT ARE KNOWN TO SURVEYOR. DOES NOT AFFECT SUBJECT PROPERTY.**
32. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER RECORDED OR UNRECORDED LEASES. **RIGHTS NOT A SURVEY MATTER.**

*** EXCEPTIONS TO TITLE TAKEN FROM ALTA / NSPS LAND TITLE SURVEY ISSUED
ON DECEMBER 13, 2024, GRESHAM SMITH PROJECT NO. 49272.00

EXHIBIT 4A



DIVISION OF ENGINEERING
CITY OF MEMPHIS
BEING A PORTION OF
TAX MAP 162 PARCEL ID 050101 00054
SHELBY COUNTY
MEMPHIS, TENNESSEE
FIELD SURVEY BY: GS. DATE: 9/30/24-10/03/24
DRAWN BY: CG DATE: 1/27/25

 Gresham
Smith
PROJECT NO.: 49272.00

THIS PLAT HAS BEEN SIGNED,
SEALED, AND DATED DIGITALLY.

T224



Google Cloud

Road Scanning AI Project

Public Works Road Scanning AI(Artificial Intelligence) technology and advancements

- **City of Memphis Public Works Automated Pothole and Blight Detection Tool is now fully automated and operational**
- **As Public Works vehicles take their daily routes or are sent on specific routes, strategically placed cameras are gathering video footage**
 - **Currently using one SUV, two pickup trucks and two street sweepers**
 - **Adding two additional vehicles soon**
 - **The video is then wirelessly sent to Google Cloud Platform, to be analyzed**
 - **Those video recordings are being analyzed for unreported potholes and blight (high grass detections only in beta mode)**
- **The video is processed using AI/Machine Learning (ML) on Google Cloud Platform (GCP)**
- **AI/ML model detects potholes and or blight**
- **This is then automatically communicated with City of Memphis GIS platform**
- **It is reviewed and verified to become a 311 Service Request**



Road Scanning AI Project

Public Works Road Scanning AI(Artificial Intelligence) technology and advancements

Timeline of the solution’s development and advances

2019 – 2020 – Phase 1 began with a pilot at MATA

Camera video of MATA buses manually uploaded to process pothole detections on Google Cloud Platform and potholes could be pushed to 311 system. Pandemic halted progress due to reliance of staff to be in office to upload video.

2021 – 2022 Phase 2

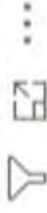
Transitioned from MATA bus manual video upload, to a camera system with better image quality, more accessibility by Public Works staff, and automatic video transmission to GCP. Teaching the system how to detect pothole and high grass by confirming or denying pothole detection.

2022 – Current - Phase 3

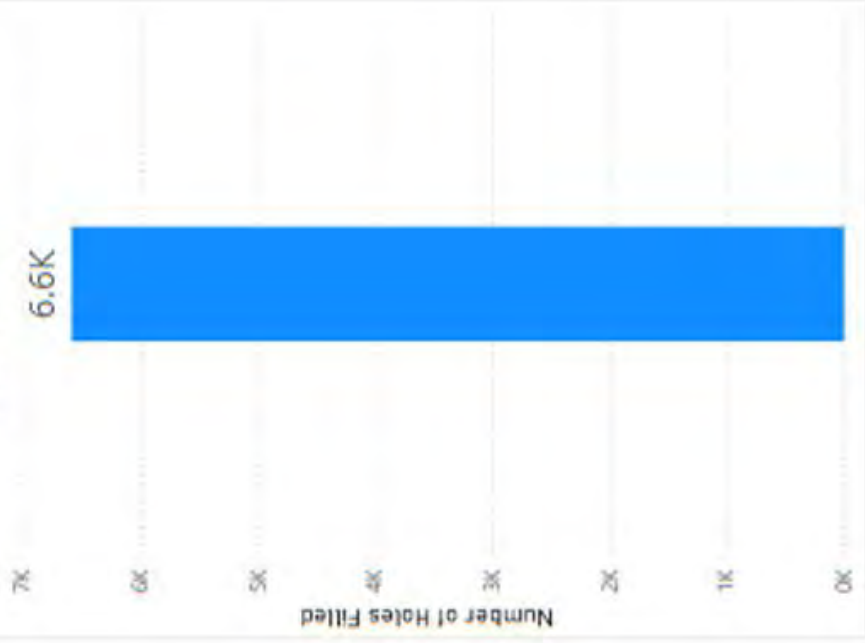
Technology integration into daily operations and enhance use case of technology to address other City maintenance issues such as blighted properties, damaged curb and gutter, and clogged drains.



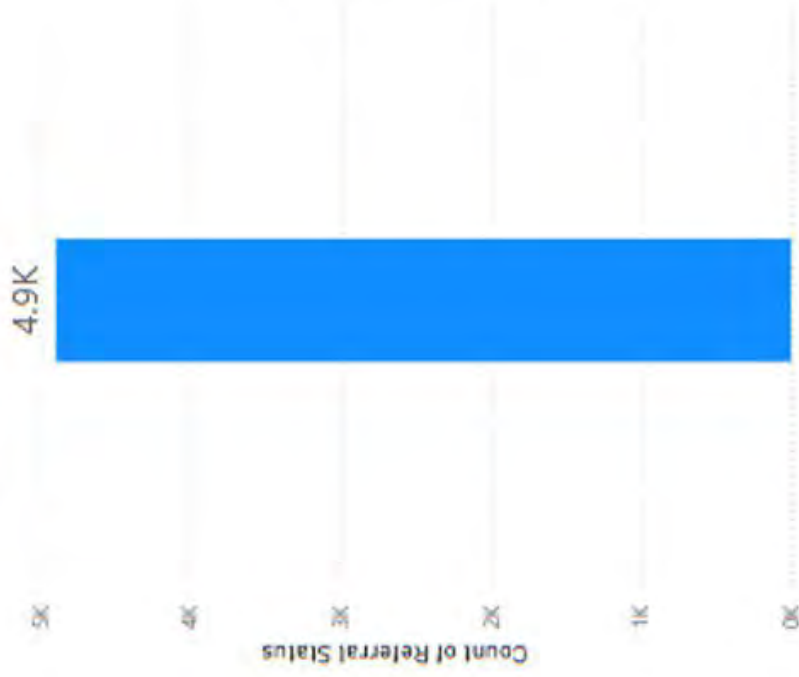
Road Scanning AI Project



Potholes Approved and Filled after being detected with AI Technology 2022-current

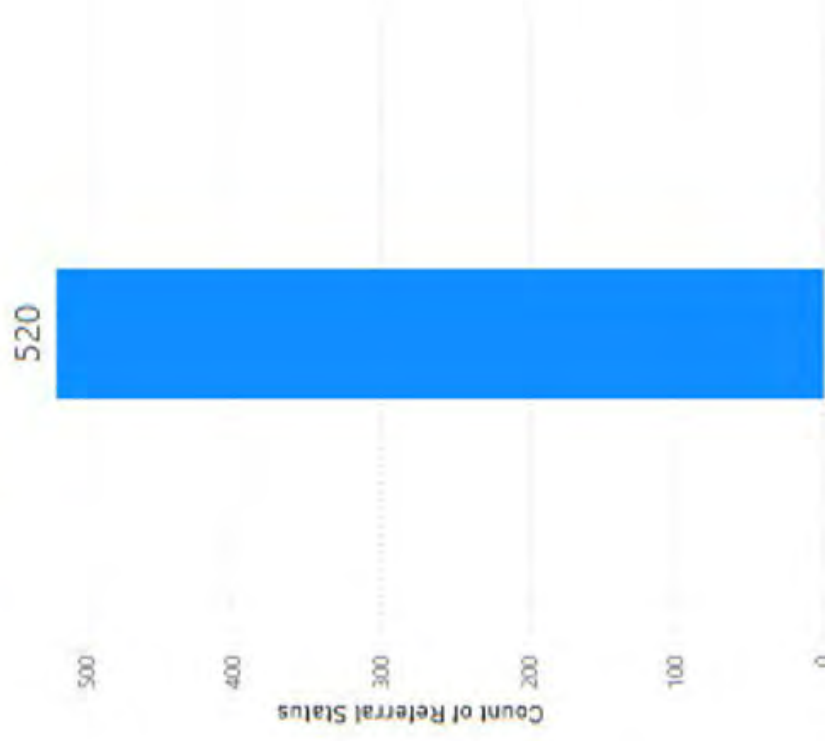


Potholes Rejected and rejection reason recorded after being detected with AI Technology 2022-current



Please note that all rejected detections will be sent back to the model to refine detections.

Potholes Referred to TDOT after being detected with AI Technology 2022-current

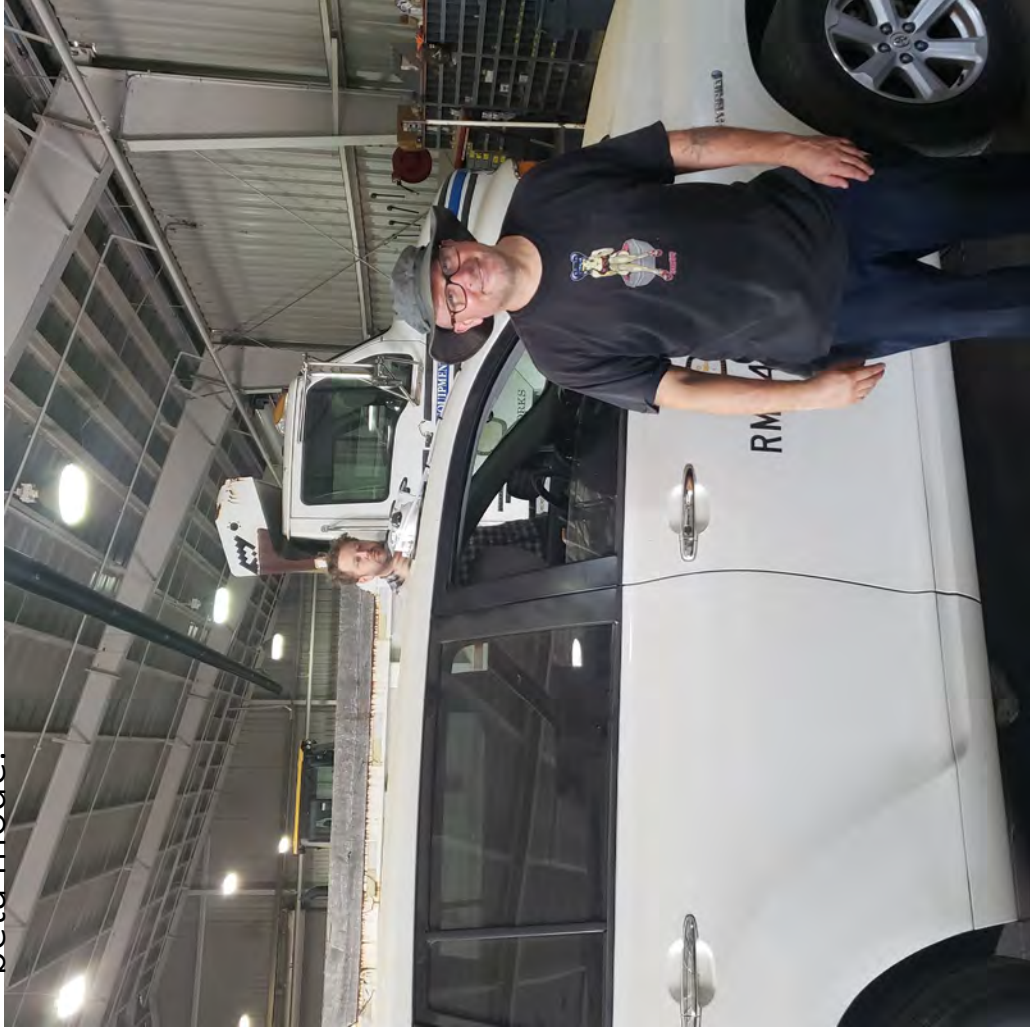


Street Pothole Monthly Stats 2024

Date	SR Received	SR Closed	PH Filled	SR Closed Over 5 Days
1/1- 1/31/2024	953	599	5,930	29
2/1- 2/29/2024	1,901	2,231	21,120	553
3/1 - 3/31/2024	719	714	8,546	7
4/1 - 4/30/2024	761	777	6,812	4
5/1 - 5/31/2024	594	602	5,847	15
6/1 - 6/30/2024	429	439	4,693	0
7/1 - 7/31/2024	482	428	4,047	2
8/1 - 8/31/2024	347	380	5,714	64
9/1 - 9/30/2024	501	470	5,139	49
10/1 - 10/31/2024	621	662	5,900	10
11/1 - 11/30/2024	423	406	4,445	5
12/1 - 12/31/2024	484	510	4,601	36
Totals :				
	8,215	8,218	82,794	774
Average Days To Close:				
		3.32		

The above statistics highlight the significant difference between potholes reported by citizens (SR Received) and those that were filled, showing that crew members traveling the streets have filled 82,000 potholes this year.

Cameras installed on vehicles will scan the road for potholes and blight (high grass) which is currently in beta mode.



Road Scanning AI Project

PW Street Sweeper vehicle equipped with two cameras side and front face



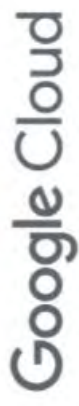
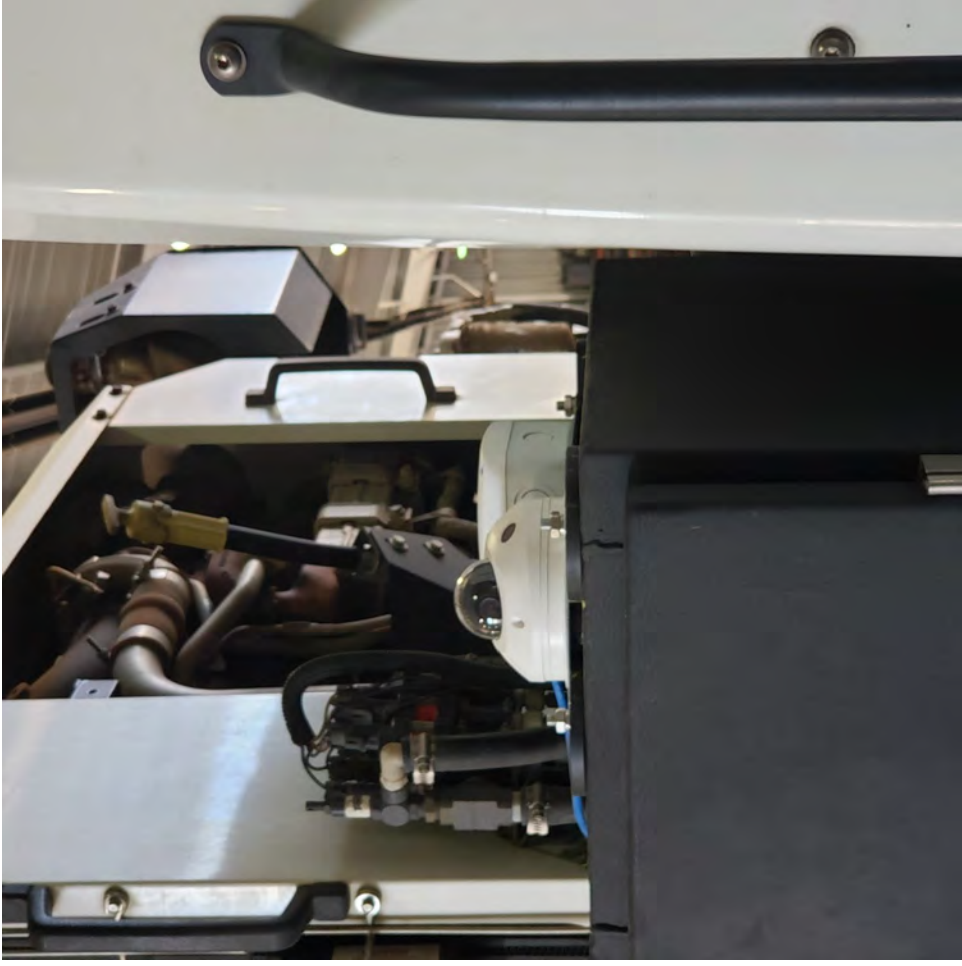
Road Scanning AI Project

Road scans will detect potholes, notify Street Maintenance (pot -holes) and Code Enforcement (high grass) with picture, location and service request information via GIS.



Road Scanning AI Project

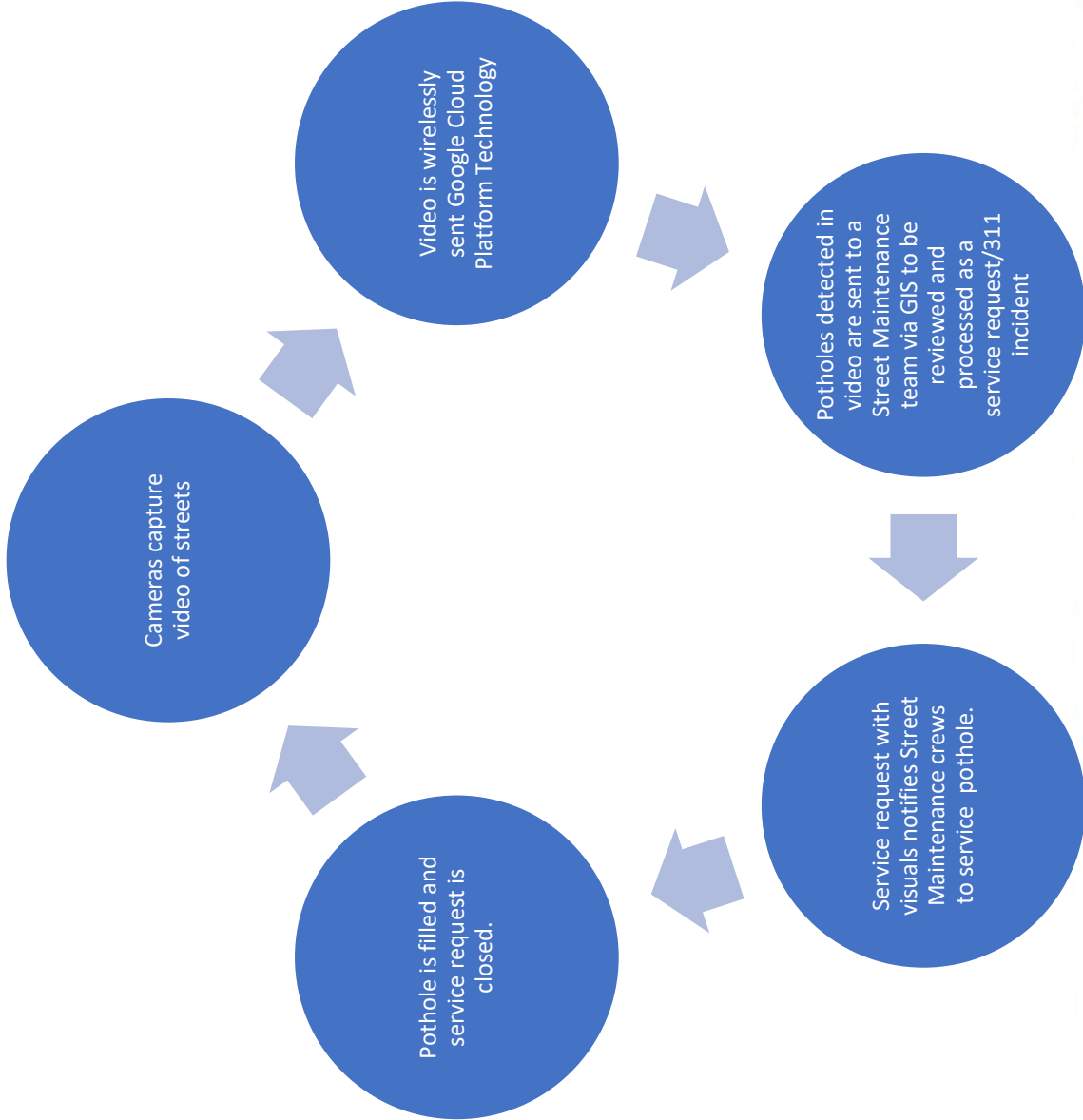
This technology will assist Public Works in managing maintenance in our communities.



Road Scanning AI Project

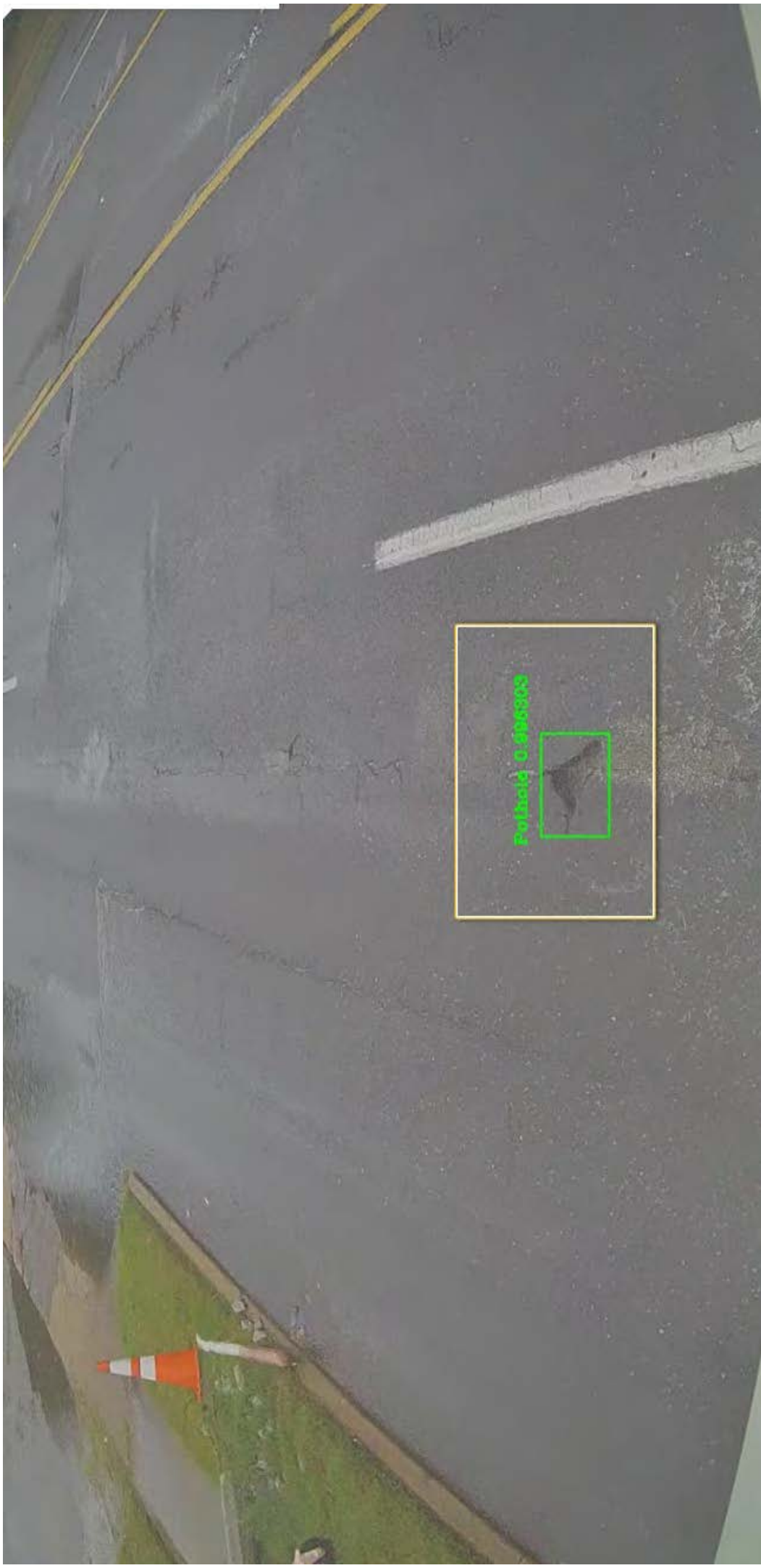






Road Scanning AI Project

Here is an example of the video quality and the AI model detecting a pothole at 99% accuracy rating.



Road Scanning AI Project

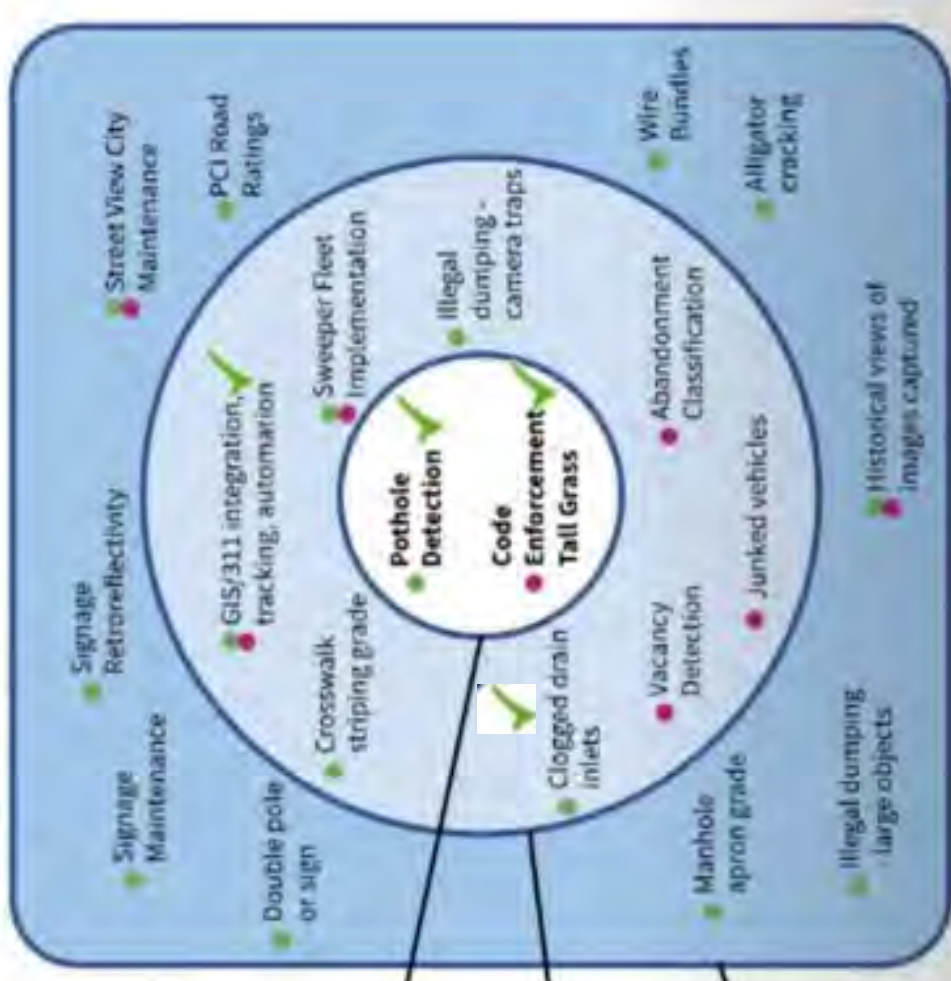
Future Vision - Next Steps...

This “bullseye” represents the target scope of the initial phase for smart city vision AI, and ideal next steps to expand into. The initial phases have built a **platform and automated processes** capable of expansion.

Must achieve, do

Can expand to do these next

Don't lose sight, “nice to have”



Road Scanning AI Project

GIS Referral System - Manager Application

Referrals Pending Review

Rejected Reason	OBJECTID	Service Request Type	Reported Date	Referral Status	Google AI Confidence Score	Pothole Dan
	101855	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.60	11827
	101854	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.56	4082
	101852	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.59	6453
	101849	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.55	5488
	101848	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.74	12030
	101847	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.60	12940
	101846	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.65	8464
	101844	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.65	5167
	101841	PW (SM)-Potholes	07/07/2024 7:00 pm	Submitted	0.62	4245



Ticket Info

01-01-1970 09:29:56

Images/Media





pothole 0.650439



pothole 0.718073

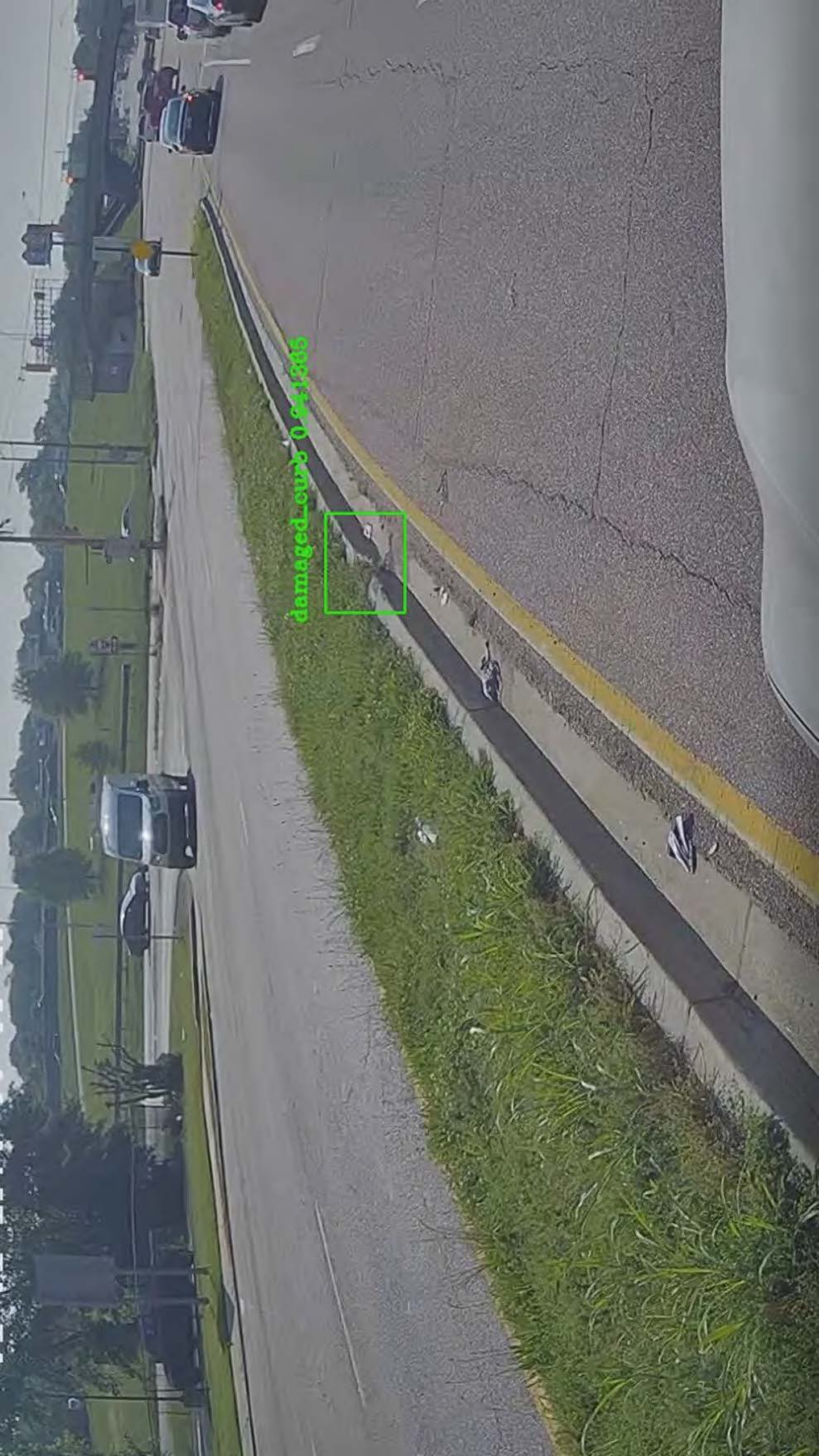


- Broken curb and gutter



OBJECTID	Service Request Type	Reported Date	Referral Status	Google AI Confidence Score	Created By
102040	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.94	GOOGLE
102039	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.96	GOOGLE
102038	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.96	GOOGLE
102037	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.96	GOOGLE
102036	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.91	GOOGLE
102035	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.93	GOOGLE
102034	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.92	GOOGLE
102033	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.93	GOOGLE
102032	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.91	GOOGLE
102031	EN-Curb/Gutter Repair	07/07/2024 7:00 pm	Submitted	0.90	GOOGLE





damaged_curb 0.941365

Enhanced Blight Detection - High Grass/Weeds Occupied Property Machine Learning Model



Referrals Pending Review

OBJECTID	Service Request Type	Reported Date	Referral Status
101806	CE-Weeds Occupied Property	07/07/2024 7:00 pm	Submitted
101805	CE-Weeds Occupied Property	07/07/2024 7:00 pm	Submitted
101802	CE-Weeds Occupied Property	07/07/2024 7:00 pm	Submitted
101801	CE-Weeds Occupied Property	07/07/2024 7:00 pm	Submitted
101760	CE-Weeds Occupied Property	07/07/2024 7:00 pm	Submitted
101374	CE-Weeds Occupied Property	07/03/2024 7:00 pm	Submitted
100888	CE-Weeds Occupied Property	07/01/2024 7:00 pm	Submitted
100887	CE-Weeds Occupied Property	07/01/2024 7:00 pm	Submitted
100884	CE-Weeds Occupied Property	07/01/2024 7:00 pm	Submitted

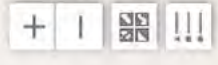
• Upgrades from Phase 2:

- Enhanced detection, two(2) of seven(7) vehicles will have edge teching technology therefore processing detections in near real time.

Ticket Info



Images/Media

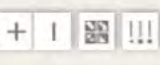




Referrals Pending Review

Rejected Reason	Service Request Type	Reported Date	Referral Status	Google AI Confidence Score	Created By
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.55	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.60	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.66	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.48	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.56	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.67	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.89	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.77	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.57	GOOGLE
	PW (DMJ)-DRAIN INLET CLOGGED	07/07/2024 7:00 pm	Submitted	0.72	GOOGLE

Detection of clogged drain inlets.



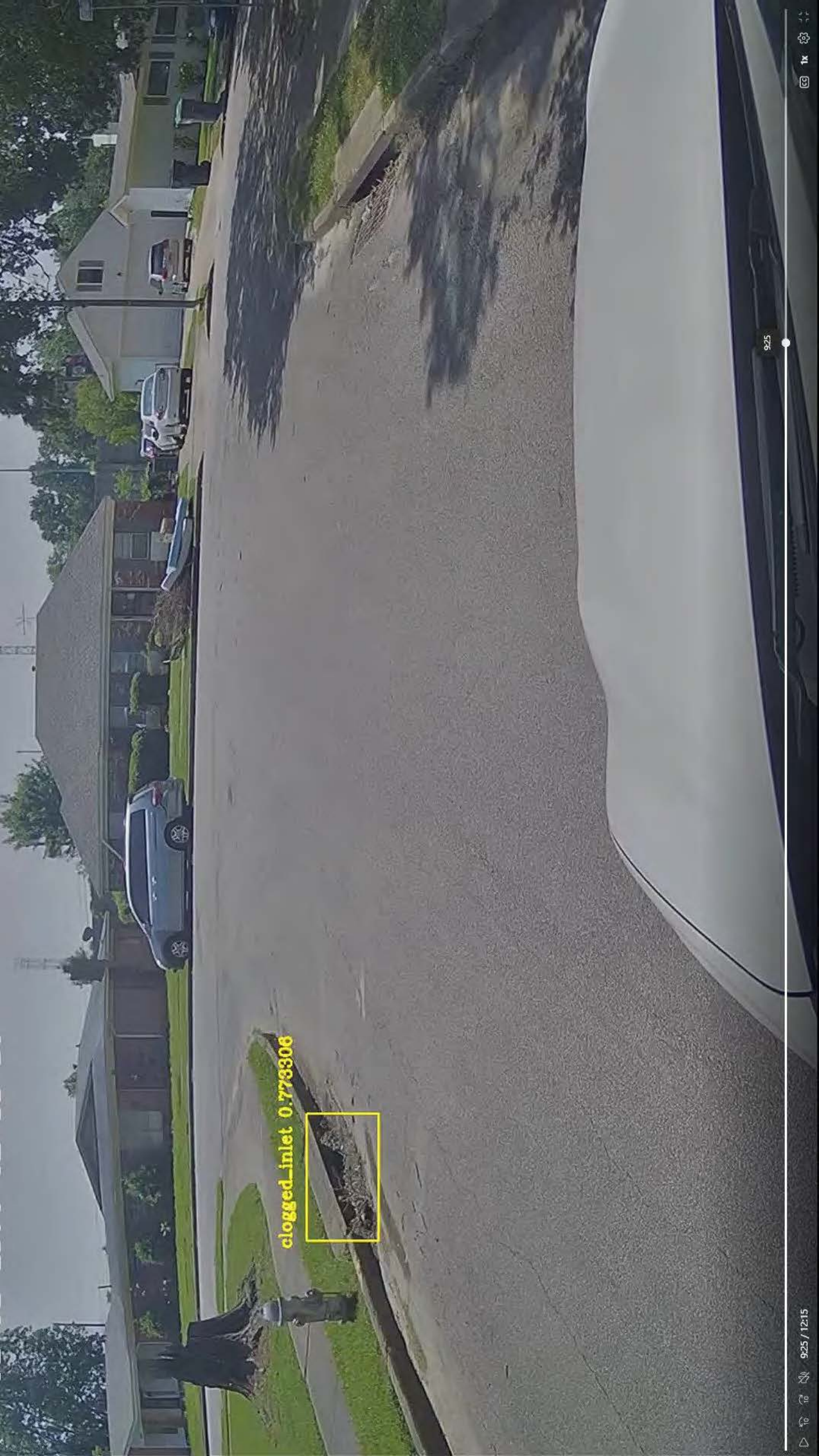
Images/Media

Ticket Info





clogged_inlet 0-891904



clogged_inlet 0.773306