

LIBERTY PARK TOURISM DEVELOPMENT ZONE (TDZ)

HISTORY

2013: TDZ application filed with State for mixed-use development and sports complex

2017: Planning process re-evaluated, boundaries redrawn to exclude residential, include commercial, and high-traffic retail

2018: TDZ approved (2.97 sq miles)

Qualified Public Use Facilities (QPUF's): These are the “anchor projects” that define a TDZ’s public purpose. Liberty Park has the following:

1. **Memphis Sports & Events Center**
2. **Simmons Bank Liberty Bowl Stadium**
3. **Pipkin & Creative Arts Buildings**

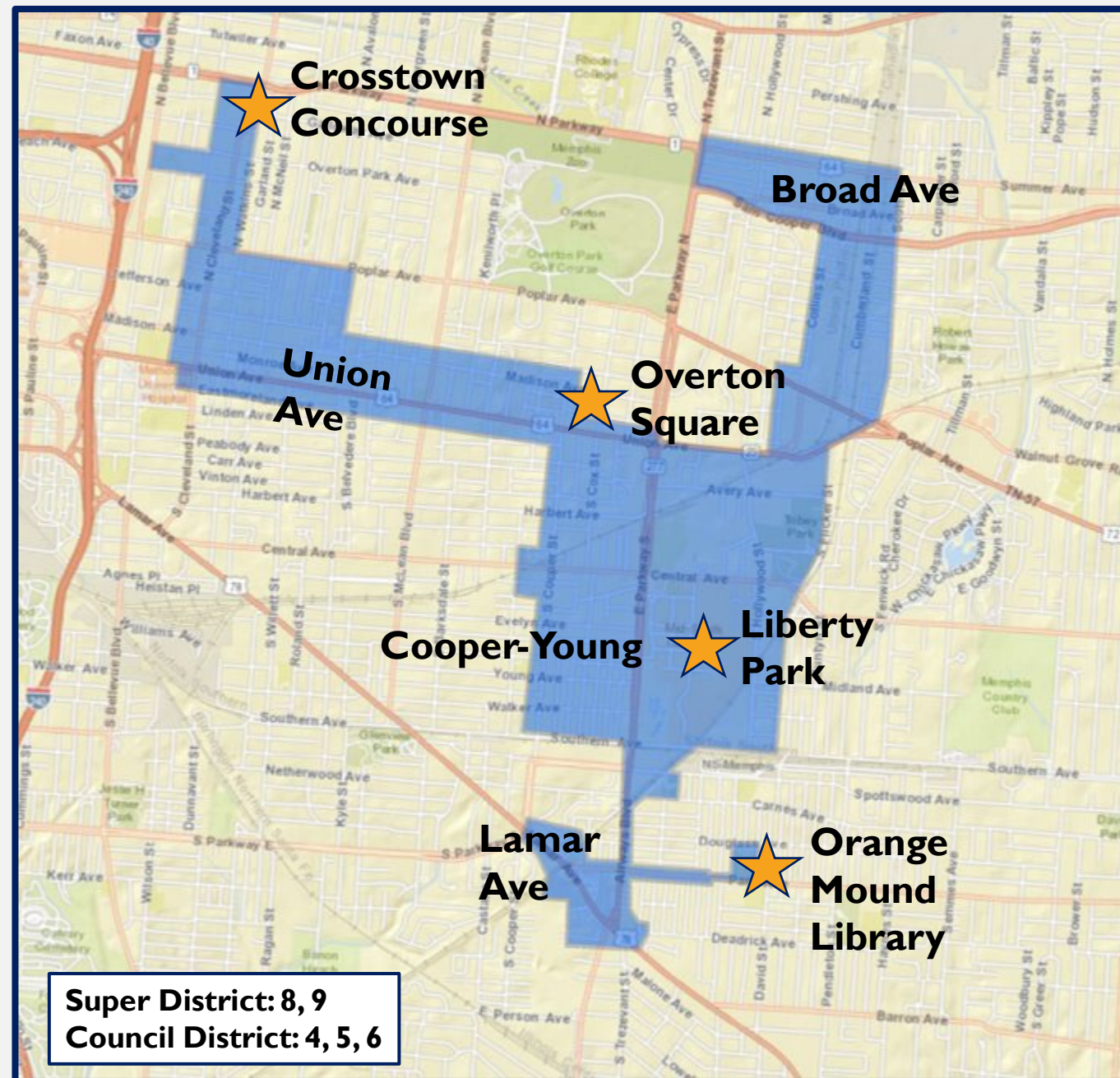
TDZ Lifespan: 2018 – 2047 (30 years)

Both TDZ’s administered by the City’s Division of Housing & Community Development

NOTABLE PROJECTS

- **Crosstown Concourse (2017)**
- **Memphis Sports & Events Center (2023) – TDZ funded**
- **Liberty Park PDO Infrastructure (2024) – TDZ funded**
- **Simmons Bank Liberty Bowl Stadium Renovations (2026 Completion)**

Q2 Focus: Debt Service for FY25



LIBERTY PARK TDZ QI – CURRENT PROJECT USES

Project	Budget	Start Date	End Date	FY26	FY27	FY28
PDO Infrastructure Completion	\$100,000	July-25	December-25	100,000	-	-
Young Avenue Monument Signage	\$420,000	July-25	March-25	420,000	-	-
PDO Completion	\$1,300,000	August-25	March-28	277,905	849,887	172,208
Wayfinding & Monument Signage	\$620,409	August-25	March-25	620,409	-	-
Program Management	\$1,848,000	July-25	June-27	924,000	924,000	-
Broker Commissions	\$175,000	January-26	December-27	87,500	-	87,500
Traffic Management & Security Plan	\$280,000	July-25	January-26	280,000	-	-
Electronic Security Plan	\$280,000	August-25	March-26	280,000	-	-
Parking Lot Improvements	\$381,709	November-25	May-26	381,709	-	-
Design, Engineering & Consulting	\$210,000	July-25	July-26	210,000	-	-
Total	\$5,615,118			\$3,581,523	\$1,773,887	\$259,708

Q1 ACTIVE CONTRACTS

Contract #	Vendor	Project	Project #	Amount
42069	West Memphis Fence	Liberty Park	CD01106	\$45,261.34
41924	Sign Matters	Liberty Park	CD01106	\$138,134.29
40155	Fairgrounds Partners	Liberty Park	CD01107	\$3,947,600.00
39648	Eastern Sports Management	Liberty Park	CD18300	\$294,936.81
40323	Malasri Engineering	Liberty Park	CD18300	\$84,000.00
40384	Michael Humes	Liberty Park	CD18300	\$82,500.00

Q1 SPENDING

Project	Project Number	Funding Source	FY26 Budget	FY26 Q1 Actuals	Q1 Prior-Year Spending	Q1 Total Spending	Total Committed (Spent + Enc.)
Liberty Park Phase II	CD01106	CIP	\$500,000.00	\$-	\$92,503	\$92,503	\$92,503
Liberty Park Phase II	CD01107	CIP	\$300,000.00	\$-	\$171,275	\$171,275	\$171,275
Liberty Park TDZ	CD18300	CIP	\$-	\$-	\$7,773	\$7,773	\$7,773

DOWNTOWN TOURISM DEVELOPMENT ZONE (TDZ)

HISTORY

2001: Creation of TDZ approved with Convention Center designated as Qualified Public Use Facility (QPUF)

2011: QPUF expanded to include Pyramid & Pinch District

2018: Qualified Public Use Facilities (QPUF's) expanded to include Mud Island River Park & Riverfront

TDZ established as 4-bond series

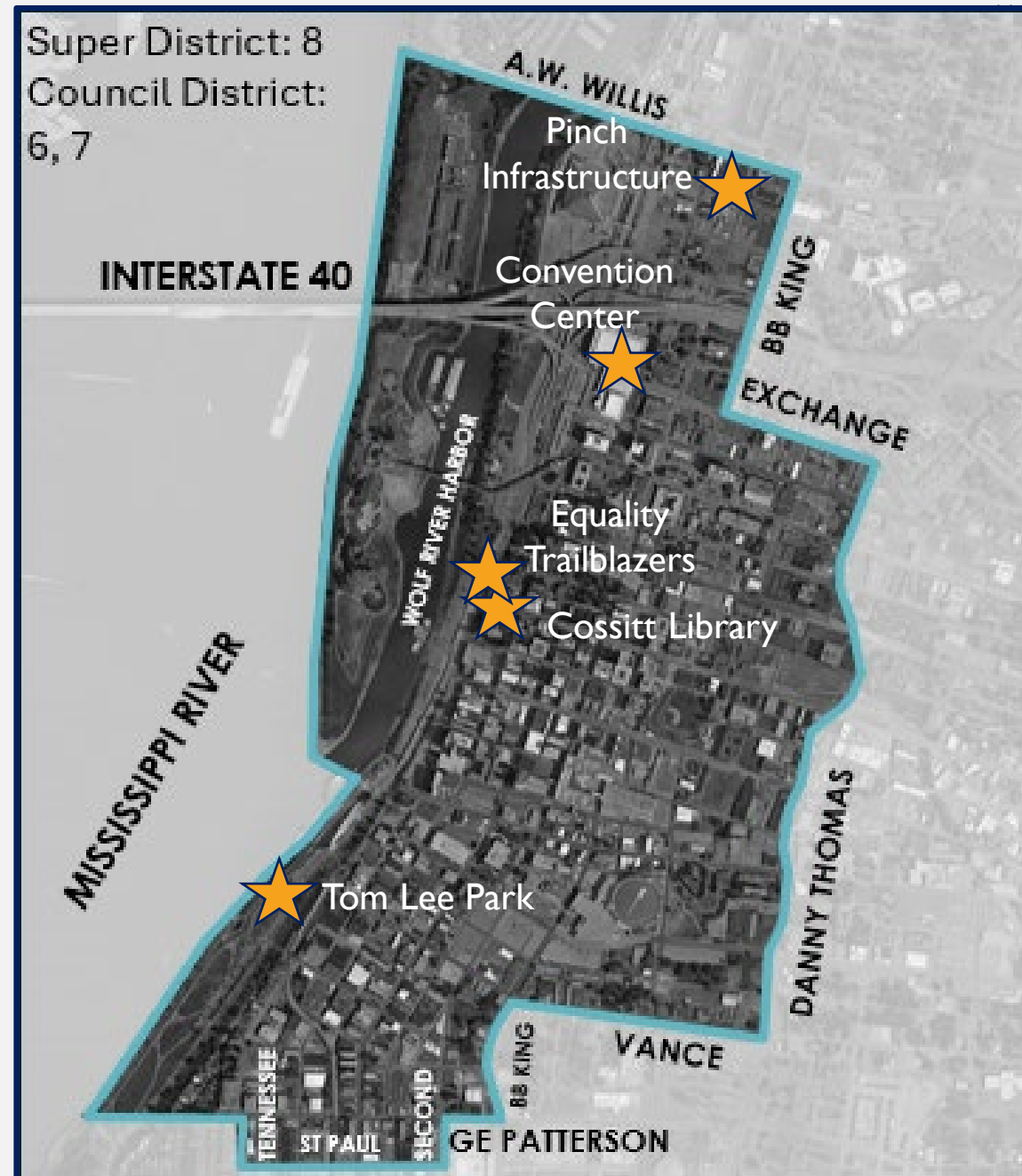
TDZ Lifespan: 2002-2031 (30 years)

Purpose was partly to buy out Shelby County's half-ownership of Convention Center

NOTABLE PROJECTS

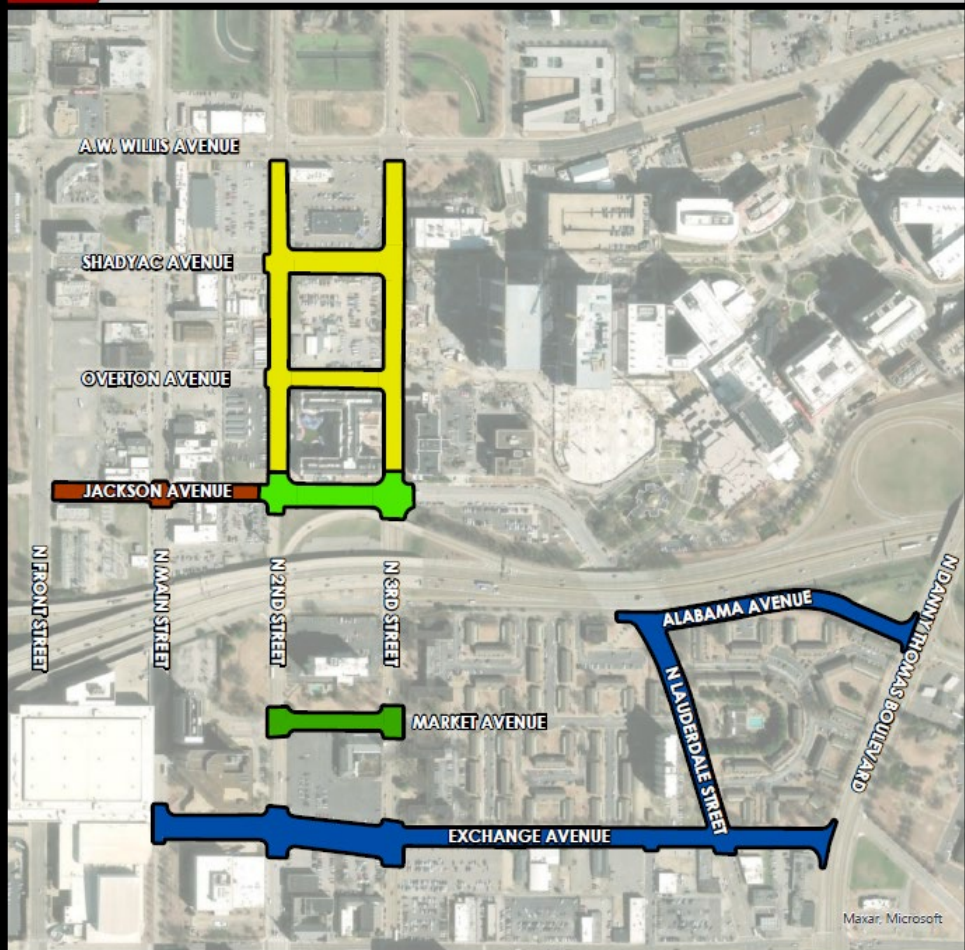
- Convention Center (Completed 2020)
- Riverwalk from Visitor's Center to A.W. Willis (Completed 2020)
- Equality Trailblazers Monument (Completed 2022)
- Tom Lee Park (Completed 2023)
- Cossitt Library (Completed 2023)
- Pinch Infrastructure Improvements (Ongoing)

Q2 Focus: Debt Service for FY25





MOA Project Design Areas



Legend

- Project A - Exchange Ave. Streetscape (Construction Documents)
- Project B1 - Market Ave. from 2nd to B.B. King (Construction Documents)
- Project B2 - Jackson Ave. from 2nd to 3rd (Construction Documents)
- Project B3 - Pinch District PROW (Alternate)
- Project B4 - Jackson Ave. from Front to 2nd (Concept Design)

DOWNTOWN TDZ QI - CURRENT PROJECT USES (PINCH DISTRICT)

USES	BUDGET	TIMELINE
Exchange Ave Streetscape Improvements	\$1,250,000	Nov 2025 – Feb 2027
Public Right of Way Improvements	\$577,000	Nov 2025 – Feb 2027
MLGW Substation Lighting	\$164,000	Nov 2025 – Feb 2027
Small Area Plan	\$500,000	Nov 2025 – Feb 2027
Program Management	\$925,000	Throughout grant MOA lifespan
Design & Engineering	\$350,000	N/A
Total	\$3,766,000	

PROJECT	PROJECT NUMBER	FY26 QI PRIOR-YEAR SPENDING	QI Total Spending
Pinch Infrastructure	CD18102	\$11,901	\$11,901
Pinch Infrastructure	CD18108	\$-	\$-