WHEREAS, the Memphis City Council remains committed to empowering and celebrating Black entrepreneurs across our great city; and

WHEREAS, the Memphis City Council proudly recognizes National Black Business Month each August—a national celebration honoring the rich legacy and ongoing contributions of Black entrepreneurship in the United States; and

WHEREAS, beginning in the late 1700s, both free and enslaved African Americans established small businesses, ranging from barbershops to shoemaking, which laid the foundation for future generations of Black enterprise; and

WHEREAS, following Emancipation, Black business ownership continued to rise, culminating in a period from 1900 to 1930 often referred to as the "Golden Age" of Black-owned businesses; and

WHEREAS, despite ongoing progress, Black entrepreneurs still face systemic barriers, including limited access to capital and financial resources, which continue to restrict opportunities for business formation and growth; and

WHEREAS, according to the U.S. Census Bureau, there are now over 3.5 million Black-owned businesses in the United States, contributing more than \$210 billion annually to the national economy and employing approximately 1.2 million Americans, representing 1 in 10 of all U.S. businesses; and

WHEREAS, Black-owned businesses are vital to Memphis' economic and cultural fabric, contributing significantly to the city's innovation, resilience, and prosperity.

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council does hereby recognize August 2025 as

BLACK BUSINESS MONTH

and encourages all residents to support, uplift, and celebrate Black-owned businesses and their critical role in shaping the city's future.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Memphis City Council proudly honors the following Black-owned businesses in recognition of **Black Business Month**, August 2025:

Ashtar Garden
Evolve Pilates
Fat Charlie's Speakeasy
Feast and Graze
Gipson Mechanical Contractors
Groovy Gratitude

Hines Reweaving & Alterations Hotworx – Memphis (Edge District) Memphis Toast Phillip Ashley Chocolate Smooth Living The MMBC Continuum

Adopted this 5th day of August 2025

Councilwoman Dr. Michalyn Easter-Thomas

Memphis City Council, District 7

WHEREAS, on occasion, the Memphis City Council has seen fit to name certain public roads to honor citizens and organizations who have served the City of Memphis, **Promise Land Church**, is certainly befitting of this great honor; and

WHEREAS, Promise Land Church established its first permanent location at 224 Reno Street, laying the foundation for a legacy of unwavering faith, leadership, and service to the Memphis community; and

WHEREAS, following the retirement of Reverend R.R. Callahan, the church entered a new era of visionary leadership with the appointment of Pastor Elliot R. Shelton Sr. in April 2000; and

WHEREAS, under Pastor Shelton's leadership, **Promise Land Church** experienced unprecedented growth, both in membership and spiritual depth, prompting multiple expansions—including the acquisition of a larger worship facility in the Frayser community to accommodate its expanding ministries; and

WHEREAS, over the last two decades, **Promise Land Church** has emerged as a powerful force for community transformation, extending its reach beyond the church walls to meet the evolving needs of the city of Memphis and the surrounding region; and

WHEREAS, Promise Land Church has remained grounded in prayer, evangelism, discipleship, and the eternal relevance of God's Word, continuing to walk faithfully through every open door of opportunity to serve; and

WHEREAS, with more than a century of ministry to the people of Memphis, **Promise Land Church** exemplifies a legacy of commitment, service, and spiritual leadership, embracing the charge to remain "Committed to Christ Without Compromise"; and

WHEREAS, the Memphis City Council seeks to honor the enduring impact and contributions of Promise Land Church by designating a portion of Overton Crossing, with the honorary name "Promise Land Boulevard."

NOW THEREFORE, BE IT RESOLVED by the Memphis City Council that Overton Crossing between Frayser Boulevard and St. Elmo Avenue be designated as

Promise Land Church Boulevard

in recognition of the historic, cultural, and community contributions made to the Frayser neighborhood and the greater Memphis area.

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

Given by my hand under the great seal of the City of Memphis, this 22^{nd} day of July 2025

Councilwoman Dr. Michalyn Easter-Thomas

Memphis City Council, District 7

WHEREAS, on occasion, the Memphis City Council has seen fit to honor citizens who have made significant and notable contributions to the arts and education, and Adrian Maclin, an accomplished leader in music education, is certainly worthy of such recognition and honor; and

WHEREAS, Adrian Maclin has dedicated his life to enriching the landscape of music education in the City of Memphis, local surrounding areas, and in national arenas; and

WHEREAS, Adrian Maclin's musical repertoire includes music training beginning as early as the middle school level, continuing through high school, and culminating with a Bachelor of Arts degree in Music with an emphasis on vocal performance from Philander Smith University; and

WHEREAS, in his professional career, **Adrian Maclin** has taught at Cordova High School for nearly two decades and currently serves as the Director of Choirs; and

WHEREAS, Adrian Maclin contributes to the professional music community not only through teaching but also through mentorship, collaboration, and training, seeking to propel students and music lovers to higher levels of excellence in music education and appreciation; and

WHEREAS, Adrian Maclin's success is evident through his many accomplishments which include leading group performances at Carnegie Hall, the Tennessee Music Educators Association Conference, and the Southern Division of the American Choral Directors Association Conference, among others and serving in organizations such as the West Tennessee Vocal Music Educators Association, the Tennessee Music Educators Association, and the American Choral Directors Association; and

WHEREAS, Adrian Maclin, father of two precious daughters, Madison and McKenzie, extends his musical commitment to family and faith-based community, serving as the Minister of Music at Mount Moriah-East Baptist Church for 20 years and as the Assistant Artistic Director for Memphis Choral Arts; and

WHEREAS, as a recent highlight to his professional career and in true testament of his extraordinary skill, talent, and passion, Adrian Maclin was awarded the 2025 Music Educator Award by the Recording Academy and Grammy Museum; and

WHEREAS, on February 18, 2025, the Memphis City Council presented a resolution to **Adrian Maclin** to honor him for his outstanding professional accomplishments.

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council honors Adrian Maclin for his enduring commitment to music education, and that the section of Berryhill Road from Chimneyrock Boulevard to the City Limit shall be designated and always remembered as

Adrian Maclin Street

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

ADOPTED: August 5, 2025

Rhonda Logan
Memphis City Council

District 1

CITY OF MEMPHIS

COUNCIL AGENDA CHECK OFF SHEET ONE ORIGINAL | Planning & Development ONLY STAPLED | **DIVISION TO DOCUMENTS Planning & Zoning COMMITTEE:** 07/22/2025 DATE **PUBLIC SESSION:** 08/05/2018 **DATE** ITEM (CHECK ONE) REQUEST FOR PUBLIC HEARING X RESOLUTION ORDINANCE ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located 436 S Front Street., known as case number SUP 2025-011 **CASE NUMBER:** SUP 2025-011 LOCATION: 436 S Front Street **COUNCIL DISTRICTS:** District 7 and Super District 8 **OWNER/APPLICANT:** Stallion Apartments, LLC **REPRESENTATIVE:** Josh Whitehead, Josh Whitehead Law **REQUEST:** To convert an existing apartment building to a full-service hotel AREA: +/-0.312 acres **RECOMMENDATION:** The Division of Planning and Development recommended Approval with conditions The Land Use Control Board recommended Approval with conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED 09/05/2025 DATE (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE **FUNDING:** REQUIRES CITY EXPENDITURE - (1) YES (2) NO AMOUNT OF EXPENDITURE REVENUE TO BE RECEIVED SOURCE AND AMOUNT OF FUNDS **OPERATING BUDGET** CIP PROJECT # FEDERAL/STATE/OTHER ADMINISTRATIVE APPROVAL: <u>DATE</u> **POSITION** Travian Smith 07/08/2025 PRINCIPAL PLANNER Butt Rysdole **DEPUTY ADMINISTRATOR ADMINISTRATOR DIRECTOR (JOINT APPROVAL) COMPTROLLER**

FINANCE DIRECTOR

COMMITTEE CHAIRMAN

CHIEF ADMINISTRATIVE OFFICER

CITY ATTORNEY



Memphis City Council Summary Sheet

SUP 2025-011

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 436 S FRONT STREET, KNOWN AS CASE NUMBER SUP 2025-011

- This item is a resolution with conditions for a special use permit to convert an existing apartment building to a full-service hotel; and
- The Planning & Development staff is supportive of the Full-Service Hotel, and are recommending approval with the following conditions:
 - A "no parking" sign shall be erected on the vehicular gate at the adjacent parking lot serving 420 South Main Street to the north of the subject site facing Front Street.
 - o Two spaces along Nettleton Avenue shall be signed in such a way that reserves these spaces for loading during the hours of 9am-5pm.
 - The trash collection area shall be screened and secured by a fence or wall composed of an opaque matte material compatible with the dominant material of the primary building. Compatibility of material is subject to administrative review and approval by the Zoning Administrator.
 - A final site plan with landscaping shall be submitted to the Division of Planning and Development for administrative review and approval.
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, June 12, 2025*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: SUP 2025-011

LOCATION: 436 S Front Street

COUNCIL DISTRICT(S): District 7 and Super District 8

OWNER/APPLICANT: Stallion Apartments, LLC

REPRESENTATIVE: Josh Whitehead, Josh Whitehead Law

REQUEST: To convert an existing apartment building to a full-service hotel

EXISTING ZONING: South Main (SM)

AREA: +/-0.312 acres

The following spoke in support: None

The following spoke in opposition: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

The motion passed by a vote of 8-0-0 on the consent agenda.

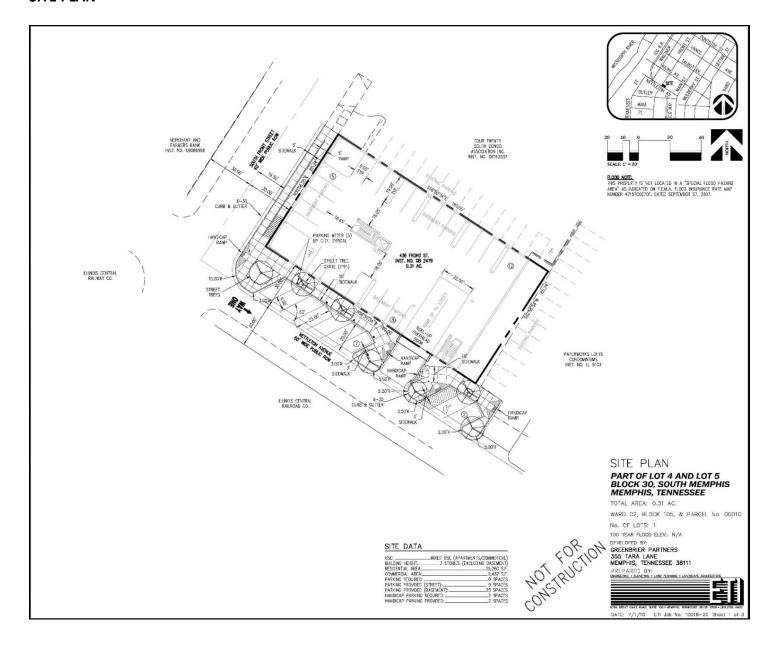
Respectfully, Travian Smith Planner I Land Use and Development Services Division of Planning and Development

Cc: Committee Members File

SUP 2025-011 CONDITIONS

- 1. A "no parking" sign shall be erected on the vehicular gate at the adjacent parking lot serving 420 South Main Street to the north of the subject site facing Front Street.
- 2. Two spaces along Nettleton Avenue shall be signed in such a way that reserves these spaces for loading during the hours of 9am-5pm.
- 3. The trash collection area shall be screened and secured by a fence or wall composed of an opaque matternate material compatible with the dominant material of the primary building. Compatibility of material is subject to administrative review and approval by the Zoning Administrator.
- 4. A final site plan with landscaping shall be submitted to the Division of Planning and Development for administrative review and approval.

SITE PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 436 S FRONT STREET, KNOWN AS CASE NUMBER SUP 2025-011

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

WHEREAS, Stallion Apartments, LLC filed an application with the Memphis and Shelby County Division of Planning and Development to convert an existing apartment building to a full-service hotel; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on June 12, 2025, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

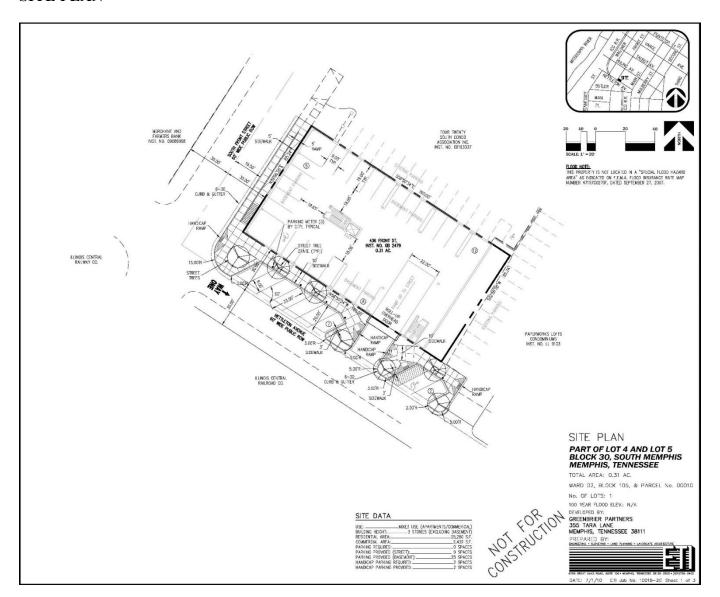
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by the Council of the City of Memphis have been met.

BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council of the City of Memphis, the public welfare requiring same.

CONDITIONS

- 1. A "no parking" sign shall be erected on the vehicular gate at the adjacent parking lot serving 420 South Main Street to the north of the subject site facing Front Street.
- 2. Two spaces along Nettleton Avenue shall be signed in such a way that reserves these spaces for loading during the hours of 9am-5pm.
- 3. The trash collection area shall be screened and secured by a fence or wall composed of an opaque matter material compatible with the dominant material of the primary building. Compatibility of material is subject to administrative review and approval by the Zoning Administrator.
- 4. A final site plan with landscaping shall be submitted to the Division of Planning and Development for administrative review and approval.

SITE PLAN



ATTEST:

CC: Division of Planning and Development
- Land Use and Development Services
- Office of Construction Enforcement

dpd STAFF REPORT

AGENDA ITEM: 8 L.U.C.B. MEETING: June 12, 2025

CASE NUMBER: SUP 2025-011
LOCATION: 436 S Front St.

COUNCIL DISTRICT: District 7 and Super District 8

OWNER/APPLICANT: Stallion Apartments, LLC

REPRESENTATIVE: Josh Whitehead, Josh Whitehead Law

REQUEST: To convert an existing apartment building to a full-service hotel

EXISTING ZONING: South Main (SM)

CONCLUSIONS

1. The request is for converting an apartment building into a full-service hotel.

- 2. According to the applicant, the reasoning is due to increased demand in the market for a boutique hotel. The neighborhood demonstrates a strong market due to the prior use of a few units as Airbnb's. Additionally, the National Civil Rights Museum, which is located within walking distance from the site, is currently undergoing a multi-million-dollar expansion that will attract an increased number of visitors to the historic site over time.
- 3. Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.
- 4. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will It be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

CONSISTENCY WITH MEMPHIS 3.0

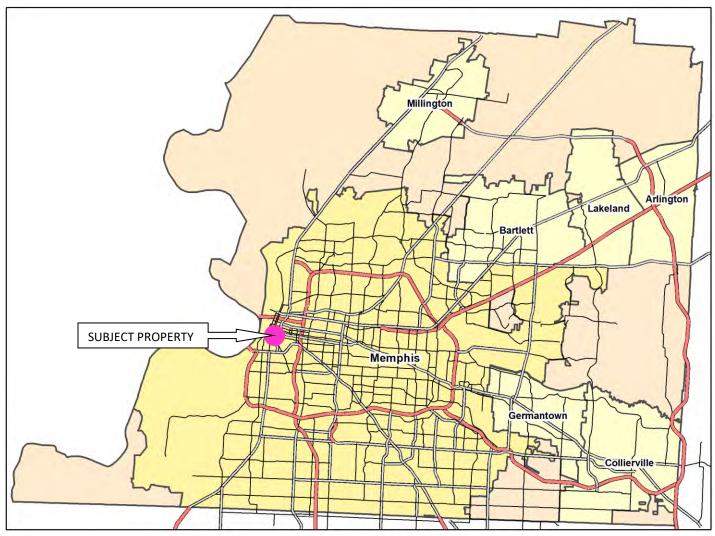
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 21 of this report.

RECOMMENDATION:

Approval with conditions

Staff Writer: Travian Smith E-mail: Travian.Smith@memphistn.gov

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

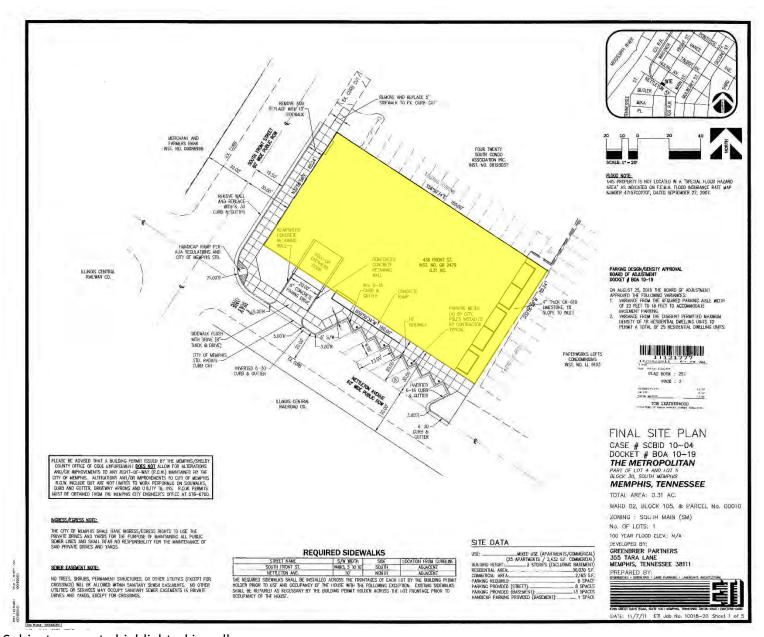
PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 425 notices were mailed on May 22, 2025, see page 25 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 26 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

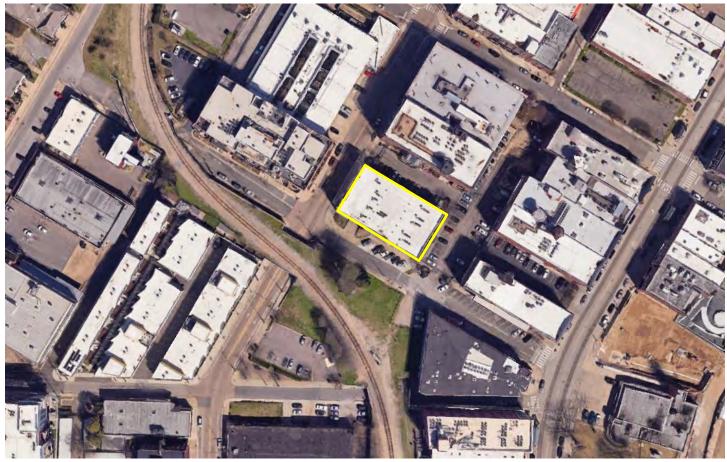
The meeting was held at 5:00 PM on Monday, June 2, 2025, at The Stallion Apartments at 436 South Front Street.

The Metropolitan (2011) (PLAT BOOK 251 PAGE 002)



Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow, imagery from 2024

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP

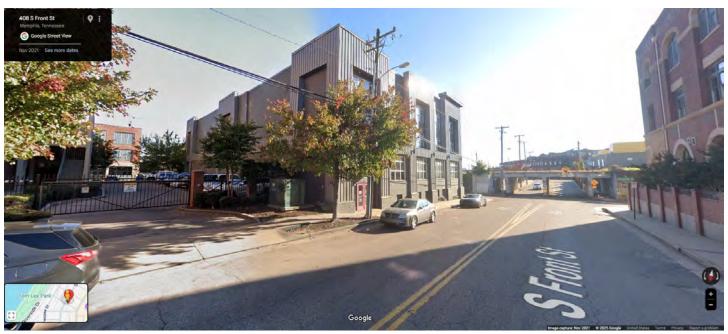


Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Front Street looking Northeast.



View of subject property from Front Street looking North.



View of subject property from Front Street looking Southeast.



View of subject property from Front Street looking Southeast.

Site Photos per the Applicant

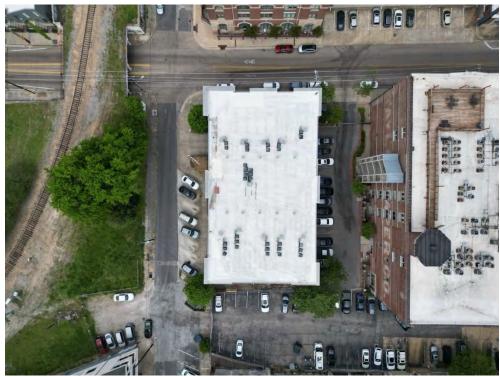


Photo 1: Top-down view of site (north is to the right).



Photo 2: View looking north; the stallion is the center foreground.

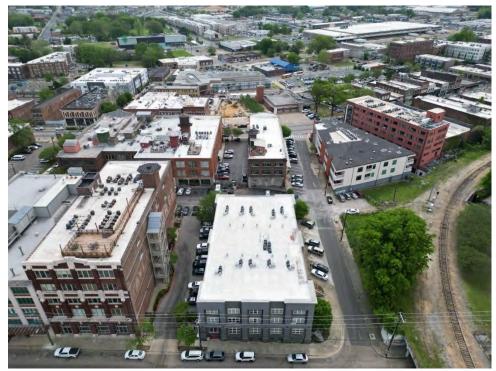


Photo 3: View looking east; note the proximity of the National Civil Rights Museum, located in the center background.

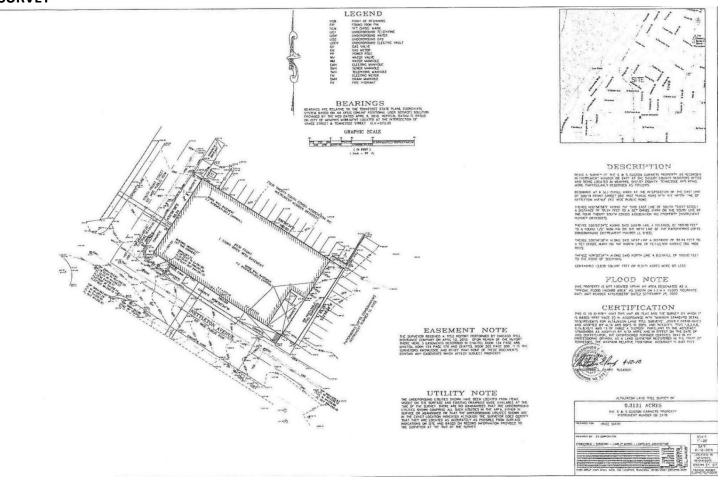


Photo 4: View south along Front Street.

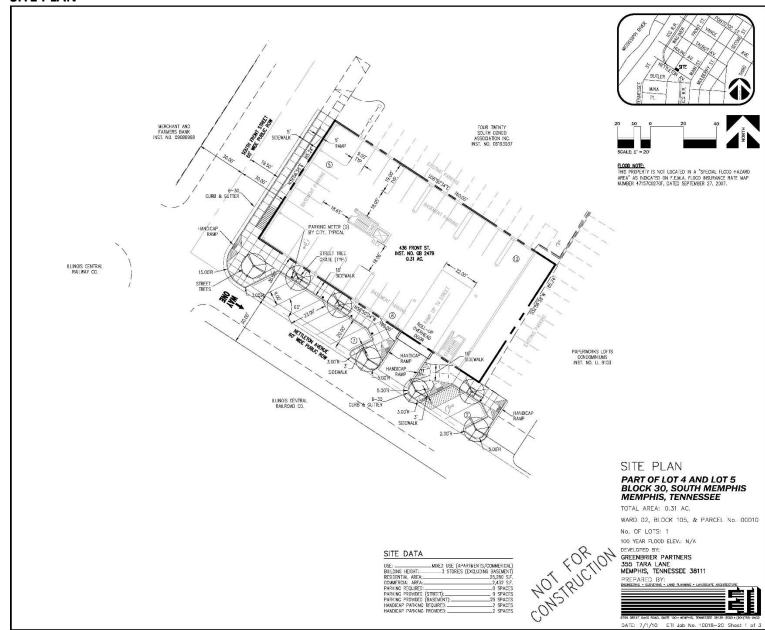


Photo 5: View looking northeast; Front Street is on the left and Nettleton Avenue is on the right.

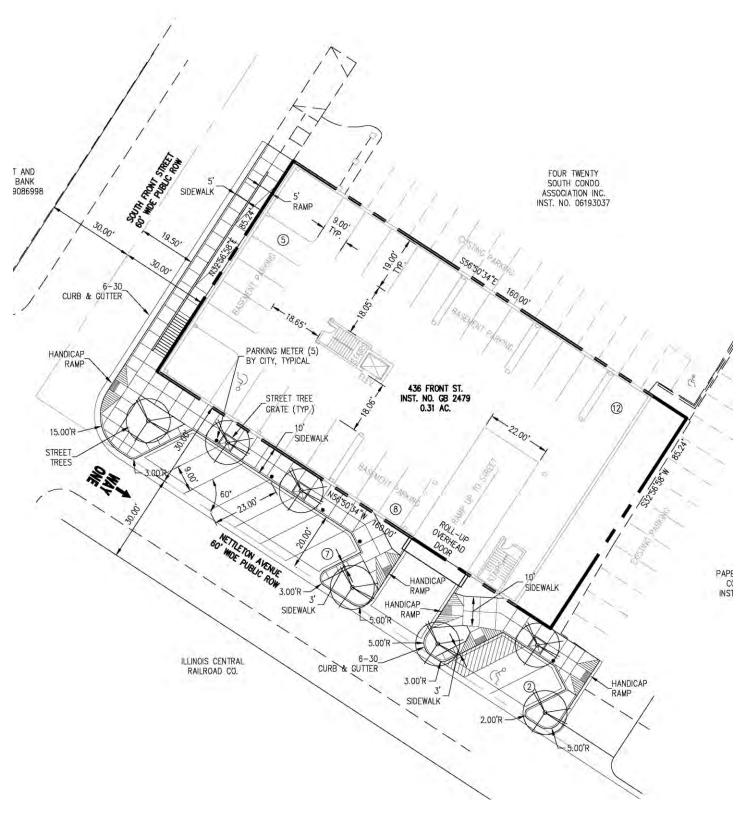
SURVEY



SITE PLAN



SITE PLAN - MAGNIFIED



CASE REVIEW

Request

The request is to convert an existing apartment building to a full-service hotel.

Approval Criteria

Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

9.6.9 Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

9.6.9A	The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters
	affecting the public health, safety, and general welfare.
9.6.9B	The project will be constructed, arranged and operated so as to be compatible with the
	immediate vicinity and not interfere with the development and use of adjacent property in
	accordance with the applicable district regulations.
9.6.9C	The project will be served adequately by essential public facilities and services such as streets,
	parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or
	that the applicant will provide adequately for such services.
9.6.9D	The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.
	g = g = g = g = g = g = g = g = g = g =

9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.

The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.

9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

Site Details

Address:

9.6.9G

436 S. Front Street

Parcel ID: 002105 00010

Area:

+/- 13,590.72 (.312 acres)

 Staff Report
 June 12, 2025

 SUP 2025-0011
 Page 17

Description:

The subject property is known as The Stallion, located at 436 S. Front Street in the South Main district of Downtown Memphis. The building currently houses 28 units, 22 of which are 1-bedroom units and six (6) of which are 2-bedroom units. Ten (10) of the units are currently utilized as short-term rentals through Airbnb. According to the Shelby County Assessor of Property's website, the property was developed in 2013. According to the Shelby County Register of Deeds, the property is within The Metropolitan subdivision which is in the South Main zoning district. The subject property is currently classified as multifamily in use as an apartment complex.

Site Zoning History

On July 28, 2010, the Board of Adjustment approved BOA 2010-019 for a variance from the required parking aisle width of 22 feet to 18th feet to accommodate basement parking; and a variance from the current permitted maximum density of 18 residential dwelling units to permit a total of 25 residential dwelling units. See page 19 of this report for said resolution. Note that after the adoption of ZTA 24-1 in May of 2024 the South Main District no longer has a maximum residential dwelling unit density per acre.

Relevant Unified Development Code Clauses

Paragraph 7.2.2C(3) - Special Use Permit

The following uses are subject to the approval of a Special Use Permit:

Gas Stations

Hotel, Bed and Breakfast

Retail Sales, Outdoors

Self-Storage Facilities

Tavern, Cocktail Lounge or Night Club with greater than 125 seats

Any restaurant, tavern, cocktail or night club with outdoor entertainment or with outdoor space, such as a patio or deck, that exceeds 25% of the area of the site. For sites with multiple uses, only the portion of the site that contains the restaurant, tavern, cocktail or night club and its accessory uses shall be used to calculate this 25%.

Paragraph 7.2.2D(3)

Façades greater than 100 feet in length along a street frontage, as measured horizontally, shall be articulated to provide visual interest and a human scale by incorporating any combination of the following features: columns, pilasters, balconies, piers, variation of material building and setback variations of at least 3 feet. No uninterrupted length of any façade shall exceed 100 horizontal feet.

Site Plan Review

The site plan provided is from the approved BOA 2010-019 case. However, the site plan was not followed as the garage doors along Nettle Avenue are not in the outlined location. Additionally, the streetscape and landscaping were not constructed correctly. Because of this, the final site plan with landscaping will need to be submitted in efforts to correct this issue. The site plan demonstrates the area of the building which makes up 0.31 acres of the lot. There is a proposed 30ft setback from South Front Street and Nettleton Avenue. Each street frontage has a curb and gutter alongside a handicap ramp for accessibility measures. The subject property proposed a basement parking under the building making up 25 spaces. Adjacent to the subject property is a bank, condominiums, and a railroad track. The subject property is proposed to be mixed use, making up commercial and guest rooms. The building is 3 stories tall, excluding the basement. The lodging area is made up of 25,280 sq. feet, whereas the commercial area will make up 2,432 sq. feet.

Analysis

- The request is for converting an apartment building into a full-service hotel.
- According to the applicant, the reasoning is due to increased demand in the market for a boutique hotel.
 The neighborhood demonstrates a strong market due to the prior use of a few units as Airbnb's.
 Additionally, the National Civil Rights Museum, which is located within walking distance from the site, is currently undergoing a multi-million-dollar expansion that will attract an increased number of visitors to the historic site over time.
- Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.
- The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will It be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

- 1. A "no parking" sign shall be erected on the vehicular gate at the adjacent parking lot serving 420 South Main Street to the north of the subject site facing Front Street.
- 2. Two spaces along Nettleton Avenue shall be signed in such a way that reserves these spaces for loading during the hours of 9am-5pm.
- 3. The trash collection area shall be screened and secured by a fence or wall composed of an opaque matte material compatible with the dominant material of the primary building. Compatibility of material is subject to administrative review and approval by the Zoning Administrator.
- 4. A final site plan with landscaping shall be submitted to the Division of Planning and Development for administrative review and approval.

Notice of Disposition



MEMPHIS AND SHELBY COUNTY BOARD OF ADJUSTMENT

CITY HALL125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901)576-6619

08/26/10

Greenbrier Partners 355 Tara Lane Memphis, TN 38111

RE:

"The Metropolitan" DOCKET #: B.O.A. 10-19

ADDRESS:

(Northeast corner of S. Front Street and Nettleton Avenue)

Dear Greenbrier Partners:

On Wednesday, August 25th, 2010, the Memphis and Shelby County Board of Adjustment approved the following variations for the development of a mixed use building as illustrated on the attachments known as "The Metropolitan":

- (1) Parking aisle width of 18 feet to accommodate basement parking where 22 feet is required by the geometric design requirements of the Parking Regulations in the Zoning Ordinance.
- (2) 25 residential dwelling units where a maximum of 18 residential dwelling units is permitted by the density requirements of the South Main (SM) Zoning District. residential dwelling units.

ALL APPEALS AND APPLICATIONS GRANTED ARE EXPRESSLY CONDITIONED UPON THE APPLICANT OBTAINING THE BUILDING PERMIT REQUESTED OR OTHER ORDER WITHIN ONE(1) YEAR FROM THE DATE OF THE DECISION OF THE BOARD OF ADJUSTMENT.

If you have questions regarding this matter, please contact me at (901)576-6619.

Respectfully,

Norman R. Saliba, Jr., AICP

Land Use Controls Manager

ce: Dan Graddy, ETI Corporation

Staff Report SUP 2025-0011

June 12, 2025 Page 20

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer: No comments received.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See Comments Below.

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: <u>SUP 2025-011</u>

Site Address/Location: 436 S. Front Street (Parcel No. 002105 00010)

Overlay District/Historic District/Flood Zone: In the Central Business Improvement District (CBID), not in a historic district or flood zone.

Future Land Use Designation: Anchor Neighborhood-Urban (AN-U)

Street Type: Avenue

Applicant is requesting to convert an existing mixed-use apartment building into a full-service hotel.

The following information about the land use designation can be found on pages 76-122:



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Anchor Neighborhood-Urban (AN-U) are walkable residential and mixed-use within a 5 – 10-minute walk of a City Anchor, consisting of block-scale buildings. Graphic portrayal of AN-U is to the right.



"AN-U" Form & Location Characteristics

NURTURE, SUSTAIN, and ACCELERATE

Buildings attached, semi-detached, and detached; Primarily block-scale with some house-scale, Residential, commercial, or mix of uses; Primarily within 1/4 mile of a Citywide Anchor

"AN-U" Zoning Notes

Generally compatible with the following zone districts: RU-4, RU-5, R-B, CBD in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Multi-Family, SM

Adjacent Land Use and Zoning: Multi-family, Office, Industrial, Single-Family, Commercial; SM, SM(H)

Overall Compatibility: This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. Hotel uses are consistent with the SM zoning district. The existing uses of some units as AirBnB's show the market shifting towards accommodating hotel guests rather than long-term residents.





Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Accelerate.

4. Degree of Change Description

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

The proposed application is a private investment attempting to capitalize on a service use that caters to a larger market in the area (pp. 66).

5. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

The requested use is consistent with <u>Objective 1.5</u> – Strengthen neighborhood commercial districts

<u>Action 1.5.7</u> – Support and encourage adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development. Converting the existing apartments into a full-service hotel aims to serve the growing tourism industry surrounding the Civil Rights Museum.

6. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

N/A

Consistency Analysis Summary

Applicant is requesting to convert an existing mixed-use apartment building into a full-service hotel.

This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning. Hotel uses are consistent with the SM zoning district. The existing uses of some units as AirBnB's show the market shifting towards accommodating hotel guests rather than long-term residents.

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

The proposed application is a private investment attempting to capitalize on a service use that caters to a larger market in the area (pp. 66).

The requested use is consistent with <u>Objective 1.5</u> – Strengthen neighborhood commercial districts <u>Action 1.5.7</u> – Support and encourage adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development. Converting the existing apartments into a full-service hotel aims to serve the growing tourism industry surrounding the Civil Rights Museum.

Additional Comments:

The identification of extant AirBnB's within the property is cited from the application that this analysis reviews. In the application, Whitehead Law identifies a strong market for a boutique hotel in their "...experience with utilizing some of the units in the building as AirBnB's..."(5).

Based on the information provided, the proposal is <u>CONSISTENT</u> with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Grayson Vincent, Graduate Intern, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Board of Adjustment. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than Wednesday, May 21, 2025 at 8 AM.

CASE NUMBER: BOA 2025-0052 ADDRESS: 2002 Higbee

REQUEST: To allow a Supportive Living Home

APPLICANT: MSHN Enterprices

Meeting Details

Location: Council Chambers

125 N Main St.

To learn more about this proposal, contact the staff planner or use the QR code to view the full application.



219 Notices sent on 05/08/2025

City Hall 1st Floor

Date: Wednesday, May. 28, 2025

Time: 2:00 PM

Staff Planner Contact:

Travian Smith

☑ Travian.Smith@memphistn.gov

(901) 636-6621





SIGN AFFIDAVIT

AFFIDAVIT

on the 19th day of May , 2025 , I posted 2 Pull pertaining to Case No. SUP 2025-11 at the Front St. and Nettleton Ave. frontal providing notice of a Public Hearing before the (check one): X Land Use Control Board Board of Adjustment Memphis City Council Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of sattached hereon and a copy of the sign purchase receipt or rental hereto. Milos Mikic	ges of 436 S. Front St.,
providing notice of a Public Hearing before the (check one): x	eaid sign(s) being
Land Use Control Board Board of Adjustment Memphis City Council Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of sattached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
Board of Adjustment Memphis City Council Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of s attached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
Memphis City Council Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of s attached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of s attached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
for consideration of a proposed land use action, a photograph of s attached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
attached hereon and a copy of the sign purchase receipt or rental hereto.	~1.0.40.50.74 <u>6</u> 0.40.1456
hereto.	verili del allacirea
Milos Mikic 5/	
Milos Mikic 5/	
	20 (25
Owner, Applicant or Representative Date	
Subscribed and sworn to before me this 20th day of May	, 20 <u>25</u> .
mym/	***********
Notary Rublic	STATE STATE
My commission expires: 01-03-2078	OF 17



APPLICATION



Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis, Tennessee 38134 Downtown Service Center: 125 N. Main Street; Memphis, Tennessee 38103

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Pending
Opened Date: May 2, 2025

Record Number: SUP 2025-011

Expiration Date:

Record Name: The Stallion Hotel

Description of Work: Conversion of apartment building to full-service hotel.

Parent Record Number:

Address:

436 S FRONT ST, MEMPHIS 38103

Owner Information

Primary

Owner Name

Y

STALLION APARTMENTS LLC

Owner Address

Owner Phone

101 SILVERSTONE LN, SHENANDOAH, TX 77384

Parcel Information

002105 00010

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner
Date of Meeting
Pre-application Meeting Type
GENERAL PROJECT INFORMATION

Brett Ragsdale 04/22/2025

Email

Application Type

New Special Use Permit (SUP)

BOA 2010-19

List any relevant former Docket / Case

Number(s) related to previous applications on

this site

Is this application in response to a citation, stop

work order, or zoning letter

No

Page 1 of 3 SUP 2025-011

GENERAL PROJECT INFORMATION

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information APPROVAL CRITERIA

 A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations

UDC Sub-Section 9.6.9C Correct.
UDC Sub-Section 9.6.9D Correct.
UDC Sub-Section 9.6.9E Correct.
UDC Sub-Section 9.6.9F Correct.

GIS INFORMATION

Case Layer

Central Business Improvement District

Class

Downtown Fire District

Historic District

Land Use

Municipality

Overlay/Special Purpose District

Zoning

State Route

Lot

Subdivision Planned Development District Wellhead Protection Overlay District No
County Commission District City Council District City Council Super District -

Contact Information

Name JOSH WHITEHEAD Contact Type

APPLICANT

Address

Phone (901)810-5789

Page 2 of 3

SUP 2025-011

Correct.

Correct.

No

No

OWNER AFFIDAVIT



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, Amit Aggarwal, state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified
Development Code Section 12.3.1 and hereby state that (select applicable box):
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage
holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land
contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver,
guardian or lessee (and have included documentation with this affidavit)
of the property located at 436 S. Front St. and further identified by Assessor's Parcel Number 002105 00010, for which
an application is being made to the Division of Planning and Development.
nath Mail 2025
Subscribed and sworn to (or affirmed) before me this day of in the year of
Air Aggal
Signature of Owner Signature of Notary Public
Stallion Apartments, LLC STATE OF SEPT. 23, 2020
On behalf of (if owned by a corporation) TENNESSEE NOTARY PUBLIC ON PUBLIC ON TRY PUBLIC ON THE PUB

LETTER OF INTENT

Josh Whitehead

Managing Partner
(901) 810-5789
josh@joshwhiteheadlaw.com



Miloš Mikić Chief Operating Officer (901) 810-5706 milos@ioshwhiteheadlaw.com

April 29, 2025

Brett Ragsdale, AIA
Zoning Administrator
Memphis and Shelby County
Division of Planning and Development

Mary W. Sharp Chair, and Members Memphis and Shelby County Land Use Control Board

RE: Conversion of The Stallion Apartments into The Stallion Hotel

Mr. Ragsdale, Chair Sharp and Members of the Board:

Please find the attached application for a Special Use Permit that would allow the conversion of The Stallion Apartments located at 436 South Front into a hotel. We believe the market for an additional boutique hotel in the neighborhood is very strong, given our experience with utilizing some of the units in the building as AirBnB's and the multi-million dollar expansion that is currently underway at the National Civil Rights Museum. The museum, which is a half-block to the Stallion's east, is set to open its new exhibit space and renovated Legacy Building and boarding house wing this year. The museum is set to increase its square footage by about 50%, which will likely result in a proportional increase in the number of visitors to the historic site.

The Stallion Hotel will be focused on families; each unit will contain a crib. The building currently houses 28 units, 22 of which are 1-bedroom units and six (6) of which are 2-bedroom units. Ten (10) of the units are currently utilized as short-term rentals through AirBnB; it is our desire to identify the building as a facility with full hotel amenities. A front desk will be staffed 24 hours a day, seven (7) days a week, which will provide on-site personnel for the hotel. In addition, a fitness center will be provided on the first floor. The basement garage contains 16 parking spaces. In addition, there are eight (8) parking spaces along Nettleton. Pick-up and drop-off lanes will be provided in both the basement garage and along Nettleton.

Please see the attached plans for exterior modifications that were the subject of a façade grant from the Downtown Memphis Commission. These modifications include new paint, new façade and sidewalk lighting, new brick planters, new signage and even a new sculpture. We look forward in repositioning the Stallion in the marketplace in a way that will further cement the viability of the South Main neighborhood. Recent aerial photographs of the site are attached to this letter.

Thank you for your consideration,

Josh Whitehead

Staff Report SUP 2025-0011 June 12, 2025 Page 31

LETTERS RECEIVED

No letters received at the time of completion of this report.



Memphis and Shelby County Division of **Planning and Development**

East Service Center: 6465 Mullins Station Rd; Memphis,

Tennessee 38134

Downtown Service Center: 125 N. Main Street;

Memphis, Tennessee 38103

website: www.develop901.com

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Description of Work: Conversion of apartment building to full-service hotel.

Parent Record Number:

Address:

436 S FRONT ST, MEMPHIS 38103

Owner Information

Primary **Owner Name**

Υ STALLION APARTMENTS LLC

Owner Phone Owner Address

101 SILVERSTONE LN, SHENANDOAH, TX 77384

Parcel Information

002105 00010

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner **Brett Ragsdale** 04/22/2025 Date of Meeting Pre-application Meeting Type **Email**

GENERAL PROJECT INFORMATION

New Special Use Permit (SUP) Application Type BOA 2010-19 List any relevant former Docket / Case

Number(s) related to previous applications on

Is this application in response to a citation, stop

work order, or zoning letter

No

SUP 2025-011 Page 1 of 3

GENERAL PROJECT INFORMATION

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APPROVAL CRITERIA

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Correct.

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Correct.

UDC Sub-Section 9.6.9C
UDC Sub-Section 9.6.9D
UDC Sub-Section 9.6.9E
UDC Sub-Section 9.6.9F
GIS INFORMATION

Wellhead Protection Overlay District

County Commission District

City Council Super District

Correct.
Correct.
Correct.

GIS INFORMATION

Case Layer
Central Business Improvement District
Class
Downtown Fire District
Historic District
Land Use
Municipality
Overlay/Special Purpose District
Zoning
State Route
Lot
Subdivision
Planned Development District

No

No

------No --

Contact Information

City Council District

Name
JOSH WHITEHEAD

APPLICANT

Address

Phone (901)810-5789

Page 2 of 3 SUP 2025-011

Fee Information						
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1646202	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	05/02/2025
1646202	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	05/02/2025
	<u>_</u>					

Total Fee Invoiced: \$513.00 Total Balance: \$0.00

Payment Information

Payment Amount Method of Payment \$513.00 Credit Card

Page 3 of 3 SUP 2025-011



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Owner's Affidavit

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I, <u>Arr</u>	nit Aggarwal, state that I have read the	e definition of "Owner" as ou	tlined in the Memphis and Shelby County Unified
Deve	elopment Code Section 12.3.1 and he	ereby state that (select applic	cable box):
,			
V	I am the owner of record as shown	on the current tax rolls of the	county Assessor of Property; the mortgage
	holder of record as shown in the mo	ortgage records of the county	Register of Deeds; purchaser under a land
	contract; a mortgagee or vendee in	possession; or I have a free	hold or lesser estate in the premises
	I have charge, care or control of the	premises as trustee, agent,	executor, administrator, assignee, receiver,
	guardian or lessee (and have include	led documentation with this	affidavit)
of the	property located at 436 S. Front St.	and further identified by Ass	sessor's Parcel Number 002105 00010, for which
an ap	oplication is being made to the Division	on of Planning and Developr	nent.
		noth.	1. 1 2026
Subs	cribed and sworn to (or affirmed) before	ore me thisd	ay of HOY in the year of 2009
N	Air Agal		Carle Con
Sign	ature of Owner	ORIC Da	Signature of Notary Public
Stalli	ion Apartments, LLC	STATE OF	Sept. 23, 202(0
	pehalf of (if owned by a corporation)	TENNESSEE NOTARY	My Commission Expires

Josh Whitehead Managing Partner (901) 810-5789 josh@joshwhiteheadlaw.com



Miloš Mikić
Chief Operating Officer
(901) 810-5706
milos@ioshwhiteheadlaw.com

April 29, 2025

Brett Ragsdale, AIA
Zoning Administrator
Memphis and Shelby County
Division of Planning and Development

Mary W. Sharp Chair, and Members Memphis and Shelby County Land Use Control Board

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Thank you for your consideration,

Josh Whitehead

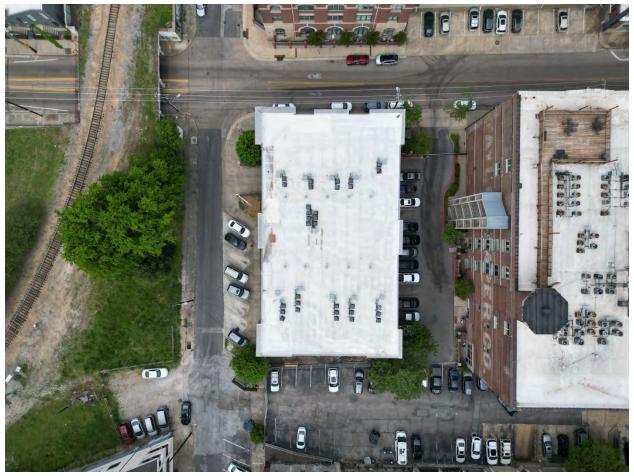


Photo 1: Top-down view of site (north is to the right).



Photo 2: View looking north; the Stallion is in the center foreground.



Photo 3: View looking east; note the proximity of the National Civil Rights Museum, located in the center background.

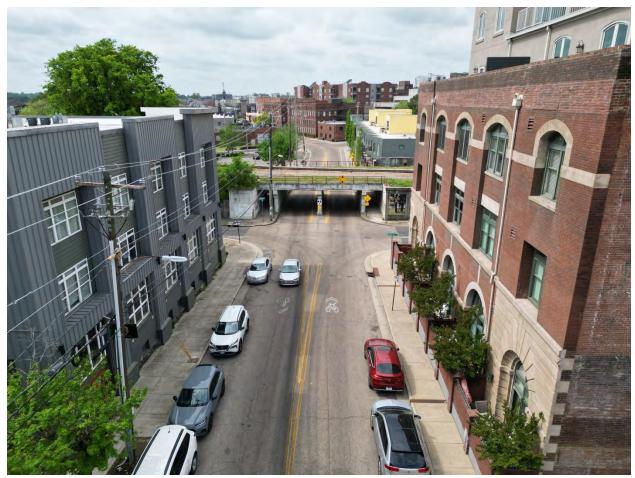
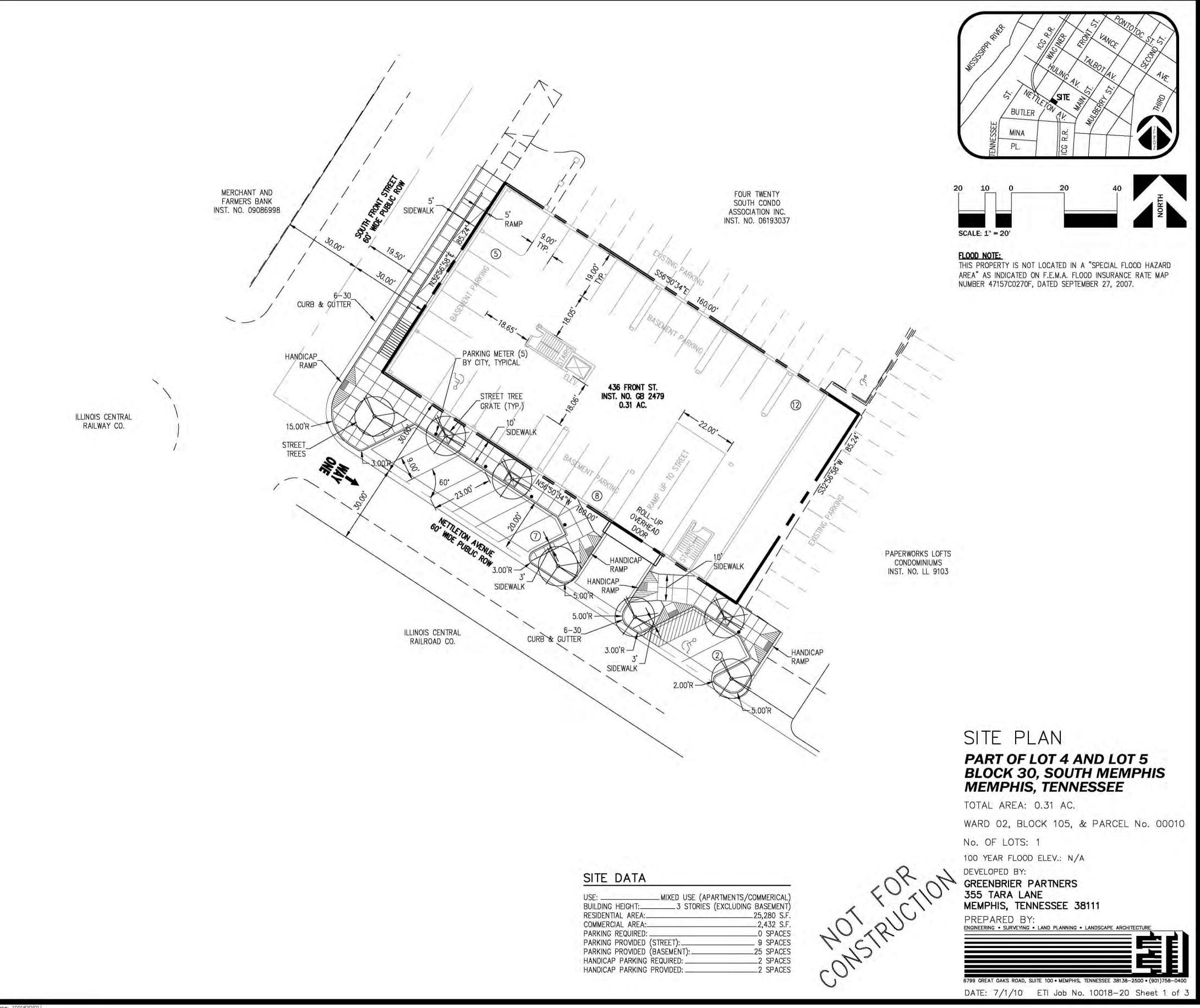


Photo 4: View south along Front Street.



Photo 5: View looking northeast; Front Street is on the left and Nettleton Avenue is on the right.



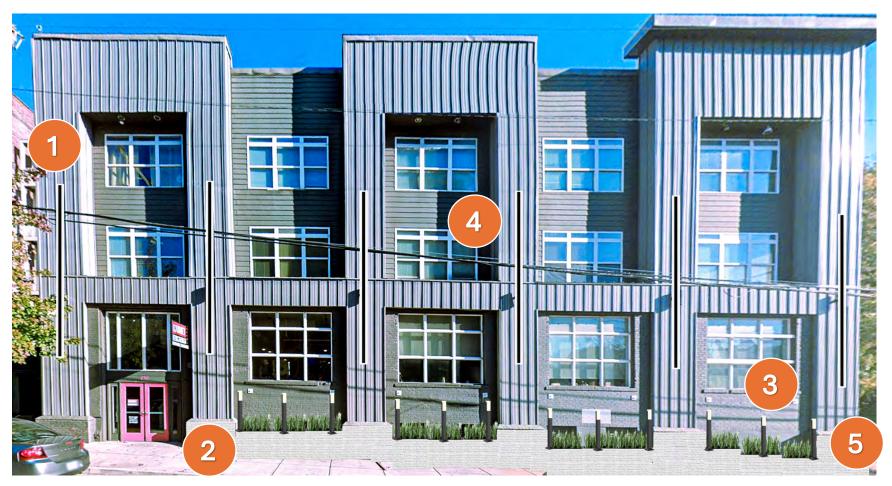
©Copyright 2010: ETI Corporation

436 S FRONT ST GRANT

DESIGN PROPOSAL

AMIT AGGARWAL STALLION APARTMENTS LLC

Overall



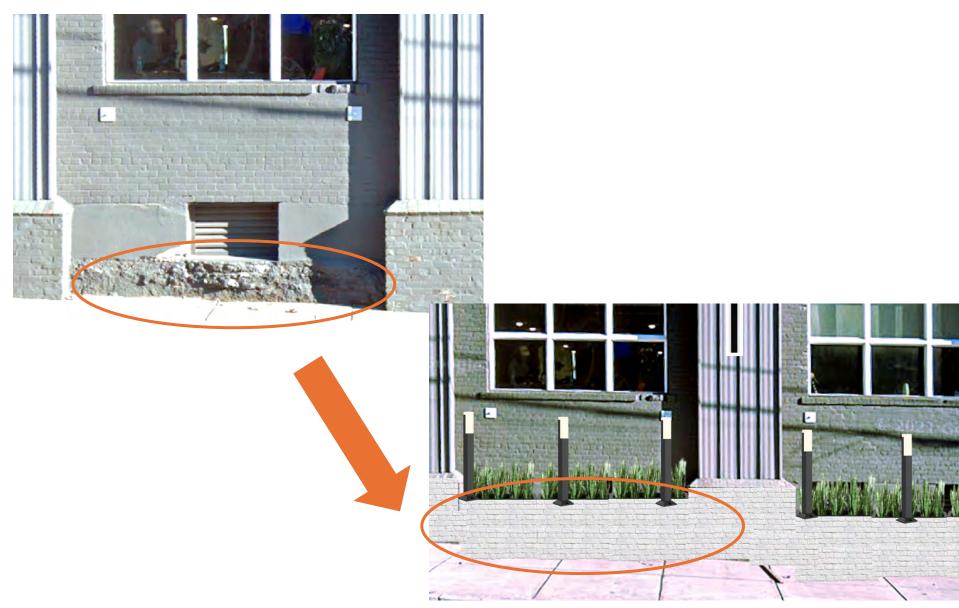
- 1. New Main multicolored LED Lights
- 2. Brick wall with planters
- 3. Sidewalk lights
- 4. New Paint throughout
- 5. Sculpture on the side

1. New Main lights

New colored remote-controlled LED lights throughout the front and side of the building



2. New brick wall for planter on the front side



3. New Sidewalk lights





4. New paint throughout



Note: Colors NOT final yet

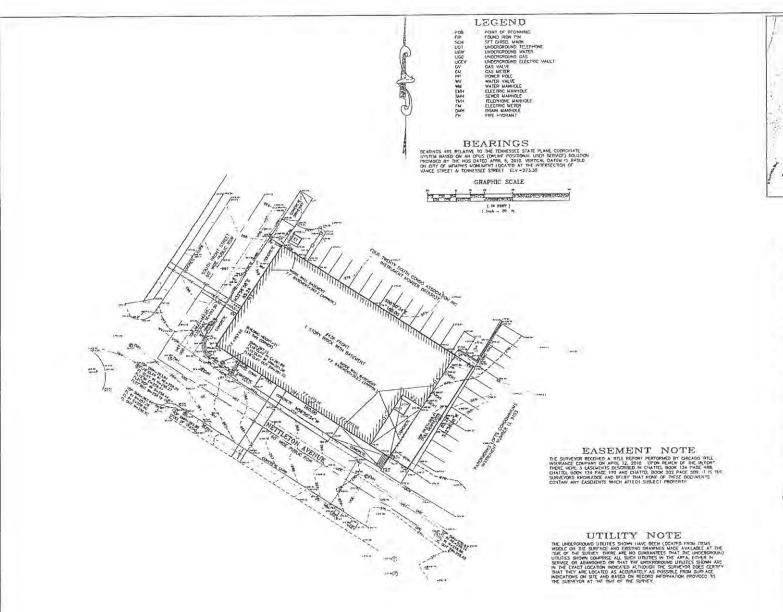


5. Sculpture on the side of the building



Note: Sculpture may change, not a final one







DESCRIPTION

HIMD A SHEMT OF THE SIKE SCUSTON CABNETS PROPERTY AS RECORDED IN INSTRUMENT BUDGER OR 2470 AT THE SPALETY COUNTY RECORDED OFFICE WHO BEING LOCATED A UNITHER, SPALETY COUNTY TENNESSEE AND PENG MORE PARTICULARLY PESCHOLOG

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THENCE NS6'SO'34"M ALONG SAID NORTH LINE A DISTANCE OF 160.00 16E1 TO THE POINT OF BEGINNING

CONTAINING 13,638 SOLARY FEET OF 0.3171 ACRES MORE DY LESS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHH AV AREA DESIGNATED AS A TOPCOAL FLOOD HAZARD AREA" AS SHOWN ON E.E.M. & FLOOD INQUIRANTE HAT! MAIN MUMBER 4715/C0270° DATED SECTIFIER 25, 2007.

CERTIFICATION

THE IS TO DATE HAT HE WE OF THAT HE TEMEN DE WITCH IS BASED FOR MACE (I) WE ACCORDANCE WIT THAT HE SEMEN DE WITCH IS BASED FOR MACE (I) WE ACCORDANCE WIT THAT HE SEMENT OF THE THE SEMENT OF THE SEME



ALTA/ACSM LAND TITLE SURVEY OF

0.3131 ACRES THE S & S CUSTOM CARINETS PROPERTY INSTRUMENT MUVBER GB 2479

PARCO FOR MINES SAUTH

HERMAN BY TO COMICHATON

MORETANCE - STRUCKE - LAW IN MANNE - LAWREST AND THE THE

2AT-4-12-2010 TENTESSEE



Shelby County Tennessee Willie F. Brooks, Jr.

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

24079946 09/17/2024 - 08:13:30 AM

	05, 11, 2021	00.10.00	
6 PGS			
PAMELA	2751249-2407	9946	
VALUE			3350000.00
MORTGAGE	TAX		0.00
TRANSFER	TAX		12395.00
RECORDING	G FEE		30.00
DP FEE			2.00
REGISTER	'S FEE		1.00
EFILE FE	E		2.00
TOTAL AMO	TRUC		12430.00

WILLIE F. BROOKS JR

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Return to Once Recorded: Byrne Westmoreland, PLLC - Midtown 71 North Cooper Street Memphis, TN 38104 Phone No. (901) 572-1419 File No. MT-2407-30 THIS INSTRUMENT PREPARED BY: Maxwell Baker 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017 Telephone (412) 212-0665

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Stallion Apartments LLC	Stallion Apartments LLC	002105 00010
101 Silverstone Lane	101 Silverstone Lane	
Shenandoah, TX 77384	Shenandoah, TX 77384	

THIS SPECIAL WARRANTY DEED, is made this 16th day of September, 2024, by Alpha Cabinet Shop Properties, LLC, a Tennessee limited liability company ("Grantor"), whose mailing address is c/o Alpha Capital Partners, LLC, 44 Abele Road, Beacon I, Suite 304, Bridgeville, Pennsylvania 15017 to STALLION APARTMENTS, LLC, a Delaware limited liability company ("Grantee"), whose address is 101 Silverstone Lane, Shenandoah, TX 77384.

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 (\$10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Shelby County, Tennessee, and more fully described in Exhibit A attached hereto and made a part hereof, together with any and all right, title and interest of Grantor to the use of any easements, reciprocal parking agreements, and appurtenant rights to such real property, the buildings and improvements located thereon, and all rights and benefits appurtenant to such real property, including but not limited to: all tenements and hereditaments; all mineral, water and irrigation rights, if any, running with or otherwise pertaining to such real property; all interest, if any, in any roads adjoining such real property; all interests, if any, in any award made or to be made or settlement in lieu thereof for damage to such real property or any portion thereof by reason of condemnation, eminent domain or exercise of police power; and all buildings and improvements located on such real property, including machinery, equipment and systems necessary for the operation of the improvements on such real property that are "fixtures" pursuant to applicable law (the "Property"), SUBJECT, HOWEVER, to easements, rights of way and other matters of record in the official land records of Shelby County, Tennessee (the "Permitted Exceptions").

See attached Exhibit A

Being the same property conveyed to Alpha Cabinet Shop LLC by Quit Claim Deed of record at Instrument No. 21087099, dated July 15, 2021 and recorded July 16, 2021, in the Register's Office of Shelby County, Tennessee.

This is improved property known as 436 S. Front St., Memphis, Tennessee.

TO HAVE AND TO HOLD all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this **12th** day of September, 2024.

Alpha Cabinet Shop Properties, LLC, a Tennessee limited liability company

y: ____

Name: Akinjide A. Famuagun

Title: Authorized Signer

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Akinjide A. Famuagun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of Alpha Cabinet Shop Properties, LLC, the within bargainor, a Tennessee limited liability company, and that he as such Authorized Signer executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as its Authorized Signer.

WITNESS my hand, at office, this $13^{+/1}$ day of September, 2024.

Notary Public

My Commission Expires: June 7, 2025

Commonwealth of Pennsylvania - Notary Seal April Mance, Notary Public Washington County My commission expires June 7, 2025 Commission number 1314378

Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

The actual consideration for this transfer or value, whichever is greater, is \$3,350,000.00.00.

Sworn to and subscribed before me this $\frac{3t}{3}$ day of September, 2024.

My Commission Expires: June 7, 2025

Commonwealth of Pennsylvania - Notary Sea. April Mance, Notary Public Washington County My commission expires June 7, 2025

Commission number 1314378

Member, Pennsylvania Association of Notaries

EXHIBIT A Property Description

Land situated in Shelby County, Tennessee:

Part of Lot 5 and the south part of Lot 4 of Block 30, South Memphis situated on northeast corner of South Front Street and Nettleton Avenue described as follows:

Beginning at certain point of northeast corner of South Front Street and Nettleton Avenue; thence north parallel with Front Street 85 feet, more or less, to property known as south line of Taylor property; thence east parallel with Nettleton Avenue 160 feet to the property of Chicago, St Louis and New Orleans Railway Company; thence south with the west line of the property of said Railway Company 85 feet to Nettleton Avenue thence west with the north line of Nettleton Avenue 160 feet to the point of beginning.

Being the same property conveyed to Alpha Cabinet Shop Properties, LLC., by Quit Claim Deed of record at Instrument No. 21053723, dated April 30, 2021 and recorded May 4, 2021, and corrected in Affidavit of Scrivener's Error of record at Instrument No. 21087098, in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to Alpha Cabinet Shop LLC by Quit Claim Deed of record at Instrument No. 21087099, dated July 15, 2021 and recorded July 16, 2021, in the Register's Office of Shelby County, Tennessee.

I, John B. Westmoreland, III, do hereby make oath	that I am a licen	sed attorney and/or the
custodian of the electronic version of the attached docum	nent tendered for 1	egistration herewith and
that this electronic document is a true and exact copy	y of the original	document executed and
authenticated according to law on 16th day of	September	, 2024.

John B. Westmoreland, III, Attorney

Date September 16th , 2024

State of TENNESSEE County of SHELBY

Sworn to and subscribed before me on this 16th day of September , 2024

Notary Public

My Commission Expires: September 8, 2027

Notary's Seal

STATE
OF
TENNESSEE IN NOTARY
PUBLIC
OF SHE
NOTARY
PUBLIC
OF SHE
My Commission Expires
Sep. 8, 2027

RESOLUTION SUMMARY

- 1. Short Title Description Contract No. 12621 (formerly Contract No. C2805) BESS Strategic Placement
- 2. Requested Funding \$192,370.00
- 3. Award Duration December 2, 2025 December 1, 2026
- 4. Type of Bid Professional Services
- 5. Awarded To GDS Associates, Inc.
- Plain Language Description This change will expand the scope of work to support MLGW's Solar and Battery and Energy Storage Systems RFP initiatives.
- 7. Impact The professional services will support MLGW's Solar and BESS efforts to improve the reliability and resiliency of the electric grid and ensure the continued availability of affordable power for our customers for decades to come.

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 1 to Contract No. 12621 (*formerly Contract No. C2805*) BESS Strategic Placement with GDS Associates, Inc. to change the current contract in the funded amount of \$192,370.00; and is now recommending to the Council of the City of Memphis that it approves said change as approved; and

WHEREAS, the project scope is to furnish consulting services to assist with the evaluation of Battery Energy Storage Systems (BESS) deployment on MLGW's Bulk Electric System (BES) portion. This contract will allow MLGW to 1) Perform an MLGW Transmission Screening Study to identify the BESS reliability impact on the MLGW Bulk Electric System; 2) Execute A Bess Performance Evaluation to ensure the best technology and sites are utilized; and 3) Evaluate current MLGW Substations to identify upgrades needed to accommodate the BESS. The contract award was based on the Professional Services evaluation process; and

WHEREAS, this change is to expand the scope of work to include the following:

- Evaluating all valid proposals received in the MLGW Solar & BESS RFP (\$31,400.00);
- Providing short-list / finalist recommendations (\$37,700.00);
- Supporting term sheet and contract negotiations (\$40,800.00);
- Providing, as necessary, support in presenting RFP results and recommendations to the MLGW Board (\$14,400.00); and
- Assisting MLGW with the Valero NERC Transmission Owner and Transmission Operator registration process (\$24,000.00).

The total cost of these additional services is \$148,300.00. In addition, MLGW is requesting contingency funds in the amount of \$44,070.00 for any unforeseen circumstances. The total amount of this change is \$192,370.00. This change complies with all applicable laws and policies. The new contract value will be \$337,870.00.

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 1 to Contract No. 12621 (formerly Contract No. C2805) BESS Strategic Placement with GDS Associates, Inc. to change the current contract in the funded amount of \$192,370.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 1 to Contract No. 12621 (formerly Contract No. C2805) BESS Strategic Placement with GDS Associates, Inc., to change the current contract in the funded amount of \$192,370.00.

The project scope is to furnish consulting services to assist with the evaluation of Battery Energy Storage Systems (BESS) deployment on MLGW's Bulk Electric System (BES) portion. This contract will allow MLGW to 1) Perform an MLGW Transmission Screening Study to identify the BESS reliability impact on the MLGW Bulk Electric System; 2) Execute A Bess Performance Evaluation to ensure the best technology and sites are utilized; and 3) Evaluate current MLGW Substations to identify upgrades needed to accommodate the BESS. The contract award was based on the Professional Services evaluation process.

This change is to expand the scope of work to include the following:

- Evaluating all valid proposals received in the MLGW Solar & BESS RFP (\$31,400.00);
- Providing short-list / finalist recommendations (\$37,700.00);
- Supporting term sheet and contract negotiations (\$40,800.00);
- Providing, as necessary, support in presenting RFP results and recommendations to the MLGW Board (\$14,400.00); and
- Assisting MLGW with the Valero NERC Transmission Owner and Transmission Operator registration process (\$24,000.00).

The total cost of these additional services is \$148,300.00. In addition, MLGW is requesting contingency funds in the amount of \$44,070.00 for any unforeseen circumstances. The total amount of this change is \$192,370.00. This change complies with all applicable laws and policies. The new contract value will be \$337,870.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 1 to Contract No. 12621 (*formerly Contract No. C2805*) BESS Strategic Placement with GDS Associates, Inc. to change the current contract in the funded amount of \$192,370.00 as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Change.

VP. CFO & Secretary - Treasurer

- Short Title Description Contract No. 12360 (solicited under Contract No. 12292) – Professional Engineering Services for Water Engineering
- 2. Requested Funding \$1,700,000.00
- 3. Award Duration Third and the fourth and final renewals (October 13, 2025 through October 12, 2027)
- 4. Type of Bid RFQ
- 5. Awarded To HDR Engineering, Inc.
- 6. Plain Language Description To increase the contract value with additional funds planned for the following:
 - a. Completing the remaining filter upgrade designs at Palmer, Sheahan and Lichterman pumping station
 - b. Filter grant project, construction administration professional services.
 - c. Other capital projects that arise during this renewal term.
- 7. Impact Provides external resources, and subject matter experts, to assist in getting large designs completed for major capital improvement projects.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 2 to Contract No. 12360 (*solicited under Contract No. 12292*), Professional Engineering Services for Water Engineering to HDR Engineering, Incorporated in the funded not-to-exceed amount of \$1,700,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide professional services to include design and construction administration for various projects at MLGW's Water Pumping Stations, Water Booster Stations, and Overhead Storage Tanks. The contract award was based on the Request for Qualifications (RFQ) evaluation process.

WHEREAS, this change is to renew the current contract for the third and fourth and final renewal terms for the period covering October 13, 2025 through October 12, 2027 in the amount of \$1,700,000.00, which reflects a negotiated rate increase of 5% from the previous term. The rate increase accounts for an increase for competitive salaries, inflation and cost of living adjustments. MLGW is requesting additional funding to be allocated for completion of the remaining filter designs at Lichterman, Sheahan and Palmer pumping stations as well as construction administration services related to the current grant filter construction project involving five (5) pumping stations. This renewal complies with all applicable laws and policies. The new contract value is \$7,700,000.00; and

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 2 to Contract No. 12360 (*solicited under Contract No. 12292*), Professional Engineering Services for Water Engineering to HDR Engineering, Incorporated in the funded not-to-exceed amount of \$1,700,000.00.

The project scope is to provide professional services to include design and construction administration for various projects at MLGW's Water Pumping Stations, Water Booster Stations, and Overhead Storage Tanks. The contract award was based on the Request for Qualifications (RFQ) evaluation process.

This change is to renew the current contract for the third and fourth and final renewal terms for the period covering October 13, 2025 through October 12, 2027 in the amount of \$1,700,000.00, which reflects a negotiated rate increase of 5% from the previous term. The rate increase accounts for an increase for competitive salaries, inflation and cost of living adjustments. MLGW is requesting additional funding to be allocated for completion of the remaining filter designs at Lichterman, Sheahan and Palmer pumping stations as well as construction administration services related to the current grant filter construction project involving five (5) pumping stations. This renewal complies with all applicable laws and policies. The new contract value is \$7,700,000.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 2 to Contract No. 12360 (*solicited under Contract No. 12292*), Professional Engineering Services for Water Engineering with HDR Engineering, Incorporated in the funded not-to-exceed amount of \$1,700,000.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Renewal.

- Short title description Contract No. 12358 (solicited under Contract No. 12292) - Professional Engineering Services for Water Engineering
- 2. Requested Funding \$500,000.00
- 3. Award Duration Third and the fourth and final renewals (September 28, 2025 through September 27, 2027)
- 4. Type of Bid RFQ
- 5. Awarded to Barge Design Solutions, Inc.
- 6. Plain Language Description This is for the third and fourth and final renewal terms with an increase of \$500,000.00. Additional funds planned for the following:
 - a. Construction administration for construction of McCord Mechanical Maintenance and special storage facility.
 - b. Reservoir High Service Pump designs at McCord, Lichterman and Sheahan to increase reliability of supply to customers in the event of a station shutdown.
 - c. Other capital projects that arise during this renewal term.
- 7. Impact Provides external resources, and subject matter experts, to assist in getting large designs completed for major capital improvement projects.

WHEREAS, the board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 3 to Contract No. 12358 (solicited under Contract No. 12292), Professional Engineering Services for Water Engineering with Barge Design Solutions, Inc. to renew the current contract in the funded amount of \$500,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide professional engineering services including design and construction administration for various projects at MLGW's Water Pumping Stations, Water Booster Stations, and Overhead Storage Tanks on an as-needed basis. The contract award was based on the Request for Qualifications (RFQ) selection process; and

WHEREAS, This change is to renew the current contract for the third and fourth and final renewal terms for the period covering September 28, 2025 through September 27, 2027, with a negotiated 6% to 8% increase in some salary rates from the previous term due to competitive salaries, inflation, and cost of living. MLGW is requesting an increase in the contract value to account for capital improvement projects that are planned to be designed. This increase will allow MLGW to provide construction administration and assist with the design of new reservoir high service pump redundancy systems at water treatment plants. This renewal complies with all applicable laws and policies. The new contract value is \$1,000,000.00; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 3 to Contract No. 12358 (solicited under Contract No. 12292), Professional Engineering Services for Water Engineering with Barge Design Solutions, Inc. to renew the current contract in the funded amount of \$500,000.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS CITY OF MEMPHIS

held July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 3 to Contract No. 12358 (solicited under Contract No. 12292), Professional Engineering Services for Water Engineering with Barge Design Solutions, Inc. to renew the current contract in the funded amount of \$500,000.00.

The project scope is to provide professional engineering services including design and construction administration for various projects at MLGW's Water Pumping Stations, Water Booster Stations, and Overhead Storage Tanks on an as-needed basis. The contract award was based on the Request for Qualifications (RFQ) selection process.

This change is to renew the current contract for the third and fourth and final renewal terms for the period covering September 28, 2025 through September 27, 2027, with a negotiated 6% to 8% increase in some salary rates from the previous term due to competitive salaries, inflation, and cost of living. MLGW is requesting an increase in the contract value to account for capital improvement projects that are planned to be designed. This increase will allow MLGW to provide construction administration and assist with the design of new reservoir high service pump redundancy systems at water treatment plants. This renewal complies with all applicable laws and policies. The new contract value is \$1,000,000.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 3 to Contract No. 12358 (solicited under Contract No. 12292), Professional Engineering Services for Water Engineering with Barge Design Solutions, Inc. to renew the current contract in the funded amount of \$500,000.00, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on day of 2025, at which a quorum was present.

- 1. Short title description 12545 (formerly Contract No. C2668) Veritas NetBackup Renewal
- 2. Funded Amount \$210,064.26
- 3. Award Duration Annual software maintenance, support services and licensing renewal (October 1, 2025 through September 30, 2026)
- 4. Type of Bid Sealed Bid
- 5. Awarded to Thomas Consultants, Inc.
- 6. Plain Language Description Veritas NetBackup is a software platform used by MGLW to back up and restore data across our IT environments—protecting data on servers, virtual machines, databases, and applications.
- 7. Impact MLGW chose Veritas NetBackup for its enterprise-grade reliability, broad platform support, and centralized management for protection of data such as Customer Information System (CIS), Geographical Information System (GIS), and other applications.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 2 to Contract No. 12545, Veritas NetBackup Renewal (*formerly Contract No. C2668*) with Thomas Consultants, Inc. to renew the current contract in the funded amount of \$210,064.26 and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to purchase Veritas NetBackup license and maintenance support for backup infrastructure. The Veritas software provides backup and restoration services for physical servers, databases and applications that run on the physical servers such as the core Customer information Systems, historical data on legacy servers and several other physical application servers. The contract award was selected based on the lowest and best bid using the Sealed Bid process; and

WHEREAS, this change is to renew the annual software maintenance, support services and licensing for Veritas NetBackup applications for the period covering October 1, 2025 through September 30, 2026 in the amount of \$210,064.26, which reflects a 3% decrease in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$618,179.72; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 2 to Contract No. 12545, Veritas NetBackup Renewal (*formerly Contract No. C2668*) with Thomas Consultants, Inc. to renew the current contract in the funded amount of \$210,064.26 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 2 to Contract No. 12545, Veritas NetBackup Renewal (formerly Contract No. C2668) with Thomas Consultants, Inc. to renew the current contract in the funded amount of \$210,064.26.

The project scope is to purchase Veritas NetBackup license and maintenance support for backup infrastructure. The Veritas software provides backup and restoration services for physical servers, databases and applications that run on the physical servers such as the core Customer information Systems, historical data on legacy servers and several other physical application servers. The contract award was selected based on the lowest and best bid using the Sealed Bid process.

This change is to renew the annual software maintenance, support services and licensing for Veritas NetBackup applications for the period covering October 1, 2025 through September 30, 2026 in the amount of \$210,064.26, which reflects a 3% decrease in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$618,179.72.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 2 to Contract No. 12545, Veritas NetBackup Renewal (*formerly Contract No. C2668*) with Thomas Consultants, Inc. to renew the current contract in the funded amount of \$210,064.26 as outlined in the above preamble, is approved; and further

THAT, the President or his designated representative is authorized to execute the Renewal.

- Short title description Contract No. 12618 (formerly Contract No. C2796) Enterprise Performance Management Enterprise Cloud Service
- 2. Funded Amount \$238,345.48
- 3. Award Duration Renewal and Extension (September 15, 2025 through September 14, 2028)
- 4. Type of Bid Cooperative Agreement
- 5. Awarded to Mythics, LLC
- 6. Plain Language Description This contract renewal ensures the continued use of the Oracle Service for Enterprise Performance Management and the financial reporting and reconciliation applications that have been developed for MLGW.
- 7. Impact The contract extension allows MLGW continued access to the Oracle Cloud infrastructure application Enterprise Performance Management and will support the finance division in generating financial reports, audits and reconciliations.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 1 to Contract No. 12618 (formerly Contract No. C2796), Enterprise Performance Management Enterprise Cloud Service with Mythics, LLC to renew the current contract in the funded amount of \$238,345.48, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide annual cloud software subscription Oracle Enterprise Performance Management Enterprise Cloud Service application for Oracle Financial reporting. The contract award was selected using the Cooperative Purchasing Agreement process; and

WHEREAS, this change is to renew the current contract for the first and final of two (2) annual renewal terms for the period covering September 15, 2025 through September 14, 2027 and extend the contract for the period covering September 15, 2027 through September 14, 2028 in the amount of \$238,345.48, which includes a 3% negotiated increase throughout the renewal and extension term. Oracle's Standard Yearly Uplift is 10% year over year; however, MLGW was able to negotiate a 0% uplift renewal on year 2025 – 2026, and a 3% uplift renewal for years 2026 – 2028. The extension is needed to continue the software subscription of service for Oracle Financial reporting. This Cooperative Purchasing Agreement renewal and extension complies with all applicable laws and policies. The new contract value is \$318,345.48; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 1 to Contract No. 12618 (formerly Contract No. C2796), Enterprise Performance Management Enterprise Cloud Service with Mythics, LLC to renew the current contract in the funded amount of \$238,345.48 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 1 to Contract No. 12618 (formerly Contract No. C2796), Enterprise Performance Management Enterprise Cloud Service with Mythics, LLC to renew and extend the current contract in the funded amount of \$238,345.48.

The project scope is to provide annual cloud software subscription Oracle Enterprise Performance Management Enterprise Cloud Service application for Oracle Financial reporting. The contract award was selected using the Cooperative Purchasing Agreement process.

This change is to renew the current contract for the first and final of two (2) annual renewal terms for the period covering September 15, 2025 through September 14, 2027 and extend the contract for the period covering September 15, 2027 through September 14, 2028 in the amount of \$238,345.48, which includes a 3% negotiated increase throughout the renewal and extension term. Oracle's Standard Yearly Uplift is 10% year over year; however, MLGW was able to negotiate a 0% uplift renewal on year 2025 – 2026, and a 3% uplift renewal for years 2026 – 2028. The extension is needed to continue the software subscription of service for Oracle Financial reporting. This Cooperative Purchasing Agreement renewal and extension complies with all applicable laws and policies. The new contract value is \$318,345.48.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 1 to Contract No. 12618 (formerly Contract No. C2796), Enterprise Performance Management Enterprise Cloud Service with Mythics, LLC to renew and extend the current contract in the funded amount of \$238,345.48, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Renewal and Extension.

> I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on / day of 2025. at which a quorum was present.

- 1. Short Title Description Standard 30-Foot Octagonal Concrete Poles
- 2. Requested Funding \$247,147.00
- 3. Award Duration One-Time purchase
- 4. Type of Bid Sealed Bid
- 5. Awarded To ATG Supply, LLC
- 6. **Plain Language Description** To purchase a quantity of 101 standard 30-foot octagonal concrete poles which will be used for MLGW's street light system infrastructure.
- 7. **Impact** The standard 30-foot octagonal concrete poles are needed for upcoming projects and for infrastructure updates.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the purchase of standard 30-foot octagonal concrete poles and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the standard 30-foot octagonal concrete poles are durable precast poles used for MLGW's street light system infrastructure. The standard 30-foot octagonal concrete poles are needed for upcoming projects and for infrastructure updates; and

WHEREAS, bids were opened on May 21, 2025. Notice to Bidders was advertised. Twelve bids were solicited, and five bids were received with the best complying and most responsive bidder being the firm of ATG Supply, LLC. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of standard 30-foot octagonal concrete poles from ATG Supply, LLC in the amount of \$247,147.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for standard 30-foot octagonal concrete poles to ATG Supply, LLC in the amount of \$247,147.00.

The standard 30-foot octagonal concrete poles are durable precast poles used for MLGW's street light system infrastructure. The standard 30-foot octagonal concrete poles are needed for upcoming projects and for infrastructure updates.

Bids were opened on May 21, 2025. Notice to Bidders was advertised. Twelve bids were solicited, and five bids were received with the best complying and most responsive bidder being the firm of ATG Supply, LLC. This award complies with all applicable laws and policies.

The 2025 budgeted amount for Electric Planned Maintenance - Miscellaneous Accounting Transaction is \$7,343,000.00; the amount spent year-to-date is \$4,968,359.39; leaving a balance available of \$2,374,640.61; of which \$247,147.00 will be spent on this purchase in 2025; leaving a balance available of \$2,127,493.61 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to ATG Supply, LLC is approved for furnishing:

101 – Standard, 30-foot precast octagonal concrete for streetlight. Finish shall be lightly sand blasted and is to be salt and pepper in color. Standard shall be made in accordance with MLGW Specification Number 43-85XX dated March 10, 2003, or latest revision, to be marked with Division stock number 45-8530 in a way as not to be visible once the standard is properly set;

Totaling \$247,147.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; delivery in 12-14 weeks; terms net 15 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on day of 2015 at which a quorum was present.

- 1. Short Title Description Standard Concrete Post Tops
- 2. **Requested Funding** \$169,988.00
- 3. Award Duration One-Time purchase
- 4. Type of Bid Sealed Bid
- 5. Awarded To ATG Supply, LLC
- 6. **Plain Language Description** To purchase 91 standard concrete post tops which will be used for MLGW's street light system infrastructure.
- 7. **Impact** The standard concrete post tops are needed for upcoming projects and for infrastructure updates.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the purchase of standard concrete post tops and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the standard concrete post tops will be used for MLGW's street light system infrastructure. The standard concrete post tops are needed for upcoming projects and for infrastructure updates; and

WHEREAS, bids were opened on May 28, 2025. Notice to Bidders was advertised. Twelve bids were solicited, and five bids were received with the lowest and best complying bidder being the firm of ATG Supply, LLC. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of standard concrete post tops from ATG Supply, LLC in the amount of \$169,988.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for standard concrete post tops to ATG Supply, LLC in the amount of \$169,988.00.

The standard concrete post tops will be used for MLGW's street light system infrastructure. The standard concrete post tops are needed for upcoming projects and for infrastructure updates.

Bids were opened on May 28, 2025. Notice to Bidders was advertised. Twelve bids were solicited, and five bids were received with the lowest and best complying bidder being the firm of ATG Supply, LLC. This award complies with all applicable laws and policies.

The 2025 budgeted amount for Electric Street Lights Install – Miscellaneous Accounting Transaction is \$7,638,000.00; the amount spent year-to-date is \$2,873,409.23; leaving a balance available of \$4,764,590.77; of which \$169,988.00 will be spent on this purchase in 2025; leaving a balance available of \$4,594,602.77 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to ATG Supply, LLC is approved for furnishing:

91 – Standard concrete post tops 17 ½ ft. overall length; standard precast concrete streetlight, including tenon, for post top streetlight, butt base height to be 16 ½ ft. Finish shall be sky grey in color and water polished. Standard shall be made in accordance with MLGW specification number 43-8426 dated August 30, 1999, or latest revision to be marked with the Division stock number in a way not to be visible once the pole is properly set.

Totaling \$169,988.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; delivery in 10-12 weeks; terms net 15 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on _______day of _________.

- Short Title Description Four-Wheel Drive Backhoes Ratification of Purchase Order #7070599
- 2. Requested Funding \$441,540.00
- 3. Award Duration One-Time Purchase
- 4. Type of Bid Utilizing Sourcewell Contract #011723-JDC
- 5. Awarded To Stribling Equipment, LLC
- 6. **Plain Language Description** A quantity of three, four-wheel drive backhoes will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions.
- 7. **Impact** The four-wheel drive backhoes will replace existing four-wheel drive backhoes that will be retired from service.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the ratification of Purchase Order Number 7070599 for four-wheel drive backhoes and is now recommending to the Council of the City of Memphis that it approves said ratification; and

WHEREAS, the four-wheel drive backhoes will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. These vehicles will replace existing equipment that will be retired from service based on age, actual operational usage, projected usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's needs. Purchase Order Number 7070599 was issued to secure vehicles for immediate delivery and approval is needed to ratify the purchase. This ratification complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved ratification of Purchase Order Number 7070599 to Stribling Equipment, LLC in the amount of \$441,540.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it approves the ratification of Purchase Order Number 7070599 with Stribling Equipment, LLC for four-wheel drive backhoes in the amount of \$441,540.00.

The four-wheel drive backhoes will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. These vehicles will replace existing equipment that will be retired from service based on age, actual operational usage, projected usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's needs. Purchase Order Number 7070599 was issued to secure vehicles for immediate delivery and approval is needed to ratify the purchase. This ratification complies with all applicable laws and policies.

The 2025 budgeted amount for Transportation – Vehicle Acquisition and Training is \$519,000.00; the amount spent year-to-date is \$133,917.40; leaving a balance available of \$385,082.60; of which \$441,540.00 will be spent on this purchase in 2025; the overage of \$56,457.40 will be absorbed within the 2025 Gas Division's capital budget; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, approves the ratification of Purchase Order Number 7070599 with Stribling Equipment, LLC for three, four-wheel drive backhoes are approved as outlined in the foregoing preamble.

- Short Title Description Three-Quarter Ton Trucks with Service Bodies
- 2. Requested Funding \$347,346.00
- 3. Award Duration One-Time Purchase
- 4. Type of Bid Utilizing State of Tennessee Contract #84711
- 5. Awarded To Lonnie Cobb Ford LLC
- Plain Language Description To purchase six, three-quarter ton trucks with service bodies to be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions.
- 7. **Impact** The three-quarter ton trucks with service bodies will replace existing three-quarter ton trucks with service bodies that will be retired from service.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the purchase of three-quarter ton trucks with service bodies and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the three-quarter ton trucks with service bodies will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. These vehicles will replace existing equipment that will be retired from service based on age, actual operational usage, projected usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's needs; and

WHEREAS, a bid was opened on May 15, 2025. In accordance with *Tennessee Code Annotated §12-3-1004*, *Purchases for Other Local Government Units*, MLGW can make purchases through existing contracts executed by the State of Tennessee, Department of General Services Central Procurement Office (CPO). The CPO issued an Invitation-To-Bid (ITB) for the purchase of vehicles which resulted in *Statewide Contract number 84711* issued to Lonnie Cobb Ford LLC. The term of the contract covers the period October 16, 2024, through December 31, 2025. The ITB solicitation process met the public bidding requirements of the State of Tennessee and MLGW's Procurement Policy. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of three-quarter ton trucks with service bodies from Lonnie Cobb Ford LLC in the amount of \$347,346.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for three-quarter ton trucks with service bodies to Lonnie Cobb Ford LLC in the amount of \$347,346.00.

The three-quarter ton trucks with service bodies will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. These vehicles will replace existing equipment that will be retired from service based on age, actual operational usage, projected usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's needs.

A bid was opened on May 15, 2025. In accordance with *Tennessee Code Annotated* §12-3-1004, *Purchases for Other Local Government Units*, MLGW can make purchases through existing contracts executed by the State of Tennessee, Department of General Services Central Procurement Office (CPO). The CPO issued an Invitation-To-Bid (ITB) for the purchase of vehicles which resulted in *Statewide Contract number* 84711 issued to Lonnie Cobb Ford LLC. The term of the contract covers the period October 16, 2024, through December 31, 2025. The ITB solicitation process met the public bidding requirements of the State of Tennessee and MLGW's Procurement Policy. This award complies with all applicable laws and policies.

The 2025 budgeted amount for Transportation – Vehicle Acquisition and Training is \$3,463,000.00; the amount spent year-to-date is \$1,272,906.42; leaving a balance available of \$2,190,093.58; of which \$347,346.00 will be spent on this purchase in 2025; leaving a balance available of \$1,842,747.58 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Lonnie Cobb Ford LLC is approved for furnishing:

6 – Latest model three-quarter ton regular cab and chassis, two-wheel drive with single rear wheels and 56-inch cab to axle (CA) dimension with service body, all in accordance with Division Specification No. TSWSB-25-5207;

Totaling \$347,346.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; delivery in 9-17 weeks; terms net 30 days.

RESOLUTION SUMMARY

- 1. Short Title Description Low Cab Forward Stake Trucks
- 2. Requested Funding \$236,034.00
- 3. Award Duration One-Time Purchase
- 4. Type of Bid Sealed Bid
- 5. Awarded To Rush Truck Centers of Tennessee, Inc.
- 6. Plain Language Description To purchase three low cab forward stake trucks to be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions.
- 7. **Impact** The low cab forward stake trucks will be used to haul shoring equipment, barrels, and cones for traffic control.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the purchase of low cab forward stake trucks and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the low cab forward stake trucks will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. The equipment will be used to haul shoring equipment, barrels, and cones for traffic control; and

WHEREAS, bids were opened on May 28, 2025. Notice to Bidders was advertised. Three bids were solicited, and one bid was received with the best complying and most responsive bidder being the firm of Rush Truck Centers of Tennessee, Inc. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of low cab forward stake trucks from Rush Truck Centers of Tennessee, Inc. in the amount of \$236,034.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for low cab forward stake trucks to Rush Truck Centers of Tennessee, Inc. in the amount of \$236,034.00.

The low cab forward stake trucks will be used by Division crews to maintain the electric, gas, and water systems and for various customer service functions. The equipment will be used to haul shoring equipment, barrels, and cones for traffic control.

Bids were opened on May 28, 2025. Notice to Bidders was advertised. Three bids were solicited, and one bid was received with the best complying and most responsive bidder being the firm of Rush Truck Centers of Tennessee, Inc. This award complies with all applicable laws and policies.

The 2025 budgeted amount for Transportation – Vehicle Acquisition and Training is \$7,675,000.00; the amount spent year-to-date is \$3,660,715.96; leaving a balance available of \$4,014,284.04; of which \$236,034.00 will be spent on this purchase in 2025; leaving a balance available of \$3,778,250.04 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Rush Truck Centers of Tennessee, Inc. is approved for furnishing:

3 – Latest model low cab forward, dual rear wheel cab and chassis, two-wheel drive with a 127-inch cab to axle (CA) dimension and a 16-foot stake body with liftgate, all in accordance with Division Specification No. TLCF-25-5012;

Totaling \$236,034.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; delivery in 9-13 weeks; terms net 30 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on day of 2014. at which a quorum was present.

RESOLUTION SUMMARY

- 1. Short Title Description 65-Foot Telescopic Boom Lifts
- 2. Requested Funding \$297,000.00
- 3. Award Duration One-Time Purchase
- 4. Type of Bid Sealed Bid
- 5. Awarded To Thompson Machinery Commerce Corp.
- 6. Plain Language Description To purchase two, 65-foot telescopic boom lifts to be used by Division crews to maintain the electric substations and for various customer service functions.
- 7. **Impact** The 65-foot telescopic boom lifts will replace existing equipment that will be retired from service.



WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved the purchase of 65-foot telescopic boom lifts and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, the 65-foot telescopic boom lifts will be used by Division crews to maintain the electric substations and for various customer service functions. The equipment will replace existing equipment that will be retired from service based on age, actual operational usage, projected usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's needs; and

WHEREAS, bids were opened on May 28, 2025. Notice to Bidders was advertised. Three bids were solicited, and one bid was received with the best complying and most responsive bidder being the firm of Thompson Machinery Commerce Corp. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of 65-foot telescopic boom lifts from Thompson Machinery Commerce Corp. in the amount of \$297,000.00 chargeable to the MLGW 2025 fiscal year budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and

Water Commissioners that it awards a purchase order for 65-foot telescopic boom lifts to

Thompson Machinery Commerce Corp. in the amount of \$297,000.00.

The 65-foot telescopic boom lifts will be used by Division crews to maintain the electric

substations and for various customer service functions. The equipment will replace existing

equipment that will be retired from service based on age, actual operational usage, projected

usage, repair cost and frequency, parts availability, and effectiveness to meet the Division's

needs.

Bids were opened on May 28, 2025. Notice to Bidders was advertised. Three bids were

solicited, and one bid was received with the best complying and most responsive bidder being

the firm of Thompson Machinery Commerce Corp. This award complies with all applicable

laws and policies.

The 2025 budgeted amount for Transportation – Vehicle Acquisition and Training is

\$7,558,000.00; the amount spent year-to-date is \$1,591,370.08; leaving a balance available of

\$5,966,629.92; of which \$297,000.00 will be spent on this purchase in 2025; leaving a balance

available of \$5,669,629.92 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Thompson Machinery Commerce Corp. is approved for furnishing:

2 – Latest model heavy duty, all terrain, telescopic 65-foot boom lifts, all in accordance with Division Specification No. TTBL-25-3077;

Totaling \$297,000.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; delivery in two weeks; terms net 45 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on day of 2025, at which a quorum was present.

RESOLUTION SUMMARY

- 1. Short title description Contract No. 12619 (formerly Contract No. C2585) UPS/PDU Preventative Maintenance
- 2. Funded Amount \$129,512.00
- 3. Award Duration March 5, 2023 through March 4, 2028
- 4. Type of Bid Single Source
- 5. Awarded to Electronic Power Systems, Inc.
- 6. Plain Language Description This contract is for preventative maintenance on our uninterrupted power supply system and battery replacements at various facilities.
- 7. Impact The need exists to ensure reliability of our uninterruptable power supply equipment which is critical for the MLGW infrastructure.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 1 to Contract No. 12619 (formerly Contract No. C2585), UPS Preventative Maintenance with Electronic Power Systems, Inc. to change the current contract in the funded amount of \$129,512.00 and is now recommending to the Council of the City of Memphis that it approves said change as approved; and

WHEREAS, the project scope is for the Contractor to furnish supervision, labor, transportation, equipment and material to provide 24/7, 365 days preventive maintenance, emergency service, parts and labor coverage for uninterruptable power supplies and related services on the 80KW UPS and 225KW UPS's at MLGW Administration Building, located 220 South Main Street, Memphis, Tennessee 38103. The contract award was selected using the Single Source process; and

WHEREAS, this change is to expand the scope of work to include the following locations: 1) MLGW's Electric Operations, located at 2425 Covington Pike, Memphis, TN 38128 currently under Contract No. 12216 in the amount of \$46,316.00 covering the period July 3, 2026 through March 5, 2028; and 2) MLGW's Netters Building located at 1665 Whitten Road, Memphis, TN 38134, is currently under Contract No. 12117 in the amount of \$23,196.00 covering the period August 6, 2025 through March 5, 2028. The amount of this expansion is \$69,512.00. MLGW is also requesting contingency funds in the amount of \$60,000.00 for any unforeseen battery replacement. MLGW is requesting to combine these three (3) single-source contracts with the current term remaining through March 5, 2028. The total funded amount of this change is \$129,512.00. This single source complies with all applicable laws and policies. The new contract value is \$268,692.00; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 1 to Contract No. 12619 (formerly Contract No. C2585), UPS Preventative Maintenance with Electronic Power Systems, Inc. to change the current contract in the funded amount of \$129,512.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 1 to Contract No. 12619 (formerly Contract No. C2585), UPS Preventative Maintenance with Electronic Power Systems, Inc. to change the current contract in the funded amount of \$129,512.00.

The project scope is for the Contractor to furnish supervision, labor, transportation, equipment and material to provide 24/7, 365 days preventative maintenance, emergency service, parts and labor coverage for uninterruptable power supplies and related services on the 80KW UPS and 225KW UPS's at MLGW Administration Building, located 220 South Main Street, Memphis, Tennessee 38103. The contract award was selected using the Single Source process.

This change is to expand the scope of work to include the following locations: 1) MLGW's Electric Operations, located at 2425 Covington Pike, Memphis, TN 38128 currently under Contract No. 12216 in the amount of \$46,316.00 covering the period July 3, 2026 through March 5, 2028; and 2) MLGW's Netters Building located at 1665 Whitten Road, Memphis, TN 38134, is currently under Contract No. 12117 in the amount of \$23,196.00 covering the period August 6, 2025 through March 5, 2028. The amount of this expansion is \$69,512.00. MLGW is also requesting contingency funds in the amount of \$60,000.00 for any unforeseen battery replacement. MLGW is requesting to combine these three (3) single-source contracts with the current term remaining through March 5, 2028. The total funded amount of this change is \$129,512.00. This single source complies with all applicable laws and policies. The new contract value is \$268,692.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, the approval of Change No. 1 to Contract No. 12619 (formerly Contract No. C2585), UPS Preventative Maintenance with Electronic Power Systems, Inc. to change the current contract in the funded amount of \$129,512.00, as outlined in the foregoing preamble, is approved and further,

THAT, the President, or his designated representative is authorized to execute the Change.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on day of 2025, at which a quorum was present.

RESOLUTION SUMMARY

- 1. Short title description Contract No. 12415 Water, Gas, Booster and Vacant Lots Grounds Maintenance
- 2. Funded Amount \$434,324.77
- 3. Award Duration Second of four (4) annual renewals (January 1, 2026 December 31, 2026)
- 4. Type of Bid Sealed Bid
- 5. Awarded to Rotolo Consultants, Incorporated
- 6. Plain Language Description This contract is to provide grounds maintenance services such as mowing, trimming, debris removal, spraying, etc. for various locations at MLGW.
- 7. Impact This contract will ensure that our properties are properly maintained for safety and beautification.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 approved Change No. 2 to Contract No. 12415, Water, Gas, Booster and Vacant Lots Grounds Maintenance with Rotolo Consultants, Incorporated to renew the current contract in the funded amount of \$434,324.77 and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to furnish at the Contractor's expense, all supervision, labor, transportation, equipment, material, tools, and chemicals to perform spraying, trimming, limb removal, weed-eating, brush clearing, fence clearing, mowing, removing debris and discarded items and other grounds maintenance duties at the referenced locations in Memphis and Shelby County, Tennessee. The contract award was selected based on the lowest and best bid using the Sealed Bid process; and

WHEREAS, this change is to renew the current contract for the second of four (4) annual renewal terms for the period covering January 1, 2026 through December 31, 2026, with a negotiated 15% increase in rates from the previous term to cover rising costs in the amount of \$389,324.77. In addition, MLGW is requesting contingency funds in the amount of \$45,000.00 for any unforeseen circumstances. The total amount for this renewal is \$434,324.77. This renewal complies with all applicable laws and policies. The new contract value is \$1,111,411.33; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 2 to Contract No. 12415, Water, Gas, Booster and Vacant Lots Grounds Maintenance with Rotolo Consultants, Incorporated to renew the current contract in the funded amount of \$434,324.77 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 2 to Contract No. 12415, Water, Gas, Booster and Vacant Lots Grounds Maintenance with Rotolo Consultants, Incorporated to renew the current contract in the funded amount of \$434,324.77.

The project scope is to furnish at the Contractor's expense, all supervision, labor, transportation, equipment, material, tools, and chemicals to perform spraying, trimming, limb removal, weed-eating, brush clearing, fence clearing, mowing, removing debris and discarded items and other grounds maintenance duties at the referenced locations in Memphis and Shelby County, Tennessee. The contract award was selected based on the lowest and best bid using the Sealed Bid process.

This change is to renew the current contract for the second of four (4) annual renewal terms for the period covering January 1, 2026 through December 31, 2026, with a negotiated 15% increase in rates from the previous term to cover rising costs in the amount of \$389,324.77. In addition, MLGW is requesting contingency funds in the amount of \$45,000.00 for any unforeseen circumstances. The total amount for this renewal is \$434,324.77. This renewal complies with all applicable laws and policies. The new contract value is \$1,111,411.33.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 2 to Contract No. 12415, Water, Gas, Booster and Vacant Lots Grounds Maintenance with Rotolo Consultants, Incorporated to renew the current contract in the funded amount of \$434,324.77, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Renewal.

RESOLUTION SUMMARY

- 1. Short Title Description Contract No. 12594 Revenue and Meter Services Support (Emergency)
- 2. Requested Funding -\$589,180.00
- 3. Award Duration One (1) year from the date of the Notice to Proceed
- 4. Type of Bid Emergency Award Ratification
- 5. Awarded To Bridgewater Consulting Group, Inc.
- 6. Plain Language Description This contract is to provide critical operational and strategic support to the Revenue and Metering Services department until a new Director is hired.
- 7. Impact The consultant will provide expertise in Organizational Planning and Workforce Optimization; Goal Setting and Performance Management; Cross-Function Coordination; Business Planning and Risk Mitigation.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of July 16, 2025 ratified the emergency award of Contract No. 12594, Revenue and Meter Services Support (Emergency) with Bridgewater Consulting Group, Inc. in the funded not-to-exceed amount of \$589,180.00, and is now recommending to the Council of the City of Memphis that it approve said ratification of the emergency award as approved; and

WHEREAS, the project scope is to assist MLGW transition from an analog system to an automated Meter-2-Cash (M2C) model by providing support for the following four key areas: 1) Organizational Planning & Workforce Optimization which comprises driving continuous process evolution within the Meter-2-Cash function, aligning resources with strategic objectives, and supporting planned system upgrades; 2) Goal Setting & Performance Management which comprises establishing clear organizational goals, defining key performance indicators (KPIs), and implementing a structured monitoring framework; 3) Cross-Functional Coordination which comprises acting as a liaison between the Customer Service Business Unit and IT/IS teams, ensuring seamless technology and process integration; and 4) Business Planning & Risk Mitigation which includes supporting the development of a two-year business plan that outlines strategic priorities, risk management approaches, and performance monitoring mechanisms; and

WHEREAS, this request is to ratify the emergency award to Bridgewater Consulting Group, Inc. in the amount of \$489,100.00. MLGW is also requesting contingency funds in the amount of \$100,000.00 for any unforeseen issues. The total funded amount of this award is \$589,180.00. The award ratification is needed to keep the utility system operational; minimize business disruptions; and provide critical operational and strategic support while MLGW search for a permanent replacement of the

Director of Revenue and Meter Services. This Contract is for a term of one (1) year from the date of the Notice to Proceed. This ratification of the emergency award complies with all applicable laws and policies; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved the ratification of the emergency award of Contract No. 12594, Revenue and Meter Services Support (Emergency) with Bridgewater Consulting Group, Inc. in the funded not-to-exceed amount of \$589,180.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

July 16, 2025

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it ratify the emergency award of Contract No. 12594, Revenue and Meter Services Support (Emergency) with Bridgewater Consulting Group, Inc. in the funded not-to-exceed amount of \$589,180.00.

The project scope is to assist MLGW transition from an analog system to an automated Meter-2-Cash (M2C) model by providing support for the following four key areas: 1) Organizational Planning & Workforce Optimization which comprises driving continuous process evolution within the Meter-2-Cash function, aligning resources with strategic objectives, and supporting planned system upgrades; 2) Goal Setting & Performance Management which comprises establishing clear organizational goals, defining key performance indicators (KPIs), and implementing a structured monitoring framework; 3) Cross-Functional Coordination which comprises acting as a liaison between the Customer Service Business Unit and IT/IS teams, ensuring seamless technology and process integration; and 4) Business Planning & Risk Mitigation which includes supporting the development of a two-year business plan that outlines strategic priorities, risk management approaches, and performance monitoring mechanisms.

This request is to ratify the emergency award to Bridgewater Consulting Group, Inc. in the amount of \$489,100.00. MLGW is also requesting contingency funds in the amount of \$100,000.00 for any unforeseen issues. The total funded amount of this award is \$589,180.00. The award ratification is needed to keep the utility system operational; minimize business disruptions; and provide critical operational and strategic support while MLGW search for a permanent replacement of the Director of Revenue and Meter Services. This Contract is for a term of one (1) year from the date of the Notice to Proceed. This ratification of the emergency award complies with all applicable laws and policies.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the ratification of the emergency award of Contract No. 12594, Revenue and Meter Services Support (Emergency) with Bridgewater Consulting Group, Inc. in the funded not-to-exceed amount of \$589,180.00, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Ratification of the Emergency Award.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular meeting held on // day of // 2025. at which a quorum was present.

VP. CFO & Secretary - Treasurer



Memphis City Council Summary Sheet

- Description of the Item (Resolution, Ordinance, etc.)
 Resolution to Appropriate the sum of \$7,250,000 funded by G.O. Bonds chargeable to the FY2026 Capital Improvement Program (CIP) Budget for the Southwest Twin Redevelopment, AWARD 11426 AND PROJECT CD01104.
- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

 Division of Housing & 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.

District 6
Super District 9

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

Not applicable

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

This will require an expenditure of funds.



Resolution to Appropriate the sum of \$7,250,000 funded by G.O. Bonds chargeable to the FY2026 Capital Improvement Program (CIP) Budget for the Southwest Twin Redevelopment, AWARD 11426 AND PROJECT CD01104.

WHEREAS, the Memphis City Council included an allocation of SEVEN MILLION TWO-HUNDRED FIFTY THOUSAND DOLLARS (\$7,250,000) for the Southwest Twin Redevelopment, award 11426 project number CD01104, as approved in the FY2026 Capital Improvement Program Budget; and

WHEREAS, the 17.42-acre site formerly known as the Southwest Twin drive-in movie theater is currently being redeveloped into a civic campus, including a public library, police precinct, fleet maintenance facility, community pavilion, and restored movie screen; and

WHEREAS, it is necessary to appropriate the funds referenced above to support the first phase of construction, which includes site preparation and grading, utility installation, paving and drainage improvements, and the construction of the police precinct building.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the sum of SEVEN MILLION TWO-HUNDRED FIFTY THOUSAND DOLLARS (\$7,250,000) funded by G.O. Bonds and chargeable to the FY2026 Capital Improvement Program (CIP) Budget is hereby appropriated and credited as follows:

Project Title: Southwest Twin Redevelopment

Award 11426

Project Number: CD01104

General Obligation Bonds \$7,250,000.00

Contract Construction: \$7,250,000.00

P001



Memphis City Council Summary Sheet

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

This is a resolution to transfer and appropriate additional construction funds in the amount of \$261,500.00 to fund repairs of failing drainage line along Tonto near Third Street, leading from the inlets in the street. Tonto and Third Drainage, Project Number ST03234.

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

Public Works with Engineering administrating the project.

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

This changes an existing Resolution approved in FY2024 (July 25, 2023) for transfer and appropriation in the amount of \$800,000.00 for CIP Project Number ST03234.

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

Project 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 requires an additional funding amount for a new construction contract.

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

This requires an expenditure of \$261,500.00 to cover additional construction costs and the 10% contingency required, based on the lowest bid received from Wagner General Contractors, Inc. Funded by Storm Water Revenue Bonds.



This is a resolution to transfer and appropriate additional construction funds in the amount of \$261,500.00 to fund repairs of failing drainage line along Tonto near Third Street, leading from the inlets in the street. Tonto and Third Drainage, Project Number ST03234. This project is in Council District 6 and Super District 8.

WHEREAS, the Council of the City of Memphis approved Drainage – ST Coverline, Project Number ST03205; Tonto and Third Drainage, Project Number ST03234 as part of the Public Works Fiscal Year 2026 Capital Improvement Budget; and

WHEREAS, the Council of the City of Memphis approved a Resolution (CIP #ST03234) for a transfer and appropriation of contract construction funds in the amount of \$800,000.00 on July 25, 2023 (FY2024) to fund repairs of failing drainage line along Tonto near Third Street, leading from the inlets in the street; and

WHEREAS, it is necessary to amend the prior approved amount of \$800,000.00 for additional contract construction funds in the amount of \$261,500.00 for Tonto and Third Drainage, project number ST03234, based on the lowest bid received May 28, 2025, from Wagner General Contractors, Inc for the purpose as stated above.; and

WHEREAS, it is necessary to transfer a contract construction allocation of \$261,500.00 funded by Storm Water Revenue Bonds in Drainage – ST Coverline, project number ST03205 to Tonto and Third Drainage, project number ST03234, for the purpose as stated above; and

WHEREAS, it is necessary to appropriate \$261,500.00 funded by Storm Water Revenue Bonds in Tonto and Third Drainage, project number ST03234, for the purpose as stated above.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2026 Capital Improvement Budget be and is hereby amended by transferring a contract construction allocation amount of \$261,500 funded by Storm Water Revenue Bonds in Drainage -ST Coverline, project number ST03205, to Tonto and Third Drainage, project number ST03234, for the purpose as stated above.

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$261,500.00 funded by Storm Water Revenue Bonds chargeable to the FY2026 Capital Improvement Budget and credited as follows:

Project Title:

Tonto and Third Drainage

Project Number:

ST03234

Amount:

\$261,500.00