

WHEREAS, the Memphis City Council seeks to recognize individuals whose service, leadership, and commitment enrich the lives of Memphis residents and strengthen our community; and

WHEREAS, Lieutenant Evertina Halfacre joined the Memphis Police Department in 1986, embarking upon a career in law enforcement motivated by dedication to family, service, and community; and

WHEREAS, over the course of thirty-nine years of exemplary service, **Lieutenant Evertina Halfacre** distinguished herself as a trailblazer, barrier-breaker, and pioneer for women in law enforcement; and

WHEREAS, Lieutenant Evertina Halfacre earned the historic distinction of becoming the first and only female motorcycle officer and supervisor in the Motorcycle Squad within the Memphis Police Department, demonstrating exceptional skill, perseverance, and leadership; and

WHEREAS, her lifelong passion for motorcycle riding, inspired by her grandfather, mother, and five brothers, became a hallmark of her professional identity and a symbol of determination and heritage; and

WHEREAS, in 2010, she successfully completed the rigorous requirements of the Motorcycle Squad, including the physical challenge of lifting a 900-pound police motorcycle, thereby solidifying her place in a specialized unit known for its demanding standards and elite training; and

WHEREAS, Lieutenant Evertina Halfacre further broke new ground as the first woman assigned to the Department's Drug Interdiction Unit and as one of the first two women to serve in the Department's Color Guard, expanding opportunities for women in specialized and ceremonial assignments; and

WHEREAS, throughout her distinguished career, she faithfully performed duties including traffic enforcement, dignitary escorts, and security at major public events, while also representing the Department at significant community gatherings such as the Liberty Bowl and visits to St. Jude Children's Research Hospital; and

WHEREAS, Lieutenant Evertina Halfacre consistently demonstrated a steadfast commitment to community outreach, frequently engaging with schools, hospitals, and public events, and emphasizing the importance of trust-building—particularly among children and families throughout the Memphis community; and

WHEREAS, Lieutenant Evertina Halfacre's career coincided with transformative growth and change within the Memphis Police Department, and her leadership contributed meaningfully to advancing professional standards, diversity, and inclusion within specialized law enforcement units; and

WHEREAS, although retiring from full-time active duty, Lieutenant Halfacre has committed to continue serving the department as a reserve officer and as a member of the Color Guard for an additional two years, exemplifying her enduring devotion to service; and

WHEREAS, her legacy stands as an inspiration to all women in law enforcement, encouraging them to pursue specialized assignments, leadership roles, and excellence without limitation.

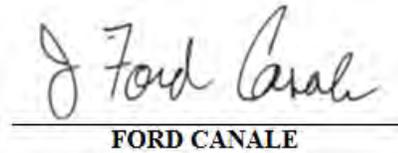
NOW, THEREFORE, BE IT RESOLVED that this body extends its heartfelt congratulations to **Lieutenant Evertina Halfacre** on her well-earned retirement, wishes her joy and fulfillment in her new chapter of life, and affirms that her legacy of excellence, perseverance, and service will continue to inspire generations to come.

Adopted: March 24, 2026



YOLANDA COOPER-SUTTON

Memphis City Council
Super District 8-3



FORD CANALE

Memphis City Council
Super District 9-2

WHEREAS, when worthy circumstances arise, the Memphis City Council has seen fit to name certain public roads to honor citizens who have served this community and **Frank James Banks** is a citizen worthy of such recognition; and

WHEREAS, **Frank James Banks** is a native and lifelong Memphian whose professional and civic contributions have had a lasting and transformative impact on the City of Memphis; and

WHEREAS, **Mr. Banks** is a pioneering African-American entrepreneur who co-founded Banks, Finley, White & Co. in 1973, one of the first regional African-American-owned accounting firms in the South, which has grown into one of the largest minority-owned CPA firms in the nation and has trained and mentored generations of professionals; and

WHEREAS, **Frank James Banks** played a critical role in revitalizing downtown Memphis through his co-founding of the New Memphis Development Corporation and the redevelopment of the Downtowner Motor Inn into the Benchmark Hotel in 1983, one of the first Black-owned franchised hotels in the United States, creating jobs and demonstrating the viability of minority ownership in the hospitality industry; and

WHEREAS, **Mr. Banks'** additional investments in hospitality and entertainment, including hotel development along Third Street and the Memphis Sounds Lounge, contributed to economic growth, job creation, and cultural enrichment in downtown Memphis; and

WHEREAS, **Frank James Banks** was instrumental in advancing minority economic development through the founding of the Tennessee Valley Center for Minority Economic Development and the West Tennessee Venture Capital Corporation, expanding access to capital and supporting minority and women owned businesses throughout the region; and

WHEREAS, the leadership of **Mr. Banks** extended into community banking through the establishment of Memphis First Community Bank, providing financial access to underserved communities, and into civic service through his work with numerous organizations, including his role in Congressman Harold Ford Sr.'s historic 1974 campaign and service on multiple boards and committees; and

WHEREAS, **Frank James Banks** demonstrated a deep commitment to education and cultural preservation through the creation of the Memphis African American Historical Calendar, which reached tens of thousands of students and enriched the understanding of local Black history; and

WHEREAS, **Frank James Banks'** lifelong dedication to Memphis, including his long-term residence in the South Midtown community, reflects his unwavering commitment to strengthening neighborhoods and expanding opportunity for all citizens.

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council deems it fitting and proper that the City of Memphis honor the legacy of **Frank James Banks** by commemorating his contributions in a lasting and visible manner, and South Parkway East between Oaklawn and South Barksdale in the City of Memphis, be declared and designated

“Frank James Banks Parkway”

BE IT FURTHER RESOLVED, the City Engineer is requested to affix suitable signs designating this public road in honor of **Frank James Banks** for his commitment and contributions to the City of Memphis.

Adopted: March 24, 2026

Councilman Ford Canale

**CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET**

ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS

Planning & Development
DIVISION

Planning & Zoning COMMITTEE: 03/03/2026
DATE
PUBLIC SESSION: 03/24/2026
DATE

ITEM (CHECK ONE)

X ORDINANCE _____ RESOLUTION X REQUEST FOR PUBLIC HEARING

ITEM CAPTION: Zoning ordinance amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development code, to authorize a zoning use district reclassification for land located on Tully Street and Woodlawn Street. By taking the land out of the Residential Urban – 1 (RU-1) Use District and including it in the Mixed Use (MU) Use District, known as case number Z 2026-001

CASE NUMBER: Z 17-10

LOCATION: Tully Street and Woodlawn Street

COUNCIL DISTRICTS: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: LC Wallace – Elmington Capital Group

REPRESENTATIVES: Owen Harris – Kimley-Horn Associates

REQUEST: Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)

RECOMMENDATION: The Division of Planning and Development recommended *Approval*
The Land Use Control Board recommended *Approval*

RECOMMENDED COUNCIL ACTION: **Public Hearing Required**
Set date for first reading – March 24, 2026
Second reading – April 14, 2026
Third reading – April 28, 2026

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
<u>02/12/2026</u>	DATE
(1) Land Use Control Board	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

(2) _____	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>	<u>POSITION</u>
<u>Mahsan Ostadnia</u>	<u>Feb 20, 2026</u>	STAFF PLANNER
<u>[Signature]</u>	<u>2/20/26</u>	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

Z 2026-001

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED ON TULLY STREET AND WOODLAWN STREET. BY TAKING THE LAND OUT OF THE RESIDENTIAL URBAN – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-001

- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby County Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, February 12, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 2026-001

LOCATION: Tully Street and Woodlawn Street

COUNCIL DISTRICT(S): District 7, Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: LC Wallace – Elmington Capital Group

REPRESENTATIVE: Owen Harris – Kimley-Horn Associates

REQUEST: Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)

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 of the application.

The motion passed by a unanimous vote of 9-0 on the consent agenda.

Respectfully,

Mahsan Ostadnia

Planner II

Land Use & Development Services

Cc: Committee Members

File

PLOT PLAN



CHELSEA AVENUE PROJECT
PLOT PLAN

December 22, 2025



PLOT PLAN LEGEND

	EXISTING IMPROVEMENTS
	PROPOSED PROPERTY LINES
	PROPOSED DRIVE

CONCEPT PLAN



CHELSEA AVENUE PROJECT | CONCEPT DESIGN

MEMPHIS, TENNESSEE



DEVELOPMENT SUMMARY

4.39 Acres
158 Multi-Family Units

Parking Provided:
193 Surface Spaces
26 Street Spaces

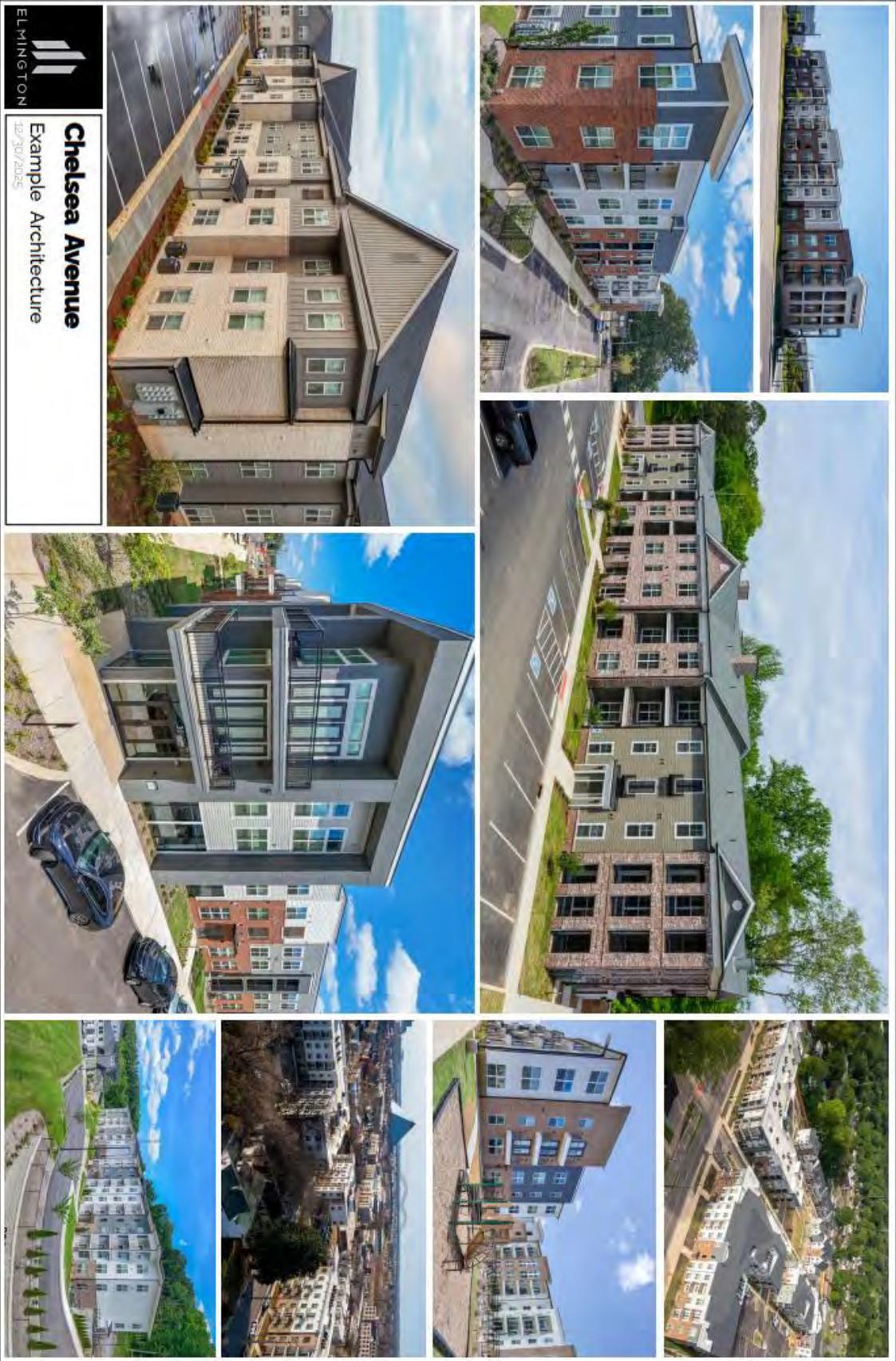
1.39 per unit

This plan depicts a preliminary layout for site zoning purposes. Final layout may vary to accommodate site conditions.

PROPOSED UNIT MIX

TOTAL	158
2 Bedroom:	36
3 Bedroom:	90
4 Bedroom:	32

EXAMPLE ARCHITECTURE DESIGN



ORDINANCE NO: _____

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED ON THE WEST SIDE OF SWINNEA ROAD +/-2,645 FEET SOUTH OF HOLMES ROAD. BY TAKING THE LAND OUT OF THE RESIDENTIAL URBAN – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE MIXED USE (MU) USE DISTRICT, KNOWN AS CASE NUMBER Z 2026-001

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 2026-001**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

BY TAKING THE FOLLOWING PROPERTY OUT OF THE Residential Urban – 1 (RU-1) USE DISTRICT AND INCLUDING IT IN THE Mixed Use (MU) USE DISTRICT.

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY

SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

SECTION 2:

THAT, the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

PLOT PLAN



CHELSEA AVENUE PROJECT PLOT PLAN

December 22, 2005



PLOT PLAN LEGEND

	AREA OF RECORD
	EXISTING PROPERTY BOUNDARIES
	PROPOSED PROPERTY BOUNDARIES
	PROPOSED DRIVE

CONCEPT PLAN

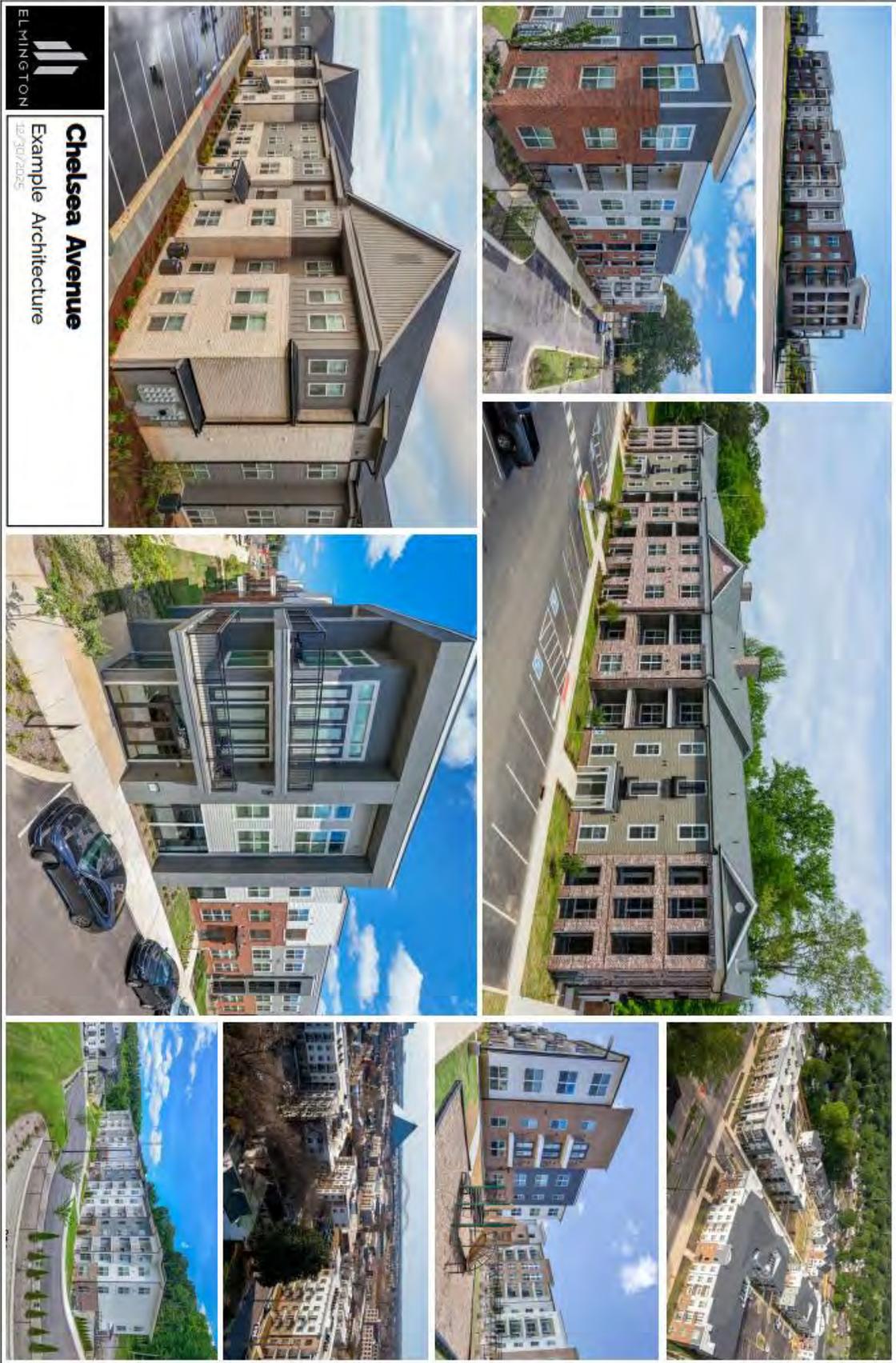


CHELSEA AVENUE PROJECT MEMPHIS, TENNESSEE

CONCEPT DESIGN



EXAMPLE ARCHITECTURE DESIGN



ATTEST:

**CC: Division of Planning and Development
– Land Use and Development Services
– Office of Construction Enforcement
Shelby County Assessor**

AGENDA ITEM: 13 **L.U.C.B. MEETING:** February 12, 2026
CASE NUMBER: Z 2026-001
LOCATION: Tully Street and Woodlawn Street
COUNCIL DISTRICT: District 7 and Super District 8
OWNER/APPLICANT: LC Wallace – Elmington Capital Group
REPRESENTATIVE: Owen Harris – Kimley-Horn Associates
REQUEST: Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU)

CONCLUSIONS

1. The applicant proposes to rezone multiple parcels totaling approximately 3.30 acres located within the Brinkley and Snowden Subdivision, currently zoned Residential Urban – 1 (RU-1). Based on Assessor records, most of the subject parcels are vacant. The surrounding area is predominantly single-family residential, interspersed with vacant lots, and the proposed rezoning area has frontage on two public streets, offering opportunities for improved access and site organization.
2. The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, if approved, the applicant would end up 4.39 acres of land zoned MU enabling development of their proposed multi-family residential project. The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, enabling development of a multi-family residential project. The proposed development would introduce approximately 158 multi-family units, consisting of a mix of two, three, and four-bedroom units, and would consolidate several underutilized parcels into a cohesive residential development. The current RU-1 zoning does not permit multi-family development at the proposed density, and the requested rezoning would provide the necessary bulk and dimensional standards to accommodate the project. See page 10 for the concept plan.
3. Based on the conceptual site plan and applicable provisions of the Unified Development Code, the proposed development generally meets the Contextual Infill standards related to bulk, form, and site organization. The proposal introduces multi-family buildings at a scale and intensity anticipated within the Anchor Neighborhood – Mix of Building Types designation, with building placement oriented toward public streets and internal circulation designed to limit impacts on adjacent residential properties. The requested rezoning would provide the bulk and dimensional standards necessary to accommodate the proposed development. While final compliance with setbacks, building height, lot coverage, landscaping, and parking placement will be evaluated during site plan review, the conceptual layout demonstrates consistency with the UDC's intent to ensure compatible massing, appropriate transitions, and cohesive infill development within established neighborhoods.
4. The proposed rezoning is consistent with adopted planning policies, including Memphis 3.0 and the Uptown Community Plan, which promote redevelopment of vacant and underutilized parcels, increased housing opportunities, and reinforcement of neighborhood character near community anchors. The request aligns with the "Accelerate" Degree of Change and the Anchor Neighborhood – Mix of Building Types designation by supporting residential infill and extending mixed-use zoning along Chelsea Avenue. The proposal would facilitate reinvestment in a largely vacant area, improve streetscape continuity, and support increased neighborhood activity while remaining compatible with surrounding residential and mixed-use development patterns.

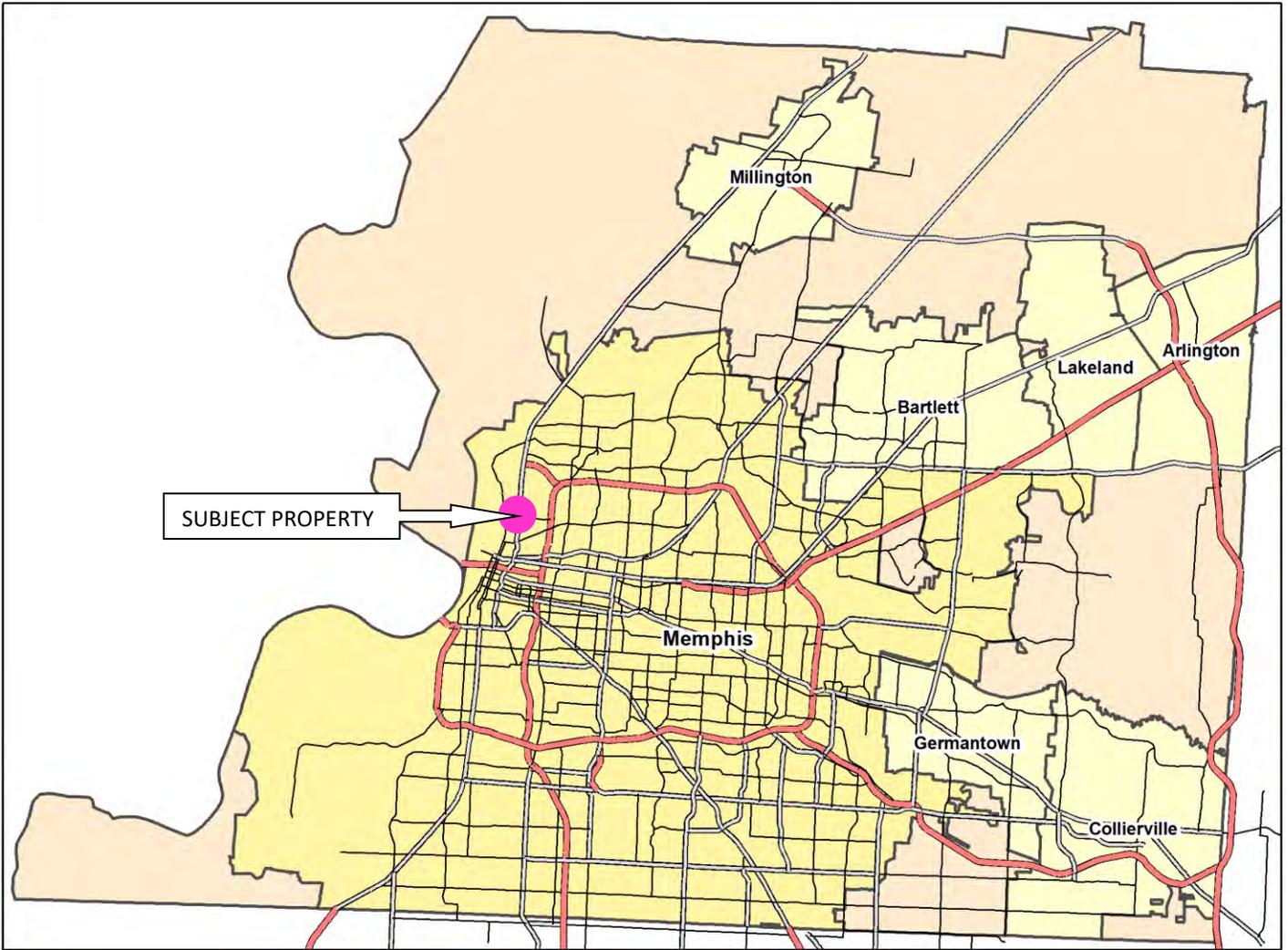
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 18-21 of this report.

RECOMMENDATION:

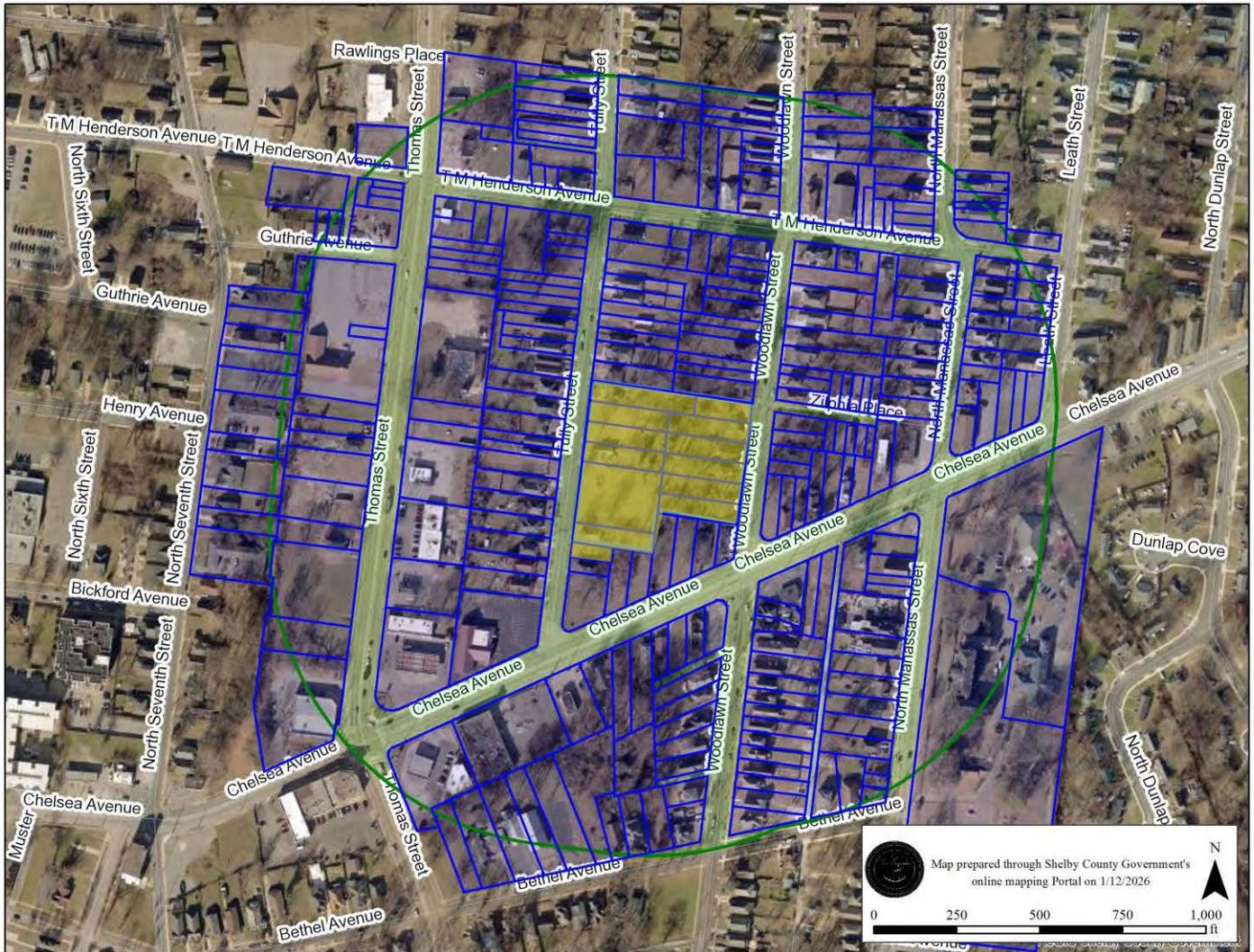
Approval

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 203 notices were mailed on January 12, 2026, see page 22 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see pages 23-24 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

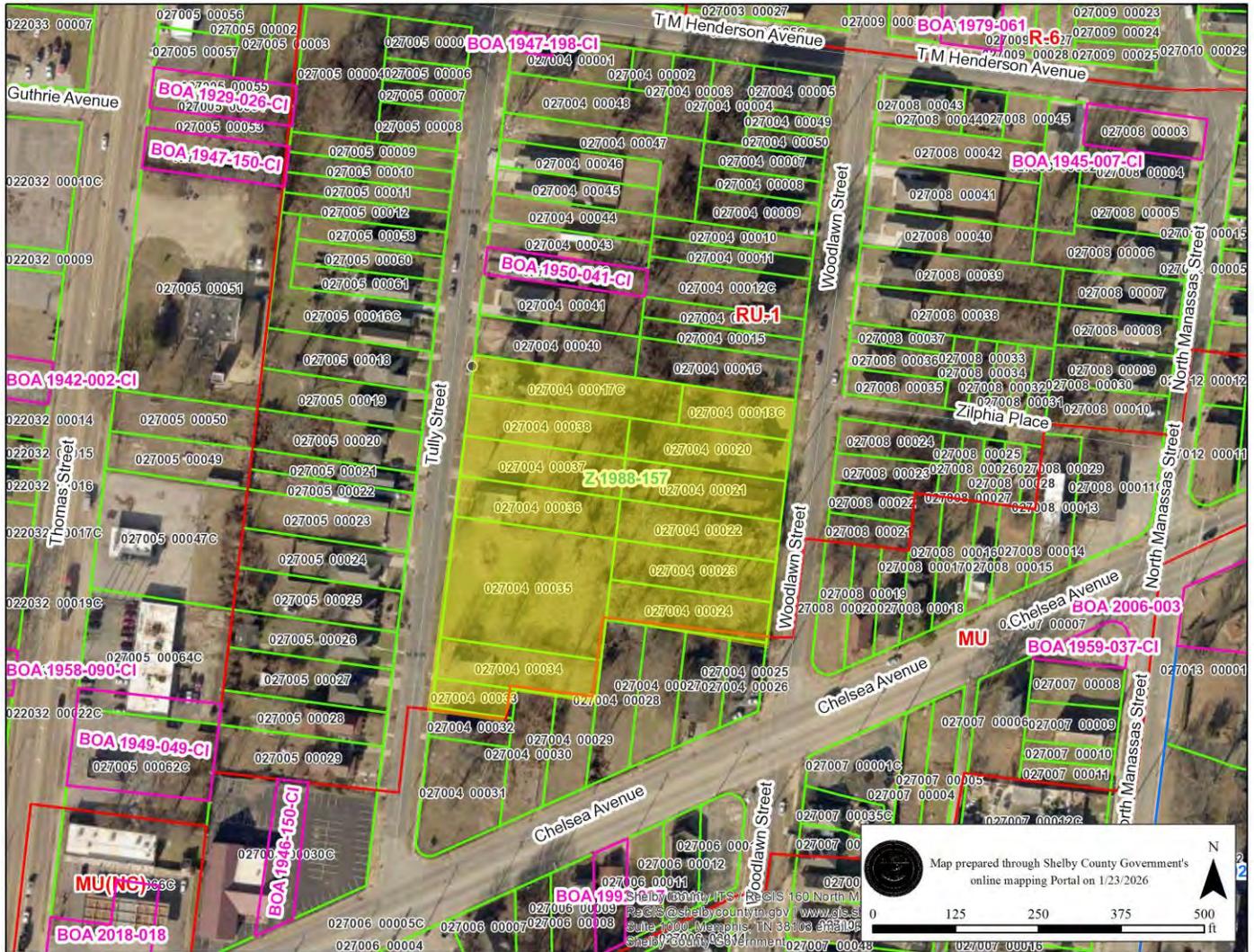
The meeting was held at 5:00 PM on Monday, February 2, 2026, at Dave Well Community Center at 915 Chelsea Avenue, Memphis, TN 38107. See pages 32-33 of this report for a copy of the neighborhood meeting summary.

AERIAL



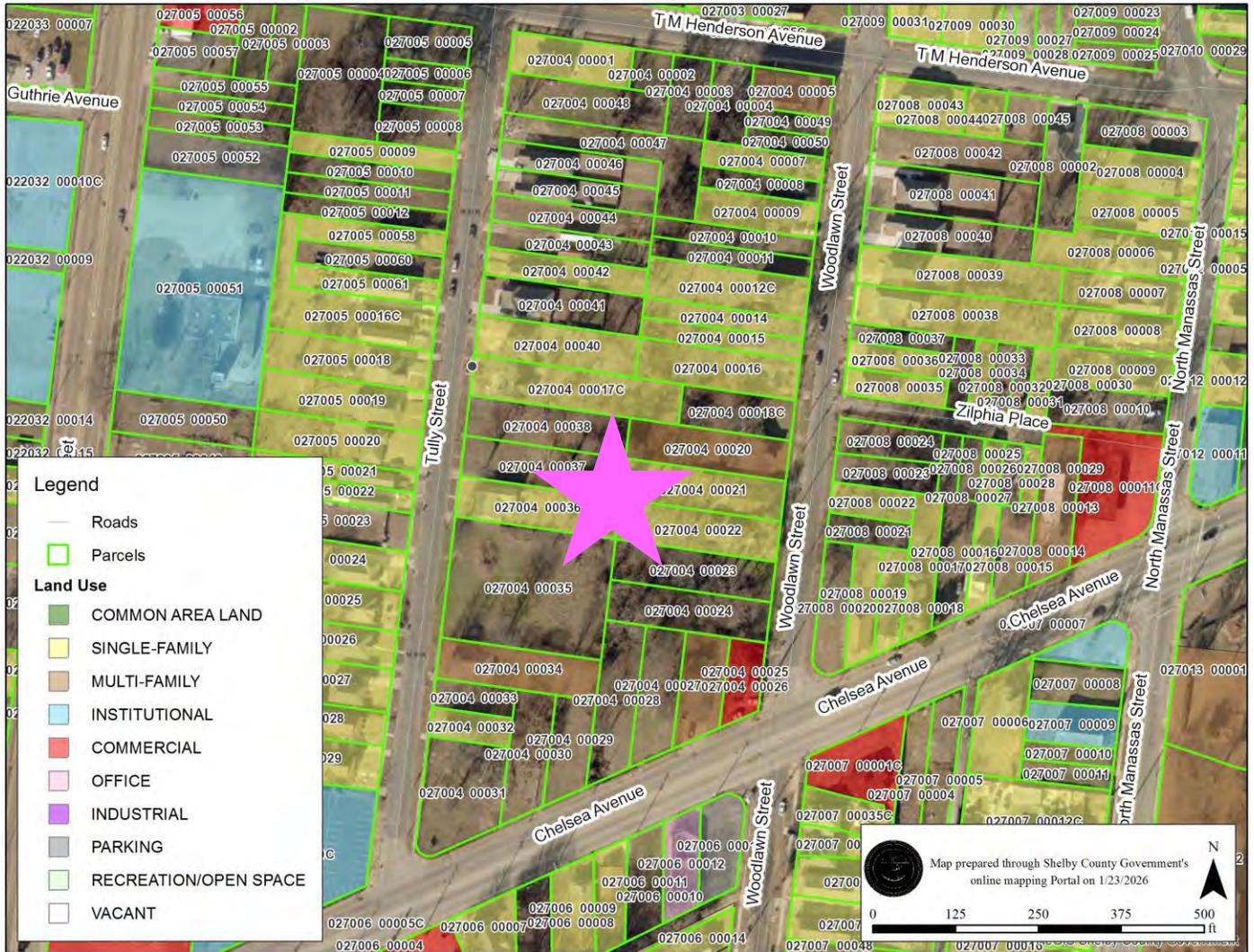
Subject property outlined in yellow.

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP



Subject property indicated by a pink star.

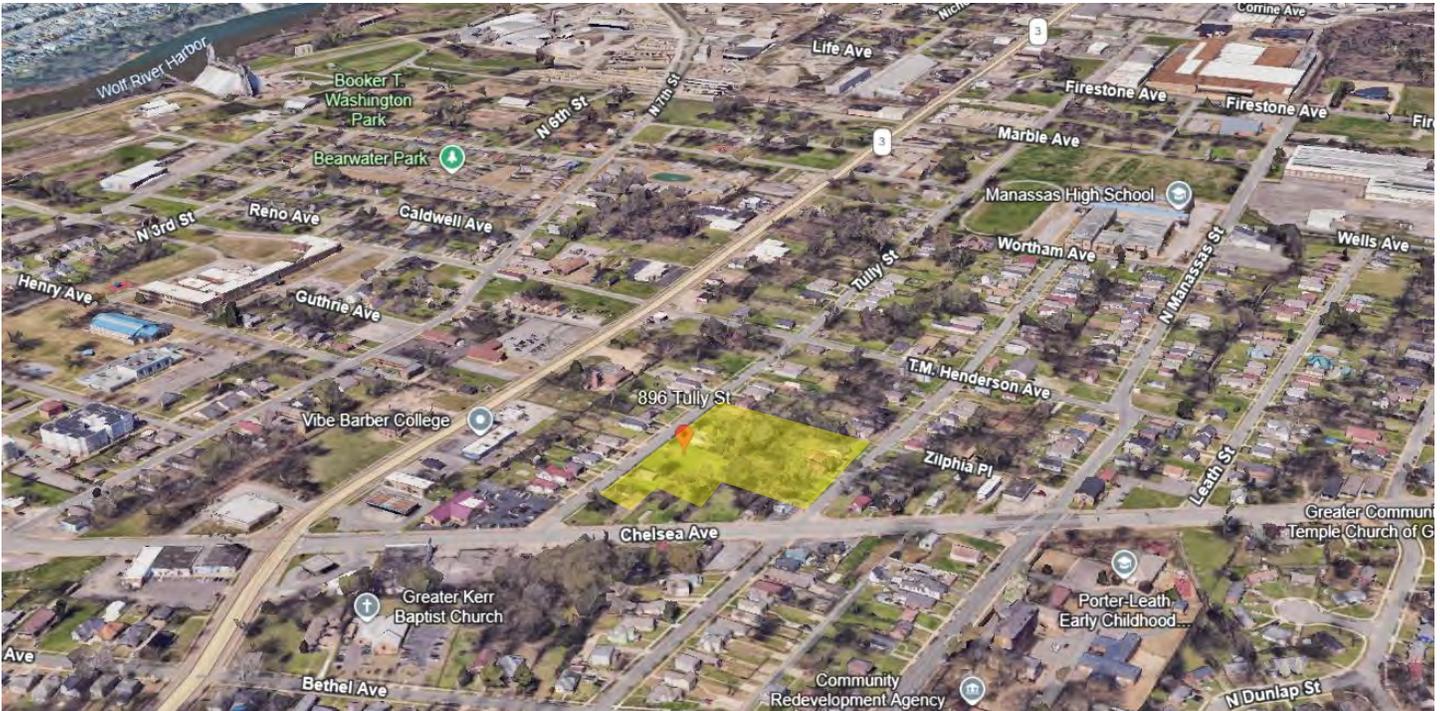
SITE PHOTOS



View of subject property from Tully Street.



View of subject property from Woodlawn Street.



View of subject property from above.

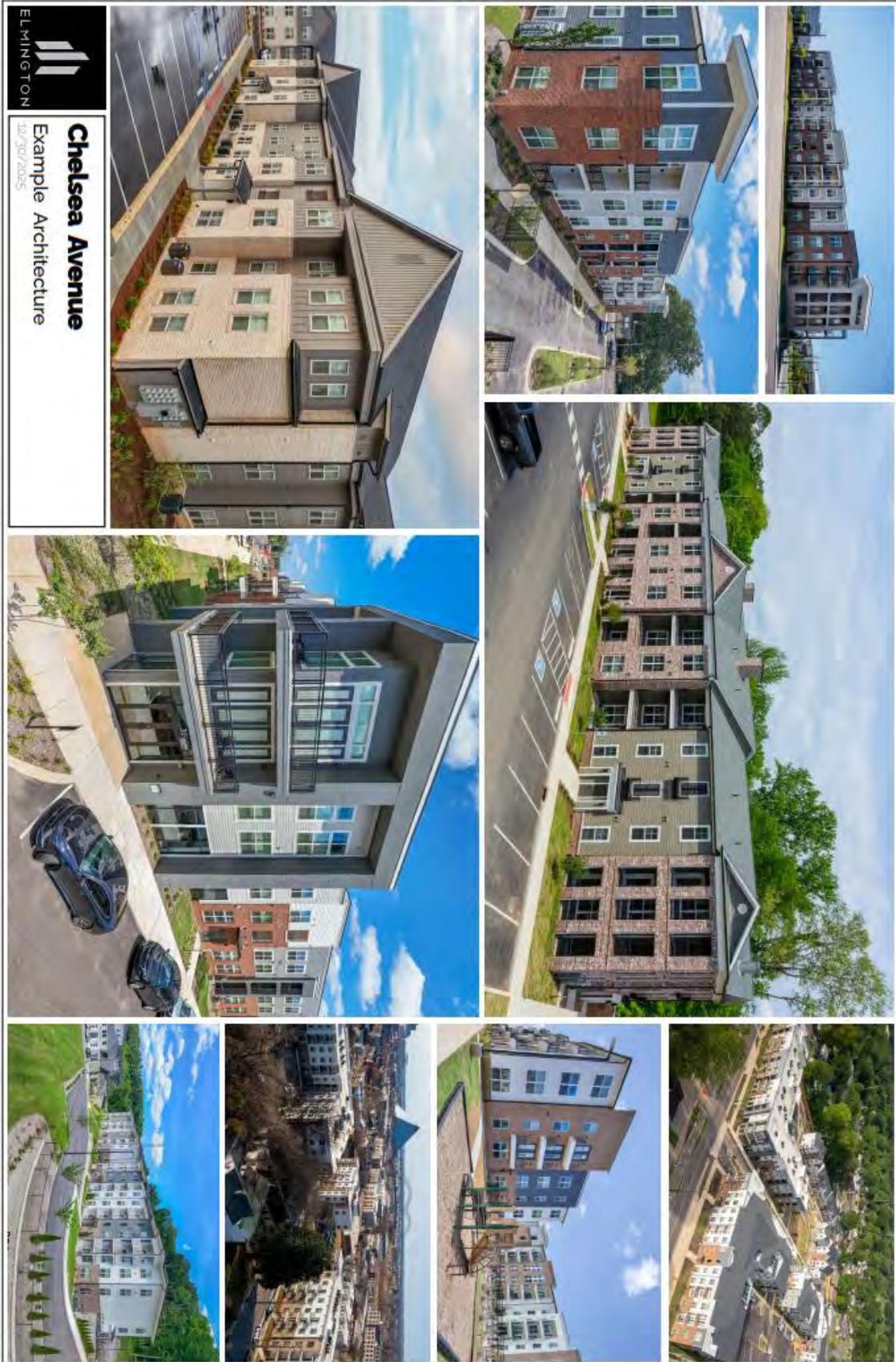


View of subject property from above.

CONCEPT PLAN



EXAMPLE ARCHITECTURE DESIGN



LEGAL DESCRIPTION



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

CASE REVIEW

Request

The request is a Rezoning of +/-3.3 acres from Residential Urban – 1 (RU-1) to Mixed Use (MU).

Review Criteria

Staff **agrees** the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

9.5.7B Review Criteria

In making recommendations, the Land Use Control Board shall consider the following matters:

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*

Site Details

Address:

Tully Street and Woodlawn Street

Parcel ID:

027004 00033, 027004 00034, 027004 00035, 027004 00036, 027004 00037, 027004 00038, 027004 00017C, 027004 00018C, 027004 00020, 027004 00021, 027004 00022, 027004 00023, 027004 00024

Area:

+/- 4.39 acres

Description:

The proposed parcels are known as part of Brinkley and Snowden Subdivision with a zoning of Residential Urban – 1 (RU-1). Per the Assessor’s website, most of these lots are vacant. The proposed parcels for rezoning are 3.30 acres in total. The surrounding land uses are a mixture of single-family and vacant lots. Additionally, the proposed area has two street frontages.

Analysis

The applicant proposes to rezone multiple parcels totaling approximately 3.30 acres located within the Brinkley and Snowden Subdivision, currently zoned Residential Urban – 1 (RU-1). Based on Assessor records, most of the subject parcels are vacant. The surrounding area is predominantly single-family residential, interspersed with vacant lots, and the proposed rezoning area has frontage on two public streets, offering opportunities for improved access and site organization.

The request seeks to extend the existing Mixed-Use zoning designation along Chelsea Avenue to include the subject parcels, if approved, the applicant would end up 4.39 acres of land zoned MU enabling development of their proposed multi-family residential project. The request seeks to extend the existing Mixed-Use zoning

designation along Chelsea Avenue to include the subject parcels, enabling development of a multi-family residential project. The proposed development would introduce approximately 158 multi-family units, consisting of a mix of two, three, and four-bedroom units, and would consolidate several underutilized parcels into a cohesive residential development. The current RU-1 zoning does not permit multi-family development at the proposed density, and the requested rezoning would provide the necessary bulk and dimensional standards to accommodate the project. See page 10 for the concept plan.

Based on the conceptual site plan and applicable provisions of the Unified Development Code, the proposed development generally meets the Contextual Infill standards related to bulk, form, and site organization. The proposal introduces multi-family buildings at a scale and intensity anticipated within the Anchor Neighborhood – Mix of Building Types designation, with building placement oriented toward public streets and internal circulation designed to limit impacts on adjacent residential properties. The requested rezoning would provide the bulk and dimensional standards necessary to accommodate the proposed development. While final compliance with setbacks, building height, lot coverage, landscaping, and parking placement will be evaluated during site plan review, the conceptual layout demonstrates consistency with the UDC's intent to ensure compatible massing, appropriate transitions, and cohesive infill development within established neighborhoods.

The proposed rezoning is consistent with adopted planning policies, including Memphis 3.0 and the Uptown Community Plan, which promote redevelopment of vacant and underutilized parcels, increased housing opportunities, and reinforcement of neighborhood character near community anchors. The request aligns with the "Accelerate" Degree of Change and the Anchor Neighborhood – Mix of Building Types designation by supporting residential infill and extending mixed-use zoning along Chelsea Avenue. The proposal would facilitate reinvestment in a largely vacant area, improve streetscape continuity, and support increased neighborhood activity while remaining compatible with surrounding residential and mixed-use development patterns.

RECOMMENDATION

Staff recommends approval.

DEPARTMENTAL COMMENTS

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

City Engineer:	See page 16.
County Engineer:	No comments received.
City Fire Division:	See page 17.
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 pages 18-21.

City Engineer:

1. Standard Public Improvement Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.

Roads:

3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
4. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

Traffic Control Provisions:

5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

8. The City Engineer shall approve the design, number, and location of curb cuts.
9. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
10. Will require engineering ASPR.

City Fire Division:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
2. Fire apparatus access shall comply with section 503.
3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
4. Fire protection water supplies (including fire hydrants) shall comply with section 507.
5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

Office of Comprehensive Planning:

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: Z 2026-001

Site Address/Location: 896 Tully.

The site includes 22 parcels bounded by Woodlawn to the East, Chelsea to the South, and Thomas to the West. The northern boundary is with parcels 027004 00040 and 027004 00016.

Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone

Future Land Use Designation: Anchor Neighborhood-Mix of Building Types (AN-M)

Street Type: Avenue, Local Neighborhood Streets

Applicant is seeking a Rezoning to expand the MU district along Chelsea to include parcels further along Tully and Woodlawn for a large Multi-Family development.

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

Anchor Neighborhood-Mix of Building Types (AN-M) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of a mix of single-unit and multi-unit housing. Graphic portrayal of AN-M is to the right.



“AN-M” Form & Location Characteristics

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

“AN-M” Zoning Notes

Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR, and CMU-1 when located along avenues, boulevards, and parkways as identified in the Street Types Map, in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, Multi-family; RU-1, MU.

Adjacent Land Use and Zoning: Single-Family, Multi-Family, Institutional, Commercial, Office; RU-1, MU.

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, the zoning notes, and existing/adjacent land use and zoning. Expanding access to housing is consistent with accelerating the activity at the nearby Chelsea and Thomas anchor.*

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. 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 building is a private investment and infill development that supports the anchor neighborhood. Pages 65 – 67.

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

The proposed development is consistent with Objective 1.1 – *Focus future growth and density in and around Community and Citywide Anchors* Action 1.1.30 – *Incentivise housing and employment growth to occur surrounding Citywide and Community Anchors and high frequency transit corridors, preserving and integrating existing affordable housing where possible.*

The development increases housing choice and density to support the Chelsea and Thomas anchor along MATA's Bus Route 8.

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

The development is consistent with Objective 1.3 – *Develop strategies that reduce blight and vacancy* Action 1.3.7 – *Focus redevelopment efforts for vacant parcels within one-quarter mile of anchors (anchor neighborhoods).*

The existing property is mostly vacant land directly adjacent to the Chelsea and Thomas anchor. Development of these properties into more housing will support any future activity at this anchor.

Consistency Analysis Summary

Applicant is seeking a Rezoning to expand the MU district along Chelsea to include parcels further along Tully and Woodlawn for a large Multi-Family development.

This requested use is compatible with the land use description/intent, form & location characteristics, the zoning notes, and existing/adjacent land use and zoning. Expanding access to housing is consistent with accelerating the activity at the nearby Chelsea and Thomas anchor.

The proposed building is a private investment and infill development that supports the anchor neighborhood. Pages 65 – 67.

The proposed development is consistent with Objective 1.1 – *Focus future growth and density in and around Community and Citywide Anchors* Action 1.1.30 – *Incentivise housing and employment growth to occur surrounding Citywide and Community Anchors and high frequency transit corridors, preserving and integrating existing affordable housing where possible.*

The development is consistent with Objective 1.3 – *Develop strategies that reduce blight and vacancy* Action 1.3.7 – *Focus redevelopment efforts for vacant parcels within one-quarter mile of anchors (anchor neighborhoods).*

Additional Comments

While the development is consistent, we recommend any effort to reduce parking should be made as over 2 acres of surface parking in an Anchor Neighborhood is not consistent with supporting neighborhood walkability/connectivity.

Reducing parking amount/requirements is consistent with Objective 4.2 – *Promote safe movement of people and vehicles across all modes of travel* Action 4.2.2 – *Prioritize pedestrian and bicycle improvements within*

anchors and anchor neighborhoods, starting with accelerate anchors. The inclusion of 1.39 spaces per unit assumes each unit will have access to a vehicle. Increasing vehicle access will directly reduce transit ridership, which is inconsistent with the Anchor strategy. The development's increase in density should focus more support towards transit routes along the Chelsea corridor.

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

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 Land Use Control Board. 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, February 4, 2026 at 8 AM.**

CASE NUMBER: Z 2026-001
ADDRESS: 896 Tully St
REQUEST: Rezoning of approx. 3.30 acres from Residential Urban -1 (RU-1) to Mixed Use (MU)
APPLICANT: Elmington Capital Group

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, February 12, 2026

Staff Planner Contact:
Mahsan Ostadhi
✉ mahsan.ostadnia@memphistn.gov
☎ (901) 636-7181

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

VICINITY MAP



203 Notices Mailed 01/12/2026

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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, J. Owen Harris, being duly sworn, depose and say that at 11:20 am on the 31st day of January, 2026, I posted two (2) Public Notice Sign(s) pertaining to Case No. Z 2026-001 at 894 Tully Street and 897 Woodlawn Street, providing notice of a Public Hearing before the (check one):

- 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 said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

[Signature]
Owner, Applicant or Representative

2/2/26
Date

Subscribed and sworn to before me this 2 day of February, 2026.

[Signature]
Notary Public

My commission expires: 08-28-29





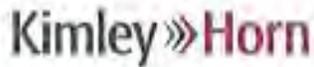
894 TULLY STREET



897 WOODLAWN STREET



PROJECT MEMORANDUM



MEMORANDUM

To: City of Memphis Traffic Engineering
From: Mike Pritt, P.E.
Kimley-Horn and Associates, Inc.
Date: December 18, 2025
Subject: ECG Chelsea – Memphis, TN – Chelsea Avenue at Tully Street and Woodlawn Street
Trip Generation Report

PROJECT INTRODUCTION

Elmington Capital Group intends to develop property north of Chelsea Avenue, east of Tully Street, and west of Woodlawn Street in Memphis, TN. The property currently consists of single-family residential lots that will be redeveloped into multifamily residential space consisting of approximately 158 units. The City of Memphis Engineering Design Review and Policy Manual requires that a Trip Generation Report be submitted with each project. The following is a summary of the trip generation for this project.

The project is located north of Chelsea Avenue between Woodlawn Street and Tully Street in Memphis, TN as shown in the Vicinity Map in Figure 1. Elmington Capital Group plans to redevelop the property by constructing three multifamily residential buildings as well as the associated parking spaces as shown in the preliminary site plan in Figure 2.

Figure 1: Vicinity Map



Figure 2: Preliminary Site Plan





TRIP GENERATION

Land Use Category 221 Multifamily Housing (Mid-Rise) was used to estimate the number of trips generated as a part of the proposed development for the proposed multifamily housing (mid-rise) land use. Traffic generated by the proposed development will access the site via one full-access driveway along Tully Street and one full-access driveway along Woodlawn Street.

Based on the site layout and location of the proposed access points, it is assumed that approximately 50% of trips generated by the site will enter/exit via Tully Street and 50% will enter/exit via Woodlawn Street. All trips generated by the proposed development are expected to enter/exit the site via Chelsea Avenue. A summary of the estimated trip generation for the proposed development can be found in Table 1.

Table 1: Trip Generation Summary Table

Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				705	59	14	45	60	38	22

ADJACENT ROAD INFORMATION

The subject development has frontage along Chelsea Avenue but does not provide access along Chelsea Avenue. Based on TDOT historical traffic data, Chelsea Avenue had an AADT of approximately 5,807 vehicles in 2025. The TDOT traffic data for Chelsea Avenue is provided in Figure 3.

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EVALUATION

The first, second, third, fourth, and fifth criteria included in the City of Memphis Engineering Design Review and Policy Manual for determining if a traffic impact study is required are not applicable. The development will not generate 500 or more peak hour trips. Chelsea Avenue is classified by TDOT as an Urban Minor Arterial, but the AADT is less than 15,000 and the development will not generate 150 or more peak hour trips along Chelsea Avenue. Tully Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Tully Street. Woodlawn Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Woodlawn Street. The sixth criterion, which is applicable to this project, is as follows:

- 6. Any development that would generate peak hour trips equivalent to 1% of the adjacent roadway AADT, or average weekday trips equivalent to 10% of the adjacent roadway AADT.

This criterion was evaluated using the TDOT count station on Chelsea Avenue east of the proposed development. The results of the analysis are summarized below:

- 6. Based on TDOT historical traffic count data, Chelsea Avenue had an AADT of approximately 5,807 vehicles per day in 2025. Table 2 provides the results of the evaluation using these criteria.

Table 2: ECG Chelsea Trip Generation Analysis

Chelsea Avenue	2025 AADT	Peak Hour Trips	% of AADT	Greater than 1% AADT?	Average Weekday Trips	% of AADT	Greater than 10% AADT?
TDOT Traffic History Count	5,807	60	1.0%	YES	705	12%	YES

Based on the results as described above and summarized in Table 2, the hourly and daily trips produced by this development along Chelsea Avenue exceed the City of Memphis minimum criteria for determining if a traffic study is required.



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (80 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Meeting Information

Location: Dave Wells Community Center

Date: 02/03/26

Address: 915 Chelsea Ave Memphis, TN 38107

Time: 17:00

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

Ben Miskelly	Applicant Representative
Owen Harris	Representative - KH
Bekah Wadsworth	Representative - KH

Number of Invitations Mailed: 304

Approx. Neighborhood Attendees: 1

Proceedings

Please provide a brief summary of the meeting. Identify the most commonly raised concerns, and, if applicable, describe any application changes planned in response to resident feedback.

The meeting followed an informal open house approach with the materials attached placed on easels for attendees to review and ask questions/raise concerns. The attendee reviewed the parcels under this application and primarily wanted to verify his property was not included in the rezoning application. No comments were made on the proposed use for these properties or any other materials presented at the meeting.

NEIGHBORHOOD MEETING SUMMARY



Case Number: Z 2026-001

Attachments

Also included in this submission are the following:

- | | |
|--|--|
| <input type="checkbox"/> Mailed Invitation | <input type="checkbox"/> Handouts Provided |
| <input type="checkbox"/> Invitation Mailing List | <input checked="" type="checkbox"/> Sign-in Sheet(s) |
| <input checked="" type="checkbox"/> Applicant's Presentation | <input type="checkbox"/> Photographs of Meeting |
| <input type="checkbox"/> Other: _____ | |

Note: while these attachments will not be included in the staff report unless deemed particularly relevant, they will be part of the public record and available from the Division upon request.

Attestation

- This meeting was:
- Required under Section 9.3.2 of the UDC
 - Optional/Additional

I hereby attest that I attended the subject neighborhood meeting, and that the preceding and attached information is, to the best of my knowledge, correct and represents an accurate account of the relevant proceedings. If this was a required neighborhood meeting, I also attest that the meeting, to the best of my knowledge, fulfilled the requirements outlined in Section 9.3.2 of the UDC, including, pursuant to Sub-Section 9.3.2C, that at least the required fifteen (15) minutes were reserved for community members, businesses, and/or neighborhood associations wishing to make a presentation regarding the development.

Owen Harris

Print Name



Digitally signed by Owen Harris
Date: 2026.02.03 09:57:12-06'00'

Signature

02/03/26

Date

Please submit to staff planner, alongside the indicated attachments, via email as soon as possible after the meeting.

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 Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

Description of Work: This application requests that thirteen Residential Urban (RU-1) parcels be rezoned to Mixed-Use (MU). The rezoning of these parcels will allow for a high-quality residential development along the Chelsea Avenue corridor in the Uptown Neighborhood.

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary	Owner Name
Y	DAVIS KARLEN AND DICKERSON WELLS AND

Owner Address	Owner Phone
5100 POPLAR AVE, MEMPHIS, TN 38137	

Parcel Information

027004 00035

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	12/04/2025
Pre-application Meeting Type	In Person

GENERAL INFORMATION

Have you held a neighborhood meeting?	No
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No

GENERAL INFORMATION

If yes, please provide additional information	-
GIS INFORMATION	
Case Layer	Z88-157, Z88-157
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	MU
State Route	-
Lot	62-64
Subdivision	BRINKLEY & SNOWDEN S/D
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Address: 874 TULLY ST
Property Parcel Number: 027004 00033

Property Address: 880 TULLY ST
Property Parcel Number: 027004 00034

Property Address: 894 TULLY
Property Parcel Number: 027004 00035

Property Address: 902 TULLY ST
Property Parcel Number: 027004 00036

Property Address: 906 TULLY ST
Property Parcel Number: 027004 00037

Property Address: 910 TULLY ST
Property Parcel Number: 027004 00038

Property Address: 916 N TULLY ST
Property Parcel Number: 027004 00017C

Property Address: 915 WOODLAWN
Property Parcel Number: 027004 00018C

Property Address: 909 WOODLAWN ST
Property Parcel Number: 027004 00020

Property Address: 905 WOODLAWN ST
Property Parcel Number: 027004 00021

Property Address: 899 WOODLAWN ST
Property Parcel Number: 027004 00022

Property Address: 897 WOODLAWN
Property Parcel Number: 027004 00023

Property Address: 889 WOODLAWN
Property Parcel Number: 027004 00024

Contact Information

Name
LC WALLACE

Contact Type
APPLICANT

Address

Phone
-

Name
OWEN HARRIS

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)245-4482

Name
OWEN HARRIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)245-4482

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699113	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	01/02/2026
1699113	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$1,026.00

Total Balance: \$0.00

Payment Information

Payment Amount: \$1,026.00
Method of Payment: Credit Card



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

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

**LAND USE CONTROL BOARD REZONING APPLICATION
TO FILE ONLINE USE THE [DEVELOP 901 CITIZEN PORTAL](#)**

Date: 01/02/2026

Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: See Provided Parcel Ownership List Phone #: ---

Mailing Address: --- City/State: --- Zip: ---

Property Owner Email Address: ---

Applicant: LC Wallace, Elmington Capital Group Phone #: 615-934-2982

Mailing Address: 1030 16th Ave S, Suite 500 City/State: Nashville, TN Zip: 37212

Applicant Email Address: lwallace@emlingtoncapital.com

Representative: Owen Harris, Kimley-Horn and Associates Phone #: 901-245-4482

Mailing Address: 6750 Poplar Ave, Suite 600 City/State: Memphis, TN Zip: 38138

Representative Email Address: owen.harris@kimley-horn.com

Architect/Engineer/Surveyor: Owen Harris, Kimley-Horn and Associates Phone #: 901-245-4482

Mailing Address: 6750 Poplar Ave, Suite 600 City/State: Memphis, TN Zip: 38138

Architect/Engineer/Surveyor Email Address: owen.harris@kimley-horn.com

PREMISES LOCATION (Describe by street address & directional location description, e.g. 200 Johnson Street, North side of Johnson Street, 100 feet east of Brown Street): Parcels along Tully Street beginning at 874 Tully Street, going north to 916 Tully Street and parcels along Woodlawn Street beginning at 889 Woodlawn Street, going north to 915 Woodlawn Street

Parcel ID: See Provided Parcel Ownership List

Project Name: Chelsea Avenue Project

Project Description: This proposed project will provide approximately 158 multi-family units within the Uptown Special Purpose District. The multi-family buildings will include a mix of 2-, 3-, and 4- bedroom units and will fill long vacant and/or unoccupied parcels along Tully Street, Woodlawn Street and Chelsea Avenue. This rezoning application is requesting that the existing Mixed-Use zoning classification along Chelsea Ave be expanded to include the thirteen parcels included within this application. The zoning change will allow the necessary bulk regulations to construct a multi-family development.

Did you have a pre-application meeting with the Division of Planning and Development (DPD)?

Planner: Jeffrey Penzes & Mahsan Ostadnia Date of Meeting: 12/04/2025

	Area A	Area B	Area C
Acres:	~3.30		
Existing Zoning:	RU-1		
Existing Use of Property:	Vacant, Single-Family		
Requested Use of Property:	Multi-Family		
Requested Zoning:	MU		

Is this application in response to a citation, stop work order, or zoning letter? No (yes or no)

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information: Not Applicable

REVIEW CRITERIA (UDC Sub-Section 9.5.7B)

In making recommendations, the Land Use Control Board shall consider the following matters:

- 1) **Consistency with any plans to be considered (see Chapter 1.9):** Applicable plans listed under Chapter 1.9 of the UDC, such as the Uptown Community Plan emphasize a desire to develop vacant and unoccupied lots, focusing on providing housing and maintaining a sense of community character. The proposed concept provided with this application meets those desires, creating affordable multi-family units in a similar style to the multi-family examples outlined within the Uptown Community Plan. In addition, the proposed concept supports the Memphis 3.0 Future Land Uses "Accelerate" degree of change for the parcels, as well as supporting the Anchor Neighborhood land use.
- 2) **Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood:** The Uptown neighborhood is largely residential in character with the area surrounding the site being mostly residential, vacant/unoccupied parcels, or commercial uses along Chelsea Avenue. The multi-family residential use proposed for this site further develops the residential character of the neighborhood and will fill several vacant or unoccupied lots with a higher and better use.
- 3) **Suitability of the subject property for uses permitted by the current versus the proposed district:** The current bulk regulations for the RU-1 zoning classification does not allow for multi-family units to be developed on the subject parcels. The parcels along Chelsea Avenue (part of the total project area) are already zoned Mixed-Use (MU). The request to rezone the subject parcels will provide the bulk regulations necessary for a multi-family development to be constructed, as well as provide requirements for buildings to front Tully Street and Woodlawn Street, as emphasized by DPD planners in our pre-application meeting.
- 4) **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County:** The proposed zoning change will provide a compatible land use transition from the commercial and desired mixed-use oriented land use along Chelsea Avenue to the existing residential areas to the north of Chelsea Avenue. In addition, the rezoning will positively require enhanced streetscapes, pedestrian areas, and building frontages along Chelsea Avenue, Tully Street and Woodlawn Street. New development will also promote activity in an area that currently has a lot of vacant/unoccupied parcels. In turn, more activity means more eyes within the community to deter undesirable activities.

- 5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning: To the best of our knowledge, all facilities required for the proposed zoning change and use are adequate as existing.

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

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, Michael McAfee (Print Name) [Signature] (Sign Name), 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 910 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400038,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025

[Signature]
Signature of Notary Public



8/14/29
My Commission Expires



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

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, Tonette Jackson [Signature], state that I have read the definition of
(Print Name) (Sign Name)

"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 905 Woodlawn St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400021,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025

[Signature]
Signature of Notary Public



8/14/2029
My Commission Expires


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I, Michael McShree [Signature], state that I have read the definition of
(Print Name) (Sign Name)

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- 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 properties located at: 0 Chelsea Ave., Memphis, TN 38107; 688 Chelsea Ave., Memphis, TN 38107; 872 Tully St., Memphis, TN 38107; 874 Tully St., Memphis, TN 38107; 880 Tully St., Memphis, TN 38107; 889 Woodlawn St., Memphis, TN 38107; 897 Woodlawn St., Memphis, TN; 899 Woodlawn St., Memphis, TN 38107; 915 Woodlawn St., Memphis, TN 38107

and further identified by Assessor's Parcel Numbers: 2700400027, 2700400028, 2700400030, 2700400031, 2700400032, 2700400033, 2700400034, 2700400024, 2700400023, 2700400022, 2700400018C,

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[Signature]
Signature of Notary Public



8/14/2028
My Commission Expires


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

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(Print Name) (Sign Name)

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of the property located at 916 Tully St., Memphis, TN 38107
and further identified by Assessor's Parcel Number 2700400017C,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of December in the year of 2025.

[Signature]
Signature of Notary Public



8/14/2028
My Commission Expires

LETTER OF INTENT



January 02, 2025

Mr. Jeffrey Penzes and Ms. Mahsan Ostadnia
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

RE: Rezoning Application - Chelsea Avenue Project

Mr. Penzes and Ms. Ostadnia:

On behalf of the Developer, Elmington Capital Group, we are pleased to submit the enclosed rezoning application. The thirteen subject parcels in this rezoning application total 3.30 acres and are located along Tully and Woodlawn Streets. Additionally, the subject parcels will be part of a total project area for a multi-family development (inclusive of the thirteen within this rezoning application) for a total of 4.39 acres and includes frontage along Chelsea Avenue.

This rezoning application is requesting that the current Mixed-Use (MU) zoning designation located along Chelsea Avenue be expanded to include the subject parcels. In collaboration with Elmington Capital Group, the proposed total project area of 4.39 acres has been conceptually designed as an approximately 158-unit multi-family development. The conceptual plan consists of a mix of 2-, 3-, and 4-bedroom units, leasing office, resident amenity areas, and ancillary parking. The rezoning of the subject parcels will provide the necessary bulk regulations to support multi-family development while providing improved streetscapes, buildings that front adjacent streets, and concealed parking areas.

Please find enclosed the required rezoning application documents, as well as additional support documents. We are confident that the Division of Planning and Development staff, Land Use Control Board members and City Council members will find that the rezoning application and proposed multi-family development rises to the City's standards and will be a benefit to the community. Elmington Capital Group has successfully delivered quality development throughout Memphis including *Tillman Cove*, *Uptown Flats*, *2nd Street Flats*, *Burkle & Main*, *Forum Flats* and *Patterson Flats* and intends to implement the same high level of quality with this proposed development.

On behalf of the applicant, thank you for your assistance and consideration of this request; we look forward to working with you. If we can answer any questions or be of assistance, please do not hesitate to contact me.

Sincerely,

Kimley-Horn & Associates, Inc.

Owen Harris, PLA, ASLA

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

Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning

Record Status: Pending

Opened Date: January 2, 2026

Record Number: Z 2026-001

Expiration Date:

Record Name: Chelsea Avenue Project

Description of Work: This application requests that thirteen Residential Urban (RU-1) parcels be rezoned to Mixed-Use (MU). The rezoning of these parcels will allow for a high-quality residential development along the Chelsea Avenue corridor in the Uptown Neighborhood.

Parent Record Number:

Address:

896 TULLY ST, MEMPHIS 38107

Owner Information

Primary	Owner Name
Y	DAVIS KARLEN AND DICKERSON WELLS AND

Owner Address	Owner Phone
5100 POPLAR AVE, MEMPHIS, TN 38137	

Parcel Information

027004 00035

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Jeffrey Penzes
Date of Meeting	12/04/2025
Pre-application Meeting Type	In Person

GENERAL INFORMATION

Have you held a neighborhood meeting?	No
Is this application in response to a citation from Construction Code Enforcement or Zoning Letter?	No

GENERAL INFORMATION

If yes, please provide additional information

-

GIS INFORMATION

Case Layer	Z88-157, Z88-157
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	MU
State Route	-
Lot	62-64
Subdivision	BRINKLEY & SNOWDEN S/D
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Address: 874 TULLY ST
Property Parcel Number: 027004 00033

Property Address: 880 TULLY ST
Property Parcel Number: 027004 00034

Property Address: 894 TULLY
Property Parcel Number: 027004 00035

Property Address: 902 TULLY ST
Property Parcel Number: 027004 00036

Property Address: 906 TULLY ST
Property Parcel Number: 027004 00037

Property Address: 910 TULLY ST
Property Parcel Number: 027004 00038

Property Address: 916 N TULLY ST
Property Parcel Number: 027004 00017C

Property Address: 915 WOODLAWN
Property Parcel Number: 027004 00018C

Property Address: 909 WOODLAWN ST
Property Parcel Number: 027004 00020

Property Address: 905 WOODLAWN ST
Property Parcel Number: 027004 00021

Property Address: 899 WOODLAWN ST
Property Parcel Number: 027004 00022

Property Address: 897 WOODLAWN
Property Parcel Number: 027004 00023

Property Address: 889 WOODLAWN
Property Parcel Number: 027004 00024

Contact Information

Name
LC WALLACE

Contact Type
APPLICANT

Address

Phone
-

Name
OWEN HARRIS

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)245-4482

Name
OWEN HARRIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)245-4482

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699113	Non-Residential Rezoning - 5 acres or less	1	1,000.00	INVOICED	0.00	01/02/2026
1699113	Credit Card Use Fee (.026 x fee)	1	26.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$1,026.00

Total Balance: \$0.00

Payment Information

Payment Amount **Method of Payment**
\$1,026.00 Credit Card



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

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

**LAND USE CONTROL BOARD REZONING APPLICATION
TO FILE ONLINE USE THE [DEVELOP 901 CITIZEN PORTAL](#)**

Date: _____

Previous Case/Docket #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Property Owner Email Address: _____

Applicant: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Applicant Email Address: _____

Representative: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Representative Email Address: _____

Architect/Engineer/Surveyor: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip: _____

Architect/Engineer/Surveyor Email Address: _____

PREMISES LOCATION (Describe by street address & directional location description, e.g. 200 Johnson Street, North side of Johnson Street, 100 feet east of Brown Street): _____

Parcel ID: _____

Project Name: _____

Project Description: _____

Did you have a pre-application meeting with the Division of Planning and Development (DPD)?

Planner: _____ **Date of Meeting:** _____

Area A

Area B

Area C

Acres:	_____	_____	_____
Existing Zoning:	_____	_____	_____
Existing Use of Property:	_____	_____	_____
Requested Use of Property:	_____	_____	_____
Requested Zoning:	_____	_____	_____

Is this application in response to a citation, stop work order, or zoning letter? _____ (yes or no)

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

REVIEW CRITERIA (UDC Sub-Section 9.5.7B)

In making recommendations, the Land Use Control Board shall consider the following matters:

1) Consistency with any plans to be considered (see Chapter 1.9): _____

2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood: _____

3) Suitability of the subject property for uses permitted by the current versus the proposed district: _____

4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County: _____

- 5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning: _____
- _____
- _____
- _____

LAND USE CONTROL BOARD REZONING APPLICATION GUIDE

To file online use the Develop 901 Citizen Portal: www.aca-prod.accela.com/SHELBYCO/Default

GENERAL INFORMATION

UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR REZONINGS:

- a) Zoning Change – UDC Chapter 9.5

PRE-APPLICATION MEETING – This is a meeting in which the Division of Planning and Development Land Use and Development Services discusses the procedures, standards, and regulations required of a request in accordance with the Unified Development Code with the applicant(s) and/or their representative(s), see Section 9.3.1 of [Unified Development Code](#) for additional information. To schedule a pre-application meeting please call Land Use and Development Services at (901) 636-6619.

APPLICATION REVIEW PROCESS – [Click here](#) to view a flowchart that explains the review process by application type, as well as the expected review time for each.

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than one hundred twenty (120) days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site, see Section 9.3.2 of the [Unified Development Code](#) for additional information, procedures, standards, and requirements.

APPLICATION DEADLINES – A link to the Applications Deadlines Calendar can be found on the Land Use and Development Services' [webpage](#).

APPLICATION ASSISTANCE – [Click here](#) to view a list of firms and individuals who frequently provide assistance with the filing of applications with the Division of Planning and Development.

FILING FEE(S) – See the [Fee Schedule](#). Make checks payable to “M/SC Division of Planning and Development”

POSTED NOTICE – Posting sign(s) may be required; refer to Sub-Sections 9.3.4A and 9.3.4C of the [Unified Development Code](#) for specific requirements. If posted notice is required, the sign [affidavit](#) and a photograph of each sign on the subject property are also mandatory. [Download](#) templates of the sign in a PowerPoint document. [Click here](#) for a list of companies that may be able to produce posted notice signs.

ZONING CHANGE REQUIREMENTS

A rezoning must meet the following requirements of Section 9.5.2 of the UDC:

- A. A zoning change shall correspond with the boundary lines of existing tracts and lots, and with the centerline of any abutting streets or alleys. Where the boundaries of a zoning change request stop short of an exterior property line, it must be possible to subdivide and develop that portion of the property outside the proposed zoning change boundary in accordance with the existing zoning and other requirements of this development code.
- B. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements

cannot be met on the site being rezoned, the zoning change shall be expanded to include all property necessary to meet zoning requirements.

- C. Any zoning change affecting property within a community redevelopment area shall be supported by the Community Redevelopment Plan for that area.

REQUIRED DOCUMENTS

As part of the application, the following documents are required to be submitted:

LETTER OF INTENT – A brief narrative statement generally describing the nature, location, and extent of the development and the market it is intended to serve.

PLOT PLAN – In general, a drawing of the subject property drawn to an engineering scale, showing property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing and adjacent to the subject property; etc.

LEGAL DESCRIPTION IN WORD – A land description legally sufficient in the matter of locatability that identifies a particular locatable area or areas to which the interest conveyed attaches. It should contain title identity, not interfere with the senior rights of others, be so written that either at the present or at a future date, a competent surveyor can readily locate it, not contain words capable of alternate interpretations, contain measurement data sufficient to describe a geometric area that closes mathematically, and be based on a recent survey.

VICINITY MAP – Map showing the subject property (boldly outlined) and all adjacent parcel owners. Refer to Sub-Section 9.3.4A of the [Unified Development Code](#) for specific notification requirements. [Public Notice Tool User Guide](#).

MAILING LABELS OF NAMES AND ADDRESSES – A complete list of names and mailing addresses, of all property owners shown on the vicinity map, typewritten, and formatted as 1" x 2 5/8" labels (Avery 5160). Additionally, include the application property owner of record, applicant, representative, and/or Architect/Engineer/Surveyor. [Public Notice Tool User Guide](#).

DEED(S) – Most recent deed(s) on file with [Shelby County Register of Deeds](#).

OWNER AFFIDAVIT – [Affidavit of ownership or owner designee](#).

Additional documents may be required prior to approval.

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

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I, Michael McAfee (Print Name) [Signature] (Sign Name), state that I have read the definition of

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Signature of Notary Public



8/14/29
My Commission Expires

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I, Trinette Jackson [Signature], state that I have read the definition of
(Print Name) (Sign Name)

"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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I, Michael McAthee (Print Name) [Signature] (Sign Name), state that I have read the definition of

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Signature of Notary Public



8/14/2029
My Commission Expires



January 02, 2025

Mr. Jeffrey Penzes and Ms. Mahsan Ostadnia
Land Use and Development Services
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

RE: Rezoning Application - Chelsea Avenue Project

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On behalf of the applicant, thank you for your assistance and consideration of this request; we look forward to working with you. If we can answer any questions or be of assistance, please do not hesitate to contact me.

Sincerely,

Kimley-Horn & Associates, Inc.

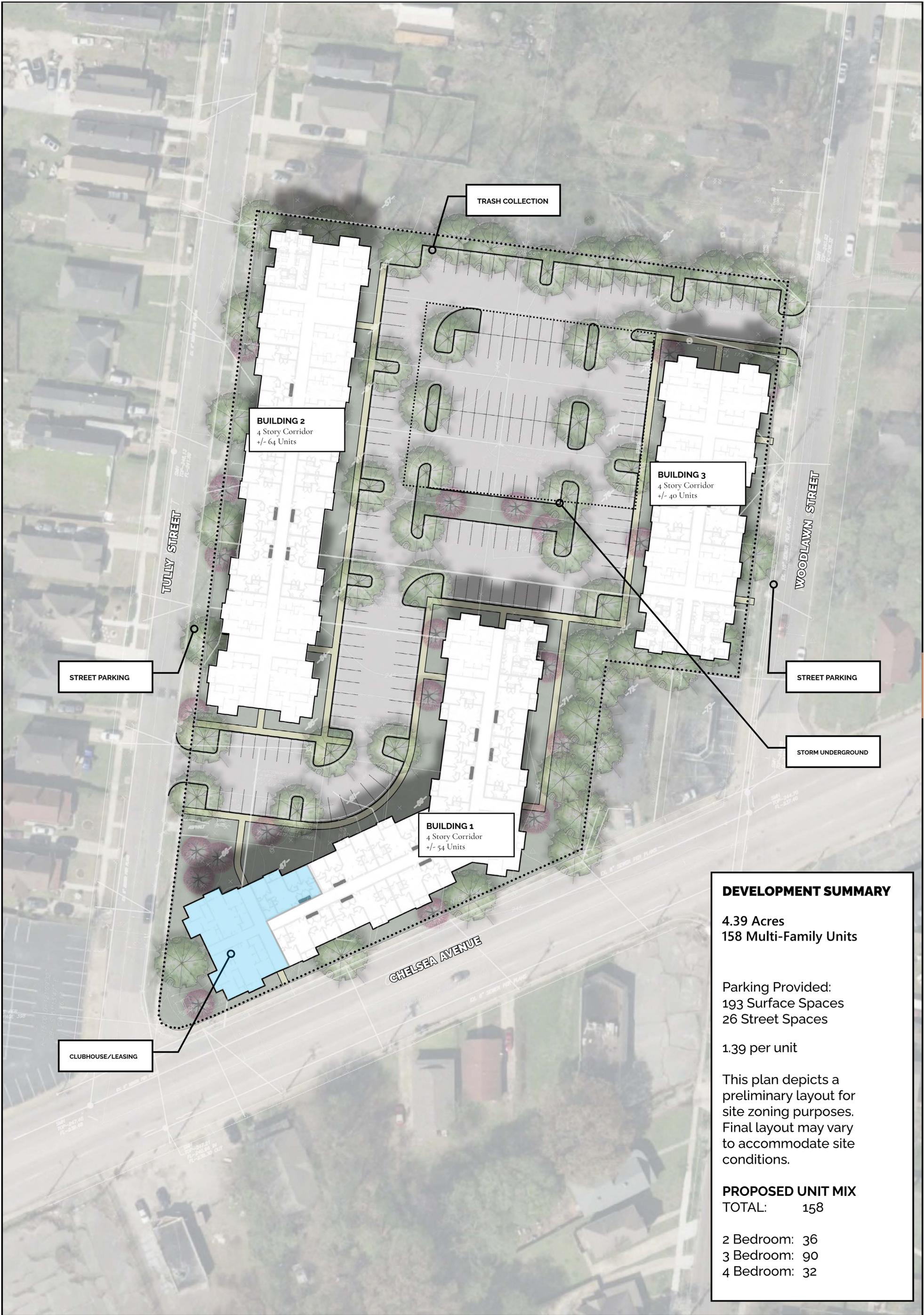
A handwritten signature in black ink, appearing to read "Owen Harris".

Owen Harris, PLA, ASLA



PLOT PLAN LEGEND	
	AREA OF REZONING BOUNDARY
	PARCEL LINES WITHIN AREA OF REZONING
	ADJACENT PARCEL LINES
	PROJECT AREA

AREA OF REZONING
3.30 ACRES
143,686.31 S.F.



TRASH COLLECTION

BUILDING 2
4 Story Corridor
+/- 64 Units

BUILDING 3
4 Story Corridor
+/- 40 Units

STREET PARKING

STREET PARKING

STORM UNDERGROUND

BUILDING 1
4 Story Corridor
+/- 54 Units

CLUBHOUSE/LEASING

DEVELOPMENT SUMMARY

4.39 Acres
158 Multi-Family Units

Parking Provided:
193 Surface Spaces
26 Street Spaces

1.39 per unit

This plan depicts a preliminary layout for site zoning purposes. Final layout may vary to accommodate site conditions.

PROPOSED UNIT MIX

TOTAL:	158
2 Bedroom:	36
3 Bedroom:	90
4 Bedroom:	32



Chelsea Avenue

Example Architecture

12/30/2025



MEMORANDUM

To: City of Memphis Traffic Engineering

From: Mike Prifti, P.E.
Kimley-Horn and Associates, Inc.

Date: December 18, 2025

Subject: ECG Chelsea – Memphis, TN – Chelsea Avenue at Tully Street and Woodlawn Street
Trip Generation Report

PROJECT INTRODUCTION

Elmington Capital Group intends to develop property north of Chelsea Avenue, east of Tully Street, and west of Woodlawn Street in Memphis, TN. The property currently consists of single-family residential lots that will be redeveloped into multifamily residential space consisting of approximately 158 units. The City of Memphis Engineering Design Review and Policy Manual requires that a Trip Generation Report be submitted with each project. The following is a summary of the trip generation for this project.

The project is located north of Chelsea Avenue between Woodlawn Street and Tully Street in Memphis, TN as shown in the Vicinity Map in **Figure 1**. Elmington Capital Group plans to redevelop the property by constructing three multifamily residential buildings as well as the associated parking spaces as shown in the preliminary site plan in **Figure 2**.

Figure 2: Preliminary Site Plan



TRIP GENERATION

Land Use Category 221 Multifamily Housing (Mid-Rise) was used to estimate the number of trips generated as a part of the proposed development for the proposed multifamily housing (mid-rise) land use. Traffic generated by the proposed development will access the site via one full-access driveway along Tully Street and one full-access driveway along Woodlawn Street.

Based on the site layout and location of the proposed access points, it is assumed that approximately 50% of trips generated by the site will enter/exit via Tully Street and 50% will enter/exit via Woodlawn Street. All trips generated by the proposed development are expected to enter/exit the site via Chelsea Avenue. A summary of the estimated trip generation for the proposed development can be found in **Table 1**.

Table 1: Trip Generation Summary Table

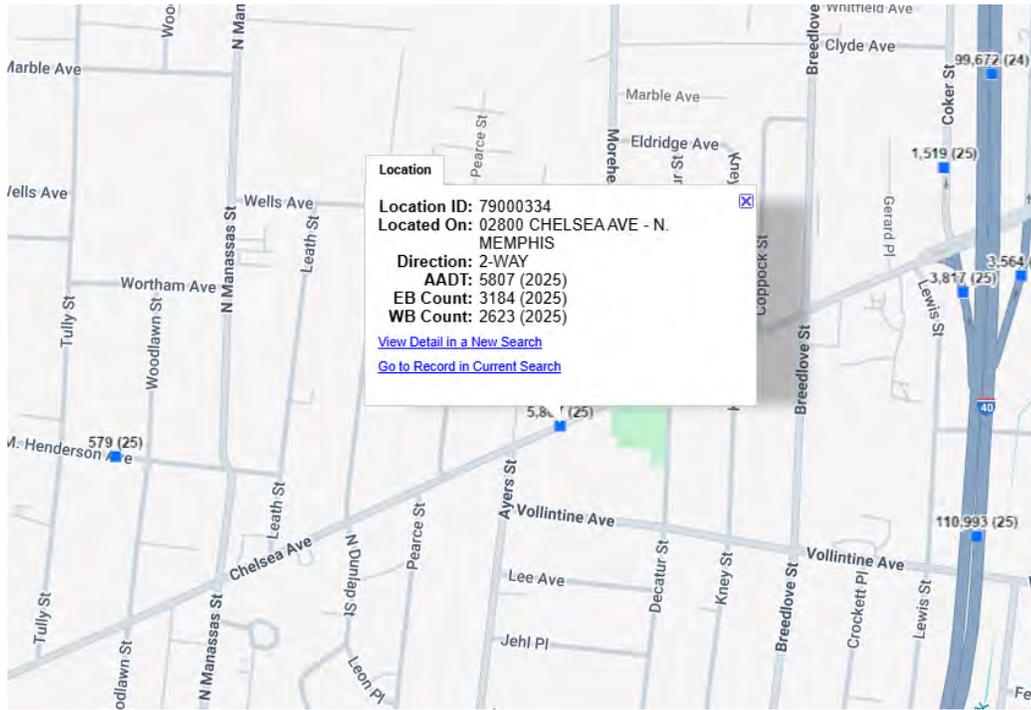
Trip Generation Table										
ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	158	D.U.	705	59	14	45	60	38	22
Total Proposed External Site Trips				705	59	14	45	60	38	22

ADJACENT ROAD INFORMATION

The subject development has frontage along Chelsea Avenue but does not provide access along Chelsea Avenue. Based on TDOT historical traffic data, Chelsea Avenue had an AADT of approximately 5,807 vehicles in 2025. The TDOT traffic data for Chelsea Avenue is provided in **Figure 3**.

(Intentionally Left Blank)

Figure 3: Chelsea Avenue TDOT Traffic History



EVALUATION

The first, second, third, fourth, and fifth criteria included in the City of Memphis Engineering Design Review and Policy Manual for determining if a traffic impact study is required are not applicable. The development will not generate 500 or more peak hour trips. Chelsea Avenue is classified by TDOT as an Urban Minor Arterial, but the AADT is less than 15,000 and the development will not generate 150 or more peak hour trips along Chelsea Avenue. Tully Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Tully Street. Woodlawn Street is not currently classified by TDOT, but the development will not generate 100 or more peak hour trips along Woodlawn Street. The sixth criterion, which is applicable to this project, is as follows:

- 6. Any development that would generate peak hour trips equivalent to 1% of the adjacent roadway AADT, or average weekday trips equivalent to 10% of the adjacent roadway AADT.

This criterion was evaluated using the TDOT count station on Chelsea Avenue east of the proposed development. The results of the analysis are summarized below:

- 6. Based on TDOT historical traffic count data, Chelsea Avenue had an AADT of approximately 5,807 vehicles per day in 2025. **Table 2** provides the results of the evaluation using these criteria.

Table 2: ECG Chelsea Trip Generation Analysis

Chelsea Avenue	2025 AADT	Peak Hour Trips	% of AADT	Greater than 1% AADT?	Average Weekday Trips	% of AADT	Greater than 10% AADT?
TDOT Traffic History Count	5,807	60	1.0%	YES	705	12%	YES

Based on the results as described above and summarized in **Table 2**, the hourly and daily trips produced by this development along Chelsea Avenue exceed the City of Memphis minimum criteria for determining if a traffic study is required.



January 02, 2026

Mr. Jeffrey Penzes
Ms. Mahsan Ostadnia
City of Memphis
Division of Planning and Development
125 N. Main, Ste. 468
Memphis, Tennessee 38103

**RE: Rezoning Application
Chelsea Avenue Project
Legal Description - Boundary of Parcels to be Rezoned**

BEGINNING AT A POINT IN THE WEST LINE OF WOODLAWN STREET (60 FEET RIGHT OF WAY), 85.11 FEET NORTH OF THE NORTH LINE OF CHELSEA AVENUE (80 FEET RIGHT OF WAY), BEING IN THE NORTH LINE OF THE LARRY BLAND PROPERTY AS DESCRIBED IN INSTRUMENT BH 1636, BEING THE NORTH LINE OF LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 38; THENCE NORTH 09 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF WOODLAWN STREET A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 21016675 AND BEING THE SOUTH LINE OF LOT 80, SNOWDEN AND BRINKLEY SUBDIVISION; THENCE NORTH 80 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF LOT 79 AND LOT 58, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 400.04 FEET; THENCE SOUTH 09 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF TULLY STREET A DISTANCE OF 436.94 FEET TO THE NORTH LINE OF THE MDM INVESTMENTS, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 20103237; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST A DISTANCE OF 36.20 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 68 AND LOT 69, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 09 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 70, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.16 FEET; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 70 AND LOT 71, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 99.82; THENCE SOUTH 80 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AND LOT 73, SNOWDEN AND BRINKLEY SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 143,686.31 SQUARE FEET / 3.30 ACRES MORE OR LESS.



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.

22125049
11/15/2022 - 01:19:30 PM

4 PGS

ABRIA 2514730-22125049

VALUE	20000.00
MORTGAGE TAX	0.00
TRANSFER TAX	74.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	99.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

File Number: 2022-2727
Parcel ID: 027004 00017C

Warranty Deed

THIS INDENTURE made and entered into this 2nd Day of November, 2022 ~~21st day of October, 2022~~ by and between Hubert Sargeant, _____ parties of the first part, and Michael McGhee unmarried party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of TN, to wit:

Land situated in Shelby County, Tennessee:

Lot 58, Snowden & Brinkley Subdivision of Country Lot 524, as shown on plat of record in plat book 3, page 38, Register's Office of Shelby County, Tennessee; said lot fronts 50 feet on the east side of Park Street and has a depth of 200 feet

Being the same property conveyed to Hubert Sargeant by Quit Claim Deed of record at Instrument No. 16118769, dated 11/17/2016 and recorded 11/18/2016, in the Register's Office of Shelby County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: 2023 City of Memphis and 2023 Shelby County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 3 Page 38 and easements all being of record in Shelby County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WARRANTY DEED

WITNESS the signature of the party of the first part the day and year first above written

Hubert Sargeant
Hubert Sargeant

~~TN~~
~~STATE OF TENNESSEE~~
~~COUNTY OF SHELBY~~

2nd day of November, 2022
On this ~~21st day of October, 2022~~, before me personally appeared Hubert Sargeant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~21st day of October, 2022~~ 2nd day of November, 2022

Miyanna Vasquez Sharree
Vice Consul
of the United States of America

REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA

Notary Signature
My commission expires:

COMMISSION:
Indefinite 22 USC Sec 110

Property Owner Name and Address:
Michael McGhee
916 Tully Street
Memphis, TN 38107

Mail Tax Bills To:
Michael McGhee
5100 Poplar Ave #412
Memphis, TN 38137

Property Address: 916 Tully Street, Memphis, TN 38107 Parcel: 027004 00017C

~~State of Tennessee~~
~~County of Shelby~~

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which \$20,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Hubert Sargeant
Affiant

2nd day of November, 2022

SUBSCRIBED AND SWORN TO before me this ~~21st day of October, 2022~~

Miyanna Vasquez Sharree

Notary
Miyanna Vasquez Sharree
Vice Consul
of the United States of America

COMMISSION:
Indefinite 22 USC Sec 110

REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA

WARRANTY DEED

I, Veronica Fair-Millone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

[Handwritten Signature]

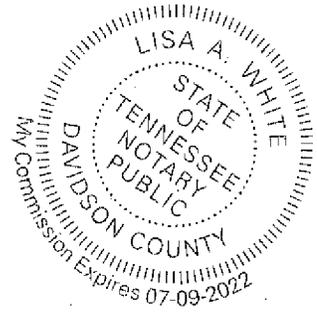
State of TN
County of Shelby

Personally appeared before me, Lisa A. White, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Handwritten Signature]
Notary's Signature

MY COMMISSION EXPIRES: 07-09-2022

Notary's Seal (If on paper)





Shelby County Tennessee

Shelandra Y Ford

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.



20103229

09/24/2020 - 08:21:09 AM

3 PGS	
HERTHA 2093344 - 20103229	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by and returned Lisa White, 7894 Winchester Rd., Suite 500, Memphis, TN 38125

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, **Common People Temple Church of God in Christ** for and in consideration of the sum of Ten and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey, **MDM Investments of Memphis, LLC, ISAOA** the following described real estate located in the County of Shelby, State of Tennessee, to wit:

LEGAL DESCRIPTION

See Attached Exhibit A

Being the same property conveyed to **Common People Temple Church of God in Christ** by Quit Claim Deed at Instrument # 13069813, in the Register's Office for Shelby County, Tennessee.

IN TESTIMONY, That, the undersigned has executed this Instrument this 19th day of August, 2020.

Trustee Common People's Temple Church

By Board Members:
Nicole Love Macklin
Nicole Love Macklin

Cornelius Love
Cornelius Love

Thelma Fulton
Thelma Fulton

Alice Williams
Alice Williams

Josephine Wilbourne
Josephine Wilbourne

Debbra Fulton
Debbra Fulton

Deborah Burrell
Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Nicole Love Macklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of **Common People Temple Church of God in Christ** the within named bargainer, and that such Nicole Love Macklin Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of **Common People Temple Church of God in Christ**.
Witness my hand and seal, at office in Memphis, TN, this 19th, of August, 2020.

Notary Signature

Printed Name: Lisa A White

My commission expires: 7/9/22



Property Address: 915 Woodlawn, Memphis, TN.

Parcel Number: 0270040000018C

Property Address: 915 Woodlawn, Memphis, TN

Property Owner and Mail tax bills to: MDM Investments of Memphis, LLC 5100 Poplar Ave. Ste. 612 Memphis, TN 38137

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$10.00.

Lisa Wood
Affiant

Subscribed and sworn before me this the 19th day of Aug, 2020.

[Signature]
Notary Public
MY COMMISSION EXPIRES:

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

Being part of Lot 79 of the Snowden & Brinkley Subdivision of part of Country Lot 524 as shown on plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, and more particularly described as follows:

Beginning at a point in the west line of Woodlawn Street (formerly State Street) 420 feet more or less south of Vollentine Avenue (formerly Brinkley Avenue); thence southwardly along the west line of Woodlawn Street 50 feet to a point; thence westwardly parallel with the south line of Vollentine Avenue 140 feet to a point; thence north 50 feet to a point; thence east 140 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Cornelius Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Cornelius Love a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Thelma Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Thelma Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Alice Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Common People Temple Church of God in Christ the within named bargainor, and that such Alice Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Josephine Wilburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Josephine Wilburn a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

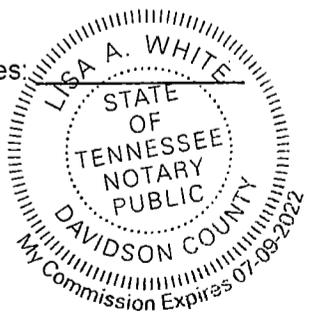
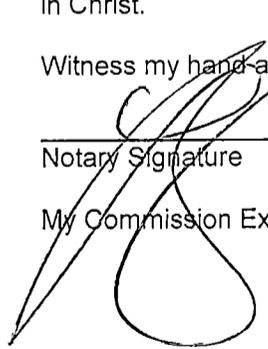
Before me, Lisa A. White of the state and county mentioned, personally appeared Debra Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Debra Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Deborah Burrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainor, and that such Deborah Burrell a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Witness my hand and seal, at office in Memphis, TN, this 19th day of August, 2020.

Notary Signature

My Commission Expires:





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.



23043339

06/02/2023 - 01:53:51 PM

4 PGS	
ABRIA 2578554 - 23043339	
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MORTGAGE TAX	0.00
TRANSFER TAX	53.36
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	76.36

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

IN THE CHANCERY COURT OF TENNESSEE FOR THE
THIRTIETH JUDICIAL DISTRICT AT MEMPHIS

THE STATE OF TENNESSEE, for its use and benefit and for the use and benefit of Shelby County, Tennessee And, If Applicable, The Incorporated Municipalities of Arlington, Bartlett, Collierville, Germantown, Lakeland, Memphis And Millington, Tennessee,

Entered
D | APR 12 2023

M.B. _____

Complainants,
vs.

TRD No.: TX 2019-3
PARCEL: 02700400000200
Tax Sale: 1704

DELINQUENT TAXPAYERS according to the 2014 Delinquent Real Property Tax Records of the Shelby County Trustee,

Respondents,

Michael McGhee on behalf of
SOUTH CITY MEMPHIS LLC,

Movant,

Steve Herrington,

Respondent.

ORDER TO REDEEM LAND SOLD AT TAX SALE 1704, PARCEL 02700400000200

This cause came on to be heard on the 7th day of April, 2021, before the Honorable Joedae L. Jenkins, Chancellor of Part III of the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis, upon the statement of Jocelyn V. Henderson, attorney for Movant, statement of Gregory S. Gallagher, Shelby County Delinquent Tax Attorney, for an order to redeem certain real property hereinafter shown, in the County of Shelby, State of Tennessee, and more particularly described as follows:

Lot 78 of Brinkley and Snowden Subdivision, as per plat recorded in Plat Book 1, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel No.: 02700400000200

Address: 909 Woodlawn Street, Memphis, TN 38107

Upon a copy of said motion having been provided to, Steve Herrington, the Purchaser at Tax Sale. Upon a copy of the motion having been provided to Shelby County and the City of Memphis Tennessee. Upon notice of the hearing having been provided to Steve Herrington, the Purchaser, and all other interested parties, no response to said motion having been filed; and

IT APPEARING TO THE COURT that said real property was assessed in the name of Karen Davis and Dickerson Wells, their unknown heirs and assigns, and was sold to Steve Herrington on March 18, 2021 and said tax sale was confirmed by this Honorable Court on April 29, 2021 that said real property is subject to the equity of redemption and the Motion for Redemption filed by the Movant on July 8, 2021, was timely filed prior to One Hundred Eighty (180) days from the entry of the Order of Confirmation and therefore the Movant, is entitled to redeem said parcel of real property.

IT FURTHER APPEARING TO THE COURT that said real property was sold to Steve Herrington for the sum of Thirteen Thousand Seven Hundred Dollars and No Cents (\$13,700.00) and that Steve Herrington is entitled to the return of this amount plus the statutory interest allowed by law, said interest amount being Five Hundred Eleven Dollars and Seventy Cents (\$511.70 In addition, it appearing to the Court that Steve Herrington should be reimbursed the sum of Ten Thousand Three Hundred One Dollars and Ninety-Five Cents (\$10,301.95) for taxes paid on this parcel. An additional amount of interest shall be granted in the amount of One-Hundred Thirty-Five Dollars and Eighty-Five-Cents (\$135.85). In addition, it appearing to the Court that Steve

Herrington should be reimbursed the sum of Seventy-Three Dollars and Six-Nine Cents (\$73.69) for the cost of registering his Order of Confirmation.

IT FURTHER APPEARING TO THE COURT that the Movant did pay into the Shelby County Clerk and Master on November 30, 2018 the sum of Eleven Thousand Four Hundred Sixty-Seven Dollars and Forty-Two Cents (\$11,467.42).

IT FURTHER APPEARING TO THE COURT that the Purchaser at Tax Sale did not file a response, did not appear in Court to request any additional monies for expenditures made pursuant to Tennessee Code Annotated 67-5-2701(e).

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

1. That the Movant, Michael McGhee's Second Motion For Redemption of Land sold at Tax Sale filed December 15, 2021, is granted and that the title to said property is hereby divested from Steve Herrington, and will be vested back in the name of Michael McGhee, its successors and assigns in fee simple.

2. That the Clerk and Master is ordered to distribute from the funds paid into the registry of the court as follows:

To Steve Herrington final bid	\$ 13,700.00
Additional funds for taxes paid	0.00
Additional interest	135.85
Interest to Steve Herrington 12% interest	511.70
Reimbursement of registration fee to Steve Harrington	<u>73.69</u>
Total to Steve Herrington	\$14,421.24

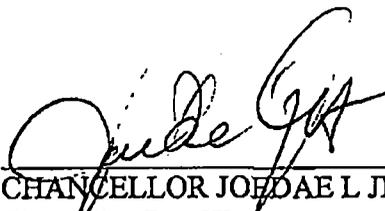
3. That any and all liens and encumbrances on the property at the time of the Tax Sale are restored to the property.

4. That once this order is approved and entered in this cause, the Office of the Shelby County Clerk and Master is ordered to record this order with the Office of the Shelby County Register,

and further the Office of the Shelby County Clerk and Master is ordered to pay from the registry of the court the sum of Seventy-Six Dollars and Thirty-Six Cents (\$76.36) to the Office of the Shelby County Register for the cost of the registration.

5. Then to the Movant, the balance of funds, if any, which may then be remaining in the hands of the Clerk and Master.

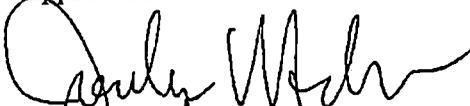
Nunc Pro Tunc April 7, 2022.



CHANCELLOR JOE DAE L JENKINS
Chancellor Part III

Date: 04-12-2023

Approved:



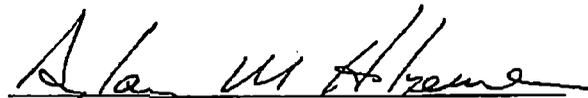
Jocelyn V. Henderson, #022497
ATTORNEY FOR MOVANT
200 Jefferson Avenue, Suite 1375
Memphis, Tennessee 38103
(901) 522-0119
jvhlaw@me.com

A TRUE COPY-ATTEST

By W. Aaron Hall, Clerk & Master
D.C. & M.



Gregory S. Gallagher, #007274
Shelby County Delinquent Tax Attorney
157 Poplar Avenue, Suite 2515
Memphis, Tennessee 38103
(901) 222-0292
ggallagher2@shelbycountytrustee.com



Office of the Shelby County Clerk & Master



Tom Leatherwood
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.

 12034578 03/26/2012 - 02:57 PM	
3 PGS	
LIZ 00935450-12034578	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.90
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	43.90
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the County of Shelby, a political subdivision of the State of Tennessee, for and in consideration of:

SEVEN THOUSAND AND NO/100

\$7,000.00 Dollars,

does hereby bargain, sell, remise, quit claim and convey unto the said:

TRINETTE JACKSON

the following described real estate located in Shelby County, Tennessee, to-wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to Shelby County Government in Tax Sale 0602 on 10/13/2009 which sale was confirmed in Docket # 9482-3

Property Address: 905 WOODLAWN

Parcel # 02700400000210

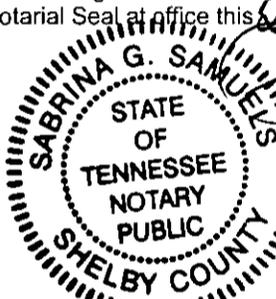
Conveyance of the above described property is made without warranties of any sort.

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Trustee, this 21st day of March, 2012.

BY David C. Lenoir
DAVID C. LENOIR, SHELBY COUNTY TRUSTEE

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared David C. Lenoir, as Trustee of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 21st day of March, 2012.

Sabrina G. Samuels
NOTARY PUBLIC



My Commission Expires:

**My Commission Expires
April 17, 2013**

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Mayor, this 2nd day of February, 2012.

BY Mark H. Luttrell, Jr.
MARK H. LUTTRELL, JR. SHELBY COUNTY MAYOR

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared Mayor of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 2nd day of February, 2012.

Mattie James
NOTARY PUBLIC

My Commission Expires:

APPROVED AS TO FORM:

BY Roberta Kustoff
(ROBERTA KUSTOFF BPR#019519)
DELINQUENT TAX ATTORNEY



RECORDING DATA ONLY

Return Address:

Office of the Shelby County Trustee
160 N. Main Street - Second Floor
Memphis, TN 38103

ATTENTION: SABRINA SAMUELS

Property Address:

905 WOODLAWN
02700400000210

Mail Tax Bills To:

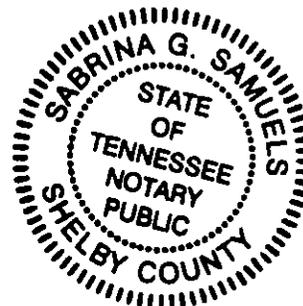
TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

Property Owner:

TRINETTE JACKSON
847 WOODLAWN ST.
MEMPHIS, TN 38107

I/We hereby swear/affirm that to the best of
affiant's knowledge, information, and belief,
the actual consideration for this transfer
is \$7,000.00

Wendie Blanton
AFFIANT



This instrument prepared by:
ROBERTA KUSTOFF
DELINQUENT TAX ATTORNEY
160 NORTH MAIN ST., 2ND FLOOR
MEMPHIS, TN 38103

Subscribed and sworn to before me
this 19th day of March, 2012

Sabrina S Samuels
NOTARY

My Commission expires:

**My Commission Expires
April 17, 2013**

STATE TAX _____
REGISTER'S FEE _____
RECORDING FEE _____
TOTAL _____

I, Roberta Kustoff, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic record executed pursuant to § 47-10-112 and other provisions of the Uniform Electronic Transactions Act or other provisions of law.

SIGNATURE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this _____ day of _____ 2011, before me personally appeared Wendie Blanton, to me known to be the person described in and who acknowledges that this certification is true and correct and whose signature I have witnessed.

“Exhibit A”

Lot 77, Brinkley and Snowden Subdivision, being more particularly described as follows:

Beginning at a point in the west line of Woodlawn Street 247.7 feet northwardly from the intersection of said line with the north line of Chelsea Avenue and running thence northwardly with the west line of Woodlawn Street 50 feet to the southeast corner of Lot 78; thence westwardly with the south line of Lot 78 and parallel with Vollentine Avenue 200 feet to the northeast corner of Lot 60; thence southwardly with the east line of Lot 60 and parallel with Woodlawn Street 50 feet to the northwest corner of Lot 76; thence eastwardly with the north line of Lot 76 and parallel with Vollentine Avenue 200 feet to the beginning.

Being the same property described in Book 2493, Page 012. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

Parcel: 02700400000210
Exhibit: 2239

027004 00021



Shelby County Tennessee

Shelandra Y Ford

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.



21016675

02/09/2021 - 12:21:12 PM

1 PGS	
<hr/>	
DONALD 2170899 - 21016675	
<hr/>	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by:
Law Offices of Jocelyn V. Henderson
200 Jefferson Ave, Suite 1500
Memphis, Tennessee 38103
(901) 522-0119

PARCEL ID: 061-029-003

QUIT CLAIM DEED

-THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH-

KNOW ALL MEN BY THESE PRESENTS, that Dakota McLawyer by Guardian Ruthie Boyd, for and in consideration of Ten (10.00) Dollars and other good and valuable consideration, do hereby bargain, sell, remise, release, quit claim and convey unto MDM Investments of Memphis, all my right, title and interest in and to the following real estate located in the City of Memphis, County of Shelby, State of Tennessee, to wit:

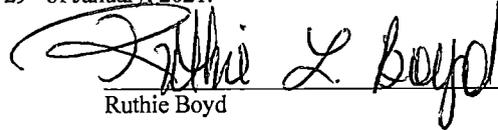
Lot 76, Snowden and Brinkely Subdivision, in Memphis, Tennessee as recorded in Plat Book 3, Page 38, to which Plat reference is hereby made for a more particular description of the property.

Being the same parcel conveyed to Princess McLawyer, by Warranty Deed dated March 10, 2011 and recorded March 18, 2011 as Instrument No. 11027721, in the Register's Office, Shelby County, Tennessee.

NO TITLE WORK WAS REQUESTED OR PERFORMED ON THIS PROPERTY OR THE PARTIES INVOLVED HEREIN.

I do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

In Testimony Whereof, I have executed this instrument the 29th of January, 2021.


Ruthie Boyd

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Ruthie Boyd, to me known to be the persons described herein and who executed the same as free act and deed.

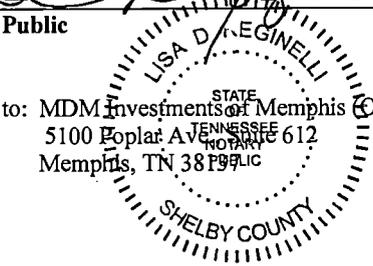
Witness my hand and Notarial Seal at office this day the 29th of January, 2021.


Notary Public

My Commission Expires: 2.28.23

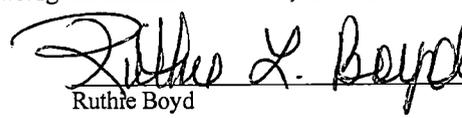
Property Known As: 899 Woodlawn Street
Memphis, TN 38107

Mail Tax Notices to: MDM Investments of Memphis (Owner)
5100 Poplar Avenue, Suite 612
Memphis, TN 38117

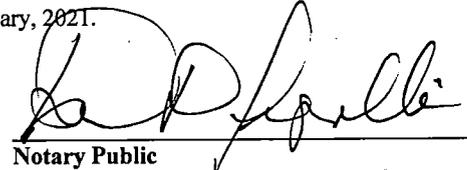


STATE OF TENNESSEE
COUNTY OF SHELBY

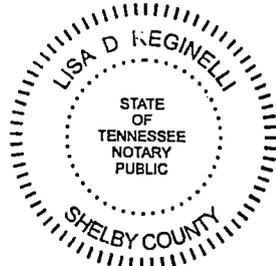
I, or we hereby swear or affirm that to the best of affiant's knowledge information and belief, the actual consideration for this transfer is \$10.


Ruthie Boyd

Witness my hand and Notarial Seal at office this day the 29th of January, 2021.


Notary Public

My Commission Expires: 2.28.23





Shelby County Tennessee

Shelandra Y Ford

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.



20103232

09/24/2020 - 08:21:09 AM

3 PGS	
HERTHA 2093344 - 20103232	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by and returned Lisa White, 7894 Winchester Rd., Suite 500, Memphis, TN 38125

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, Common People Temple Church of God in Christ for and in consideration of the sum of Ten and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey, MDM Investments of Memphis, LLC, ISAOA the following described real estate located in the County of Shelby, State of Tennessee, to wit:

LEGAL DESCRIPTION

See Attached Exhibit A

Being the same property conveyed to Common People Temple Church of God in Christ by Quit Claim Deed at Instrument # 13069811, in the Register's Office for Shelby County, Tennessee.

IN TESTIMONY, That, the undersigned has executed this Instrument this 19th day of August, 2020.

Trustee Common People's Temple Church

By Board Members:

Nicole Love Macklin

Cornelius Love

Thelma Fulton

Alice Williams

Josephine Wilbourne

Debra Fulton

Deborah Burrell

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Nicole Love Macklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of **Common People Temple Church of God in Christ** the within named bargainer, and that such Nicole Love Macklin a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of **Common People Temple Church of God in Christ**.
Witness my hand and seal, at office in Memphis, TN, this 19th, of August, 2020.

Notary Signature

Printed Name: Lisa A. White

My commission expires: 7/9/22



Property Address: 897 Woodlawn, Memphis, TN.

Parcel Number: 027004 00023

Property Address: 897 Woodlawn, Memphis, TN

Property Owner and Mail tax bills to: MDM Investments of Memphis, LLC 5100 Poplar Ave. Ste. 612 Memphis, TN 38137

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$10,00.

Affiant

Subscribed and sworn before me this the 19th day of Aug, 2020.

Notary Public

MY COMMISSION EXPIRES:



THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

Lot 75 Snowden and Brinkley Subdivision as per plat of record in Plat Book 3, Page 38 in the Register's Office of Shelby County, Tennessee, to which reference is hereby made for a more particular description of said property.
Parcel I.D.# 027-004-00023 50 X 200

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Cornelius Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainer, and that such Cornelius Love a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Thelma Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainer, and that such Thelma Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Alice Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Common People Temple Church of God in Christ the within named bargainer, and that such Alice Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Josephine Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainer, and that such Josephine Williams a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Debra Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainer, and that such Debra Fulton a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Before me, Lisa A. White of the state and county mentioned, personally appeared Deborah Burrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Board Member of Common People Temple Church of God in Christ the within named bargainer, and that such Deborah Burrell a Board Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name as Board Member of Common People Temple Church of God in Christ.

Witness my hand and seal, at office in uphs: 7U, this 19th day of August, 2020.

Notary Signature

My Commission Expires: 7/9/22





Shelby County Tennessee

Shelandra Y Ford

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.

20122637

11/05/2020 - 09:19:30 AM

3 PGS

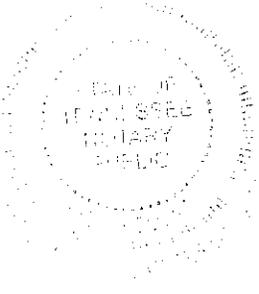
CHRISTINAM 2118080-20122637

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	19.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

RECORD AND RETURN TO:
BAYMARK TITLE AND ESCROW SERVICES, LLC
1355 LYNNFIELD ROAD, SUITE 195
MEMPHIS, TN 38119
NO FILE

<p>QUIT CLAIM DEED</p> 	<p>STATE OF TENNESSEE COUNTY OF SHELBY THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS <i>\$0.00</i></p> <p><i>Michael McEhee</i> Affiant/BUYER</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <i>20</i> day of October 2020</p> <p><i>[Signature]</i> Notary Public</p> <p>MY COMMISSION EXPIRES: _____</p>
--	--

THIS INSTRUMENT WAS PREPARED BY
BAYMARK TITLE AND ESCROW SERVICES, LLC, 1355 LYNNFIELD ROAD, ST 195, MEMPHIS, TN 38119
(901) 763-2723

<u>ADDRESS OF NEW OWNER:</u>	<u>SEND TAX BILLS TO:</u>	<u>MAP-PARCEL NUMBERS</u>
MDM Investments of Mphs LLC 5100 Poplar Ave., #612 Memphis, TN 38157	MDM Investments of Mphs, LLC 5100 Poplar Ave., #612 Memphis, TN 38157	012047 0004C

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Frances Ross (Mae Francis Ross), widow of Charlie Ross

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

MDM Investments of Memphis, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN OR PARCEL OF LAND IN **SHELBY COUNTY, STATE OF TENNESSEE:**

Lot 74 of the Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor in Muniment of Title, recorded on 8/4/2017 in Cause No. PR-9353, said Register's Office.

Above described property was not now, nor ever the principle residence of Grantor.

This Quit Claim Deed was prepared without the benefit of a title search, and/or title insurance. The preparer, BayMark Title and Escrow Services makes no representation as to the status of title to the property described herein and is held harmless should any title discrepancies arise. (Quit Claim Deed Preparation Only)

027004 00024

Unimproved ()

This is improved (X) property known as 889 Woodlawn, Memphis, TN 38107

Witness our hand this 30 October 2020.

Mary Frances Ross
Mary Frances Ross

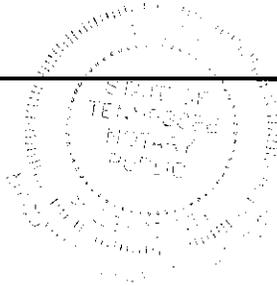
STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public for the above county and state, appeared Mary Frances Ross personally known to me to be the person(s) described, with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at MEMPHIS, TN on this the 30 day of October 2020.

Commission Expires: _____

[Signature]
Notary Public



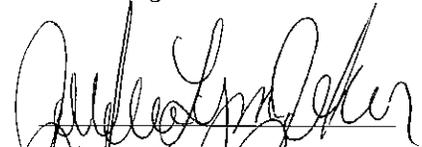
I, Tammie Boop, do hereby make oath that I am a licensed attorney and/or the custodian of the paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic copy of the electronic record executed pursuant to 47-10-112 and other provisions of the Uniform Electronic Transactions Act or other provisions of law.



Signature

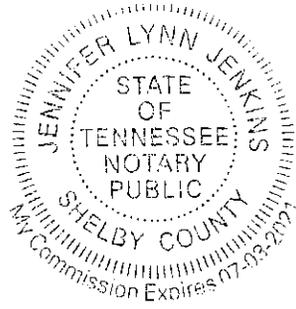
State of Tennessee
County of Shelby

Personally appeared before me, Jennifer Jenkins, a notary public for this county and state, Tammie Boop, who acknowledges that this certification is true and correct and whose signature I have witnessed.



Notary Signature

My Commission Expires: _____





Shelby County Tennessee

Shelandra Y Ford

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.



21093097

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093097	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

This Instrument Prepared By:
Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the. following described real estate located in Memphis, Shelby County, Tennessee.

ADDRESS: 874 TULLY STREET, MEMPHIS, TN. 38107 -0- VACANT LAND

PARCEL IDENTIFICATION NUMBER: 027004 00033

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,
20102212 AND 2109 3046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

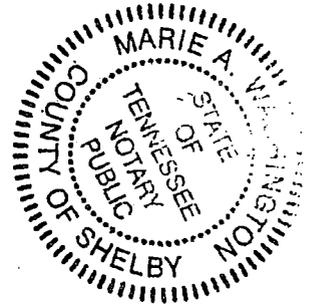
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July, 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this February 23rd Day of 2025

Marie A. Washington
Notary Public My Commission Expires

Address Of Owner (s) MDM INVESTMENTS OF MEMPHIS, LLC
Mail Tax Notices: 5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington
Marie A. Washington, Notary Public My Commission Expires February 23rd, 2025

Tom Leatherwood Shelby County Register of Deeds: Instr. # 14051318

- 0 - VACANT LAND
874 Jolly
QID#
027004 00033

PARCEL NUMBER "Exhibit A"
[Redacted]

The North 36.1 feet of Lots 66 and 67, Snowden and Brinkley Subdivision, of part of Country Lot 524, as per plat recorded in Plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

~~_____~~ The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.



Shelby County Tennessee

Shelandra Y Ford

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.



21093098

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093098	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

QUIT CLAIM DEED

This Instrument Prepared By:
Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the. following described real estate located in Memphis, Shelby County, Tennessee.

ADDRESS: 880 TULLY STREET, MEMPHIS, TN. 38107

PARCEL IDENTIFICATION NUMBER: 027004 00034 -0- VACANT LAND

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,

20102212, AND 21093046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

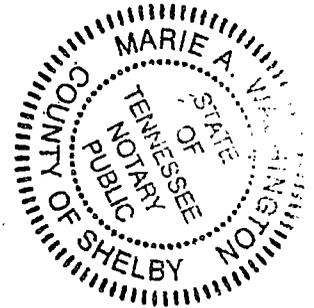
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 28th Day of July, 2021

Marie A. Washington February 23rd, 2025
Notary Public My Commission Expires

Address Of Owner (s) MDM INVESTMENTS OF MEMPHIS, LLC
Mail Tax Notices: 5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington February 23rd, 2025
Marie A. Washington, Notary Public My Commission Expires

"A"

14 04 6594
VACANT LAND
880 TALLY

PARCEL
NUMBER

"Exhibit A"

L/D #
027004-00034

Property in Memphis, Shelby County, Tennessee, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning on the east side of Part Street (now Tulley Street), at a point 247.3 feet north and distant from the north line of New Raleigh Road at the northwest corner of Lot 66; thence northwardly on the east line of Part Street (now Tulley Street) 50 feet; thence eastwardly parallel with Brinkley Street 200 feet; thence southwardly 50 feet to a stake; thence westwardly 200 feet to Park Street (now Tulley Street), and the beginning point.

~~_____~~ The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.



Shelby County Tennessee

Shelandra Y Ford

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.



21093099

07/28/2021 - 09:06:16 AM

3 PGS	
CHRISTINAM 2272662 - 21093099	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Marie A. Washington, Attorney
P. O. Box 2221 Memphis, Tn. 38101
(901) 789-3013 (901) 774-6046
Know all men by these premises:

Know all men by these premises:

That NICOLE MACKLIN or and in consideration of Ten Dollars and Other Good and Valuable Considerations hereby Quitclaim and convey unto MDM INVESTMENTS OF MEMPHIS, LLC the following described real estate located in Memphis, Shelby County, Tennessee the following described real estate located in Memphis, Shelby County, Tennessee

ADDRESS: 894 TULLY STREET, MEMPHIS, TN. 38107 -0- VACANT LAND
PARCEL IDENTIFICATION NUMBER: 027004 00035

THE FOLLOWING DESCRIBED PROPERTY: SEE EXHIBIT "A" AS ATTACHED TO THIS QUIT CLAIM DEED.

Being the same property conveyed to NICOLE MACKLIN as recorded in the Register's Office of Shelby County, Tn. under Instrument Numbers: 19114206,
20102212 AND 21093046

There are no mortgages that will be affected by this conveyance.

Subject to subdivision lines, easement of record and any other encumbrances as recorded in the Register's Office of Shelby County, Tennessee.

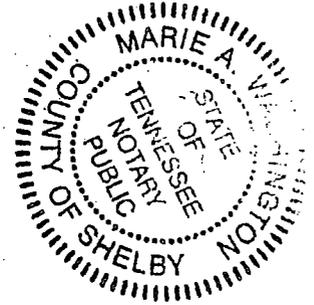
This conveyance, as agreed between the parties, does not have the benefit of a title search and other inquiries as to the validity of the contents of this document, except to the knowledge and belief of the Grantor(s)

The address of the Grantee, MDM INVESTMENTS, 5100 POPLAR AVENUE, SUITE 612, MEMPHIS, TN. 38137.

In Testimony Whereof, I have executed this instrument this 28th Day of July, 2021

Nicole Macklin

NICOLE MACKLIN - GRANTOR



State of Tennessee:
County of Shelby:

Before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NICOLE MACKLIN to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 28th Day of July, 2021

Marie A. Washington
Notary Public

February 23, 2025
My Commission Expires

Address Of Owner (s)
Mail Tax Notices:

MDM INVESTMENTS OF MEMPHIS, LLC
5100 Poplar Avenue, Suite 612
Memphis, Tn. 38137



State of Tennessee:
County of Shelby:

I, NICOLE MACKLIN, swear and affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer is \$ 10.00.

Nicole Macklin
Affiant

Subscribed and sworn to before me this 28th Day of July, 2021

Marie A. Washington
Marie A. Washington, Notary Public

February 23, 2025
My Commission Expires

EXHIBIT

"A"
~~XXXXXXXXXX~~

-0-VACANT
LAND

PARCEL

~~XXXXXXXXXX~~

894 TULLY ST.

027004-00035

Lots 62, 63, and 64 of the Snowden & Brinkley Subdivision in County Lot 524, described as a whole as follows: Beginning at a point on the east line of Tully Street (formerly Park Str.) 600 ft. south of the south line of Volentine Avenue (formerly Brinkley Str.) at the southwest corner of Lot 61 of said subdivision; running thence south with said east line 150 ft.; thence eastwardly parallel with Volentine Avenue (formerly Brinkley Str.) 200 ft.; thence northwardly parallel with Tully Str. (formerly Park Str.) 150 ft.; thence westwardly 200 ft. to the point of beginning. Being the same property conveyed to Shelby County Government in Tax Sale #94.4 on November 21, 1997, which sale was confirmed in Docket #9453-1.
Parcel I. D. #027-004-00035



Shelby County Tennessee

Shelandra Y Ford

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.

22090622

08/11/2022 - 12:32:30 PM

3 PGS

BRANDON 2473084-22090622

VALUE	70000.00
MORTGAGE TAX	0.00
TRANSFER TAX	259.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	279.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This instrument prepared by and return to:
Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

WARRANTY DEED

THIS INDENTURE made and entered into this 14th, of July 2022, by and between Barbara J. Pettis, unmarried woman parties of the first part, and MDM Investments of Memphis LLC party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Lot 61, Snowden and Brinkley Subdivision, as shown on plat of record in Plat Book 3, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Willie E. Pettis and Barbara J, Pettis as joint tenants with right of survivorship herein by Quit Claim Deed recorded at Instrument No. HM 1599 in the Register's Office of Shelby County, Tennessee. Willie E. Pettis died on or about September 9, 2000 in this county. The Grantor herein conveys her interest as surviving tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except:2023 City of Memphis and 2022 Shelby County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 3 , Page 38 and easements all being of record in Shelby County Register's Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

027004 00036


Barbara J. Pettis

STATE OF TENNESSEE
COUNTY OF SHELBY

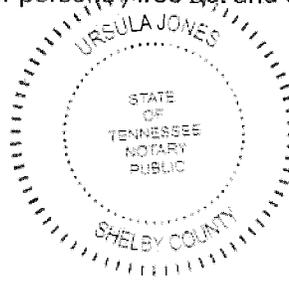
On this 14th day of July, 2022, before me personally appeared Barbara J. Pettis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2022.



Notary Signature
My commission expires:

My Commission Expires
February 13, 2024



Property Owner Name and address
MDM Investments of Memphis LLC
5100 Poplar Avenue #612
Memphis, TN 38137

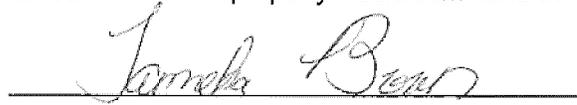
Property Address:
902 Tully Street
Memphis, TN 38107

Mail Tax Bills To:
MDM Investments of Memphis LLC
5100 Poplar Avenue #612
Memphis, TN 38137

Parcel#: 02-7004-0-0036

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which **\$70,000.00** amount is equal to or greater than the amount which the property would command at a fair voluntary sale.



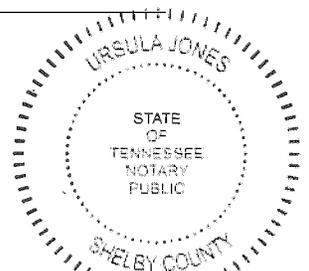
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2022



NOTARY

MY COMMISSION EXPIRES: My Commission Expires
February 13, 2024



027004 00036

Certificate of Authenticity

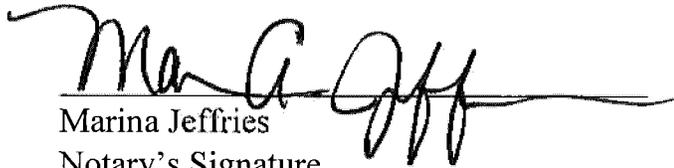
I, Ursula Jones do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law July 14, 2022.


Ursula Jones

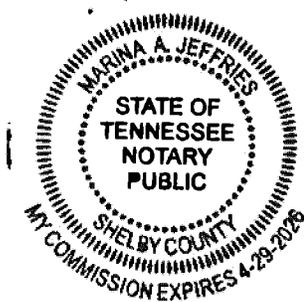
State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of July, 2022.



Marina Jeffries
Notary's Signature
My Commission Expires:





Shelby County Tennessee

Shelandra Y Ford

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.



22019127

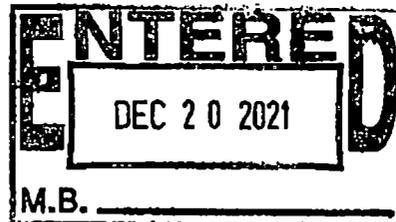
02/17/2022 - 12:32:54 PM

4 PGS	
LACI 2384769 - 22019127	
VALUE	24914.76
MORTGAGE TAX	0.00
TRANSFER TAX	92.18
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	115.18

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

IN THE CHANCERY COURT FOR THE THIRTIETH JUDICIAL DISTRICT, SHELBY COUNTY, TENNESSEE

The STATE OF TENNESSEE in its own behalf and for the use and benefit of SHELBY COUNTY and, if applicable, the INCORPORATED MUNICIPALITIES OF ARLINGTON, BARTLETT, COLLIERVILLE, GERMANTOWN, LAKELAND, MEMPHIS and MILLINGTON, TENNESSEE,



Plaintiffs

v.

TX-2020-1
Tax Sale 1801

DELINQUENT TAXPAYERS as shown on the 2018 REAL PROPERTY DELINQUENT TAX RECORDS of the SHELBY COUNTY TRUSTEE and the UNITED STATES OF AMERICA,

Defendants

DECREE CONFIRMING SALE, DIVESTING AND VESTING TITLE, TAX SALE 1801
RE: PARENT PARCEL NO. 02700400000370 PARCEL NO. 02700400000370,
LOCATION: 906 TULLY

This cause came to be heard before the Honorable Gadson W. Perry, Chancellor, Part I of the Shelby County Chancery Court upon application of Plaintiffs for a Decree Confirming Tax Sale 1801, Divesting and Vesting Title.

The Clerk and Master filed a Clerk and Master's Report of Tax Sale, hereafter "Report", on November 8, 2021, and an Amended Report on December 1, 2021. It satisfactorily appearing to the Court that said Reports have been on file for more than ten (10) working days and upon the entire record herein,

IT IS THEREFORE ORDERED, ADJUDGED and DECREED by the Court that

1. Said report is confirmed in all things as to Parent Parcel 02700400000370, Parcel No(s). 02700400000370, Property Location: 906 TULLY.
Lot No. 0 60; Acre(s): 0.2290
Lot Size: 50 X 200
Legal Description recorded in the Shelby County Register's Office: QCD CL9786

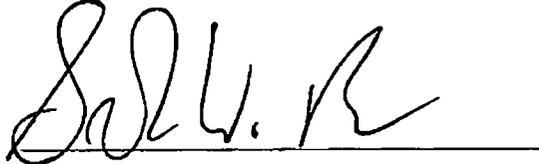
Further described as:

Lot 60, of the Snowden and Brinkley Subdivision of Country Lot 524, as per plat recorded in Plat Book 3, Page 38, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as described in Instrument No. CL 9786. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

2. That all right, title and interest in said property is hereby divested out of GARDNER TOM, his/her/their unknown heirs or assigns, and is vested in MICHAEL MCGHEE, subject to the right of the defendants and all other persons having an interest in said properties to redeem the same within 180 Day from the date of the entry of this Decree Confirming Sale, Divesting and Vesting Title. Pursuant to TCA §67-5-2701, for the purpose of redemption interest runs from the date the funds were received in the Registry of the Court, i.e. November 2, 2021.
3. That upon application of MICHAEL MCGHEE, a Writ of Possession will issue at the cost of MICHAEL MCGHEE to place said in possession of said property.
4. The final bid for the property and thus the value of this transaction for purposes of registration is \$24,800.00.
5. That, from the total of funds received (\$24,914.76), the Clerk and Master shall distribute the proceeds of sale as follows: First, to the Shelby County Trustee: the delinquent taxes, interest, penalties, costs and fees cited in the Report (\$3,492.82); Second, such City of MEMPHIS taxes which may be due to the Treasurer, City of MEMPHIS (\$3,543.54); Third, to the Clerk and Master the commission on the sale of Properties (\$734.32); Fourth, to the Register of Deeds the fee (\$114.76) for registration of the Property Title in the Purchaser at Sale (MICHAEL MCGHEE).
6. That the Clerk and Master shall retain, subject to the rightful claims, the balance remaining after the payment of the above, that amount being (\$17,029.32), and one year after the redemption period is complete, and after sending notice to the owner of record, shall forward unclaimed excess proceeds of sale to the State of Tennessee as Unclaimed Funds.
7. That upon disbursement of the sale proceeds as provided in Item 5, above, the judgment is satisfied and all liens are discharged as provided by law.

8. This Order is declared to be a final judgment pursuant to Rule 54.02 of the Tennessee Rules of Civil Procedure, the Court expressly determining that there is no just reason for delay and expressly directing that this order be entered as a final judgment as to the claims adjudicated. Any outstanding costs are assessed to the delinquent owner(s) of the parcel(s) subject to this Order.



Gadson W. Perry, Chancellor

Date: 20 December 2021

A TRUE COPY-ATTEST

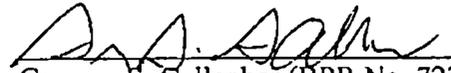
W. Aaron Hall, Clerk & Master

By A. A. Zeme
D.C. & M.

Prepared and Approved for Entry

Reviewed by Shelby County Chancery Court
Clerk and Master




Gregory S. Gallagher (BPR No. 7274)
John B. Turner, Jr. (BPR No. 18258)
Thomas Koelbl (BPR No. 37574)
County Delinquent Tax Attorneys
Shelby County Trustee's Office
157 Poplar Avenue, 3rd Floor
Memphis, TN 38103
(901) 222-0292

Certificate of Service

I, D. Holzemer, hereby certify that the following parties at interest are being served a copy of this Order via U. S. Mail, postage prepaid at the following address as provided by the Shelby County Trustee as address of record for owners/equity interest and for purchaser at sale from the Clerk and Master's Records

- MICHAEL MCGHEE, 5100 POPLAR AVE #612, MEMPHIS, TN 38137
- ANITA GARDNER, 1542 DOTTIE AVE, MEMPHIS, TN, 38106
- ANITA GARDNER, 1542 DOTTIE AVENUE, MEMPHIS, TN, 38106
- CEDRIC MITCHELL, 161 BONITA DR, MEMPHIS, TN, 38109
- LENETTA GARDNER, 2410 JOY LN, MEMPHIS, TN, 38114
- CEDRIC MITCHELL, 2476 BURNS AVE, MEMPHIS, TN, 38114
- BRENDA SHELTON, 3771 REGENCY OAKS CV, MEMPHIS, TN, 38135
- PATRICIA GARDNER, 4389 EGYPT CENTRAL RD, MEMPHIS, TN, 38128
- DARNELL GARDNER, 4389 EGYPT CENTRAL RD, MEMPHIS, TN, 3828
- YVETTE THOMAS, 4502 STAFORDSHIRE LN APT O, VALPARAISO, IN, 46383
- CAMILLE GIVENS, 4800 S CHICAGO BEACH DRIVE, CHICAGO, IL, 60615
- BRENDA SHELTON, 4866 STIRRUP DR, MEMPHIS, TN, 38125
- ALICE GARDNER, 5107 WEMBERLEY DRIVE, MEMPHIS, TN, 38125
- GARDNER TOM, 906 TULLY ST, MEMPHIS, TN, 381072544
- TOM GARDNER, 906 TULLY ST., MEMPHIS, TN, 38107


Dylan W. Holzemer, DCM

- Send Tax Bills To: MICHAEL MCGHEE, 5100 POPLAR AVE #612, MEMPHIS, TN 38137



Shelby County Tennessee

Shelandra Y Ford

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.



21027145

03/09/2021 - 11:20:43 AM

2 PGS	
DONALD 2185348 - 21027145	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by and return to:
John B. Turner Jr.,
157 Poplar Avenue, Third Floor
Memphis, TN 38103

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned officer, in and for said state and county aforesaid, duly authorized to administer oaths, John B Turner Jr. who is known to me and who, after being duly sworn, deposed and said that:

I am over 18 years of age and my business address is 157 Poplar Avenue, Third Floor, Memphis, Tennessee 38103.

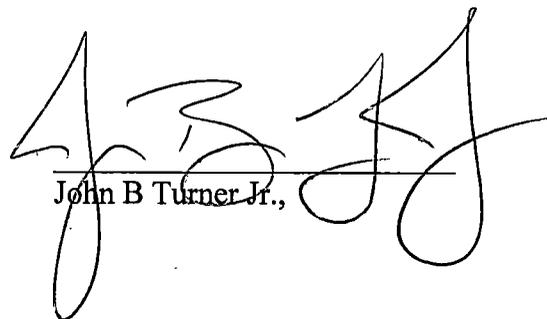
On December 28th, 2020, a Quit Claim Deed was prepared and executed by the Shelby County Trustee and the Shelby County Mayor conveying property known as Parcel ID 02700400000380, owned by SHELBY COUNTY to SOUTH CITY MEMPHIS, LLC which is recorded under Instrument No. 21002048 in the Register's Office of Shelby County, Tennessee ("Quit Claim Deed"). The Quit Claim Deed describes certain real property located in Shelby County, Tennessee.

The Grantee's name that appears on the Quit Claim Deed is incorrect. The incorrect Grantee's name was unintentional.

The proper Grantee's name should be SOUTH CITY MEMPHIS, LLC.

This Affidavit is made of my own personal knowledge to correct the errors above described.

Executed this 22nd day of February, 2021.


John B Turner Jr.,

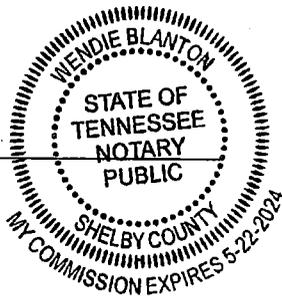
Notary Page to follow

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of February, 2021, before me personally appeared John B Turner Jr., to me known to be the person described in on who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

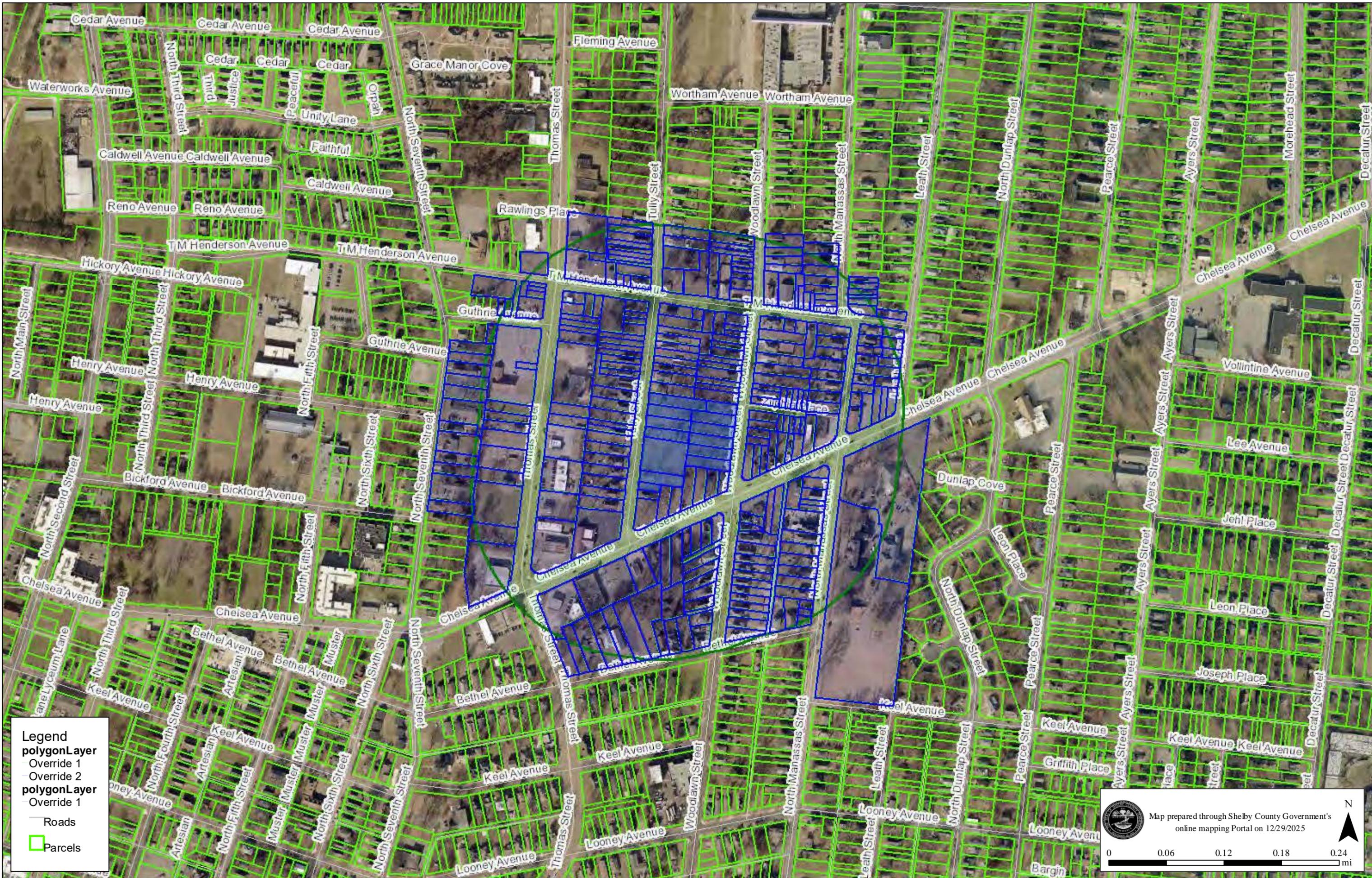
Witness my hand and official seal this 22nd day of February, 2021.

My Commission Expires:



Wendie Blanton

Notary Public



Legend

- polygonLayer Override 1
- polygonLayer Override 2
- polygonLayer Override 1
- Roads
- Parcels


 Map prepared through Shelby County Government's online mapping Portal on 12/29/2025

N

0 0.06 0.12 0.18 0.24 mi

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

MOORE LUCY M AND CARLOS C MOORE (RS)
963 TULLY ST #
MEMPHIS TN 38107

EGGLESTON VERNON & YVONNIE D
944 N MANASSAS ST #
MEMPHIS TN 38107

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

GREATER FAITH BAPTIST CHURCH (TRS)
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST
1011 FORREST AVE #
MEMPHIS TN 38105

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

LIPFORD TUNISIA AND HATTIE BROWN
1886 WINNERS CIRCLE CV #
SOUTHAVEN MS 38671

GILLILAND COLONEL G (ESTATE OF)
34 E ROLLINS RD #
MEMPHIS TN 38109

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

WILLIAMS JAMES A AND SEMARRON LLC
3719 CHARLESTON SQ #
MEMPHIS TN 38122

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LOCKETT BENNIE JR & ARNEITHA
929 N MANASSAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

MDM INVESTMENTS OF MEMPHIS LLC
924 WOODLAWN ST #
MEMPHIS TN 38107

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

BELL ALMA T (50%) (ESTATE OF) AND
1097 N BELVEDERE BLVD #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TAYLOR EDWARD & MAXCINE N
885 TULLY ST #
MEMPHIS TN 38107

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HOLMES IDA B AND SHEILA WADE
730 CHELSEA AVE #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

TRUNORTH STAR CREDIT ACQUISITION I LLC
10050 CRSOSSTOWN CIR #620
EDEN PRAIRIE MN 55344

MID-SOUTH TITLE CORPORATION AND ANDRA
677 CHELSEA AVE #
MEMPHIS TN 38107

PIRTLE CORDELL I
1687 SHELBY OAKS DR #4
MEMPHIS TN 38134

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

COASTAL COMMUNITIES-MEMPHIS LLC
P. O. BOX 796 #
WESTBROOK CT 06498

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

HOBSON SANDRA M AND ANTHONY D HOBSON AND
691 N 6TH ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

YARBROUGH C B & VIDA BELLE
725 LOEB ST #
MEMPHIS TN 38111

GREATER KERR MISSIONARY BAPTIST CHURCH
678 BETHEL AVE #
MEMPHIS TN 38107

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

GARNER LARRY AND CHARLES GARNER AND
928 TULLY ST #
MEMPHIS TN 38107

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS
5100 POPLAR AVE #612
MEMPHIS TN 38137

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
921 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #
MEMPHIS TN 38137

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
923 WOODLAWN ST #
MEMPHIS TN 38107

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

MEMPHIS CITY OF SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

GREATER KERR BAPTIST CHURCH TR
678 BETHEL AVE #
MEMPHIS TN 38107

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
P.O. BOX 70431 #
MEMPHIS TN 38107

FOLSON LEROY JR & VERA D
854 WOODLAWN ST #
MEMPHIS TN 38107

JONES ROOSEVELT JR
4038 GLENDALE #
MEMPHIS TN 38128

AUGUSTUS ANGELA L
829 N MANASSAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

HAUSER LOREN J AND MELINDA R HAUSER (RS)
10000 SHADY VIEW LN #
KNOXVILLE TN 37922

INFINITY REAL ESTATE AND DEVELOPMENT LLC
240 BURGUNDY HILL RD #
NASHVILLE TN 37211

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOFTON TARA
844 WOODLAWN #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

VICK LAURESSA
169 SCOTT ST #
MEMPHIS TN 38112

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38157

MULL LILLIAN D
1758 ELDRIDGE #
MEMPHIS TN 38108

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP
40 S MAIN ST #2560
MEMPHIS TN 38103

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

GEORGE GARY
1726 WESTWOOD PL #
POMONA CA 91768

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

PHILLIPS BRITTANY R
7136 WINCHESTER RD #
MEMPHIS TN 38125

PARKER FRANK
4881 LANLEE DR #
MEMPHIS TN 38125

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

OASIS OF HOPE INC
8500 WALNUT GROVE RD #
CORDOVA TN 38018

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

POINDEXTER PHELESIA M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 N POPLAR AVE #612
MEMPHIS TN 38137

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

BLAND LARRY
714 CHELSEA AVE #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

TUGGLE ANTHONY
2809 KIRBY RD #116-105
MEMPHIS TN 38119

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

TRUE HOLINESS LIGHTHOUSE CHURCH INC
654 CHELSEA AVE #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

REDMOND GEORGE III
1718 S BARKSDALE ST #
MEMPHIS TN 38114

KAZANJIAN SANDRA TRUST AND SANDRA N
PO BOX 1150 #
POINT REYES STATION CA 94956

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOVE JAMES JR
7270 RYAN HILL DR #
MILLINGTON TN 38053

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HUDSPETH E LEWIS
3721 HUNTINGDON LN #
MEMPHIS TN 38111

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

ALLEN EARLIE
929 TULLY #
MEMPHIS TN 38107

GOUTO LINA AND EKRAM IBRAHIM (RS)
557 S SANGA RD #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MCINTOSH EUREKA D
4033 SUNSET LAKE LN #
BARTLETT TN 38135

GIPSON DEZMOND
853 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON BRENDA AND WILLIE GORDON
4783 APPLESTONE ST #
MEMPHIS TN 38109

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38107

CARTER ALAN
845 WOODLAWN ST #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

ELMINGTON CAPITAL GROUP
1030 16TH AVE S #500
NASHVILLE TN 37212

KIMLEY-HORN AND ASSOCIATES
6750 POPLAR AVE #600
MEMPHIS TN 38138

PORTER-LEATH
3400 PRESCOTT RD #
MEMPHIS TN 38118

PARTEE TOMEKA C
2750 CUBA MILLINGTON RD #
MILLINGTON TN 38053

MOORE LUCY M AND CARLOS C MOORE (RS)
963 TULLY ST #
MEMPHIS TN 38107

EGGLESTON VERNON & YVONNIE D
944 N MANASSAS ST #
MEMPHIS TN 38107

TURNER SHERRELL N
989 TULLY ST #
MEMPHIS TN 38107

GREATER FAITH BAPTIST CHURCH (TRS)
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST
1011 FORREST AVE #
MEMPHIS TN 38105

WILLIAMS SHELIA M
982 TULLY ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

LIPFORD TUNISIA AND HATTIE BROWN
1886 WINNERS CIRCLE CV #
SOUTHAVEN MS 38671

GILLILAND COLONEL G (ESTATE OF)
34 E ROLLINS RD #
MEMPHIS TN 38109

YANCEY JACQUELYN
PO BOX 770562 #
MEMPHIS TN 38117

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

WILLIAMS JAMES A AND SEMARRON LLC
3719 CHARLESTON SQ #
MEMPHIS TN 38122

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

LOCKETT BENNIE JR & ARNEITHA
929 N MANASSAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH
738 TM HENDERSON AVE #
MEMPHIS TN 38107

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLE TASHA L
7136 WINCHESTER RD #
MEMPHIS TN 38125

MDM INVESTMENTS OF MEMPHIS LLC
924 WOODLAWN ST #
MEMPHIS TN 38107

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

CUNNINGHAM GLENN
6785 RICK RD #
ARLINGTON TN 38002

BELL ALMA T (50%) (ESTATE OF) AND
1097 N BELVEDERE BLVD #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38104

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

BREAKING GROUND LLC
4207 BOEINGSHIRE DR #
MEMPHIS TN 38116

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

PLEASANT GREEN BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

GIPSON CALVIN C
3280 MCCORKLE RD #
MEMPHIS TN 38116

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TAYLOR EDWARD & MAXCINE N
885 TULLY ST #
MEMPHIS TN 38107

BROOKS SADIE M
PO BOX 70002 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HOLMES IDA B AND SHEILA WADE
730 CHELSEA AVE #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

TRUNORTH STAR CREDIT ACQUISITION I LLC
10050 CRSOSSTOWN CIR #620
EDEN PRAIRIE MN 55344

MID-SOUTH TITLE CORPORATION AND ANDRA
677 CHELSEA AVE #
MEMPHIS TN 38107

PIRTLE CORDELL I
1687 SHELBY OAKS DR #4
MEMPHIS TN 38134

JEA REALTY COMPANY LLC
7539 KOHLER RD #
PASCO WA 99301

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HEMPHILL REALTY LLC
2247 SHANNON AVE #
MEMPHIS TN 38108

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

COASTAL COMMUNITIES-MEMPHIS LLC
P. O. BOX 796 #
WESTBROOK CT 06498

MACK ROBERTA W
873 N MANASSAS ST #
MEMPHIS TN 38107

THOMAS COSA
P O BOX 42163 #
MEMPHIS TN 38174

HOBSON SANDRA M AND ANTHONY D HOBSON AND
691 N 6TH ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

WOODS LOUISE
PO BOX 70442 #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

HOPSON KEITH A SR
712 BETHEL AVE #
MEMPHIS TN 38107

WELLS DAVID
3460 KNIGHT DR #
WHITES CREEK TN 37189

YARBROUGH C B & VIDA BELLE
725 LOEB ST #
MEMPHIS TN 38111

GREATER KERR MISSIONARY BAPTIST CHURCH
678 BETHEL AVE #
MEMPHIS TN 38107

ALEXANDER YVONNE
820 WOODLAWN ST #
MEMPHIS TN 38107

JONES JENNIFER M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

HAMLETT MARY E
828 WOODLAWN ST #
MEMPHIS TN 38107

GARNER LARRY AND CHARLES GARNER AND
928 TULLY ST #
MEMPHIS TN 38107

GORDON WILLIE AND BRENDA
923 TULLY ST #
MEMPHIS TN 38107

MANGRUM EKEENA
836 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE GREGORY
678 T M HENDERSON AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS
5100 POPLAR AVE #612
MEMPHIS TN 38137

TOLBERT BENNIE AND ANNIE P THOMPSON
909 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
921 WOODLAWN ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #
MEMPHIS TN 38137

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
923 WOODLAWN ST #
MEMPHIS TN 38107

JACKSON TRINETTE
905 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

WILSON ROOSEVELT JR
873 N MANASSAS ST #
MEMPHIS TN 38107

NORTH MEMPHIS COMMUNITY DEV CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

MICHAEL MCGHEE
PO BOX 751536 #
MEMPHIS TN 38175

RAY CLARA
899 TULLY ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

DOTSON ALONZO & HARRIETT
915 TULLY ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

FULTON LEONARD
2101 CREEK TRL #
MILLERSVILLE TN 37072

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

STRONG EVERETT J
5683 RUST RD #
MEMPHIS TN 38127

BENTZ WILLIAM
117 SCENIC DR #
LEWISVILLE TX 75077

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

WILLIAMS ADRIAN L
5055 NEELY RD #
MEMPHIS TN 38109

GIBSON CALVIN C & SHIRLEY B
956 N 7TH ST #
MEMPHIS TN 38107

ANDERSON FREDERICK D AND SONJA STARKS
868 WOODLAWN #
MEMPHIS TN 38107

FOX TONY JR
3404 WETHERBURNS CIR #
BARTLETT TN 38134

BRUNT FRANK III
975 WOODLAWN ST #
MEMPHIS TN 38107

MONROE REGINALD O
959 W BIRCH ST #
MEMPHIS TN 38108

MCGHEE MAKALE
5100 POPLAR AVE #612
MEMPHIS TN 38137

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

AUSTIN STEPHANIE
986 TULLY ST #
MEMPHIS TN 38107

WEST JANICE H AND RONISHA WEST
706 T M HENDERSON AVE #
MEMPHIS TN 38107

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
BARTLETT TN 38133

MONROE REGINALD O
12 W FAIRWAY AVE #325
MEMPHIS TN 38109

WILLIAMS ADRIAN
5055 NEELY RD #
MEMPHIS TN 38109

BLAIR SHERICKA
8856 BRISTOL PARK DR #201
MEMPHIS TN 38133

MCGHEE KAMESHIA
1215 TUTWILER AVE #
MEMPHIS TN 38107

MOORE HARREL C
PO BOX 30127 LN #
MEMPHIS TN 38130

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

BUYING THE BLOCK MIDSOUTH LLC
983 WOODLAWN ST #
MEMPHIS TN 38107

KOONS DAVID L & KERRY L
PO BOX 1733 #
DUVALL WA 98019

GREATER FAITH BAPTIST CHURCH OF MEMPHIS
738 T M HENDERSON #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

FREDDRICK LUTHER & HENRITTA
603 GUTHRIE AVE #
MEMPHIS TN 38107

BREWER L C
857 CYPRESS DR #
MEMPHIS TN 38112

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

BROWN SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

OWENS ERROL
954 WOODLAWN ST #
MEMPHIS TN 38107

TURNER RUSSELL D
1536 DOTTIE AVE #
MEMPHIS TN 38106

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

WILSON CARLA
3190 MADEWELL ST #E
MEMPHIS TN 38127

BELL RETHA AND SEAN C BELL
293 FLEETS HILL CV #
CORDOVA TN 38018

GREATER FAITH BAPTIST CHURCH (TRS)
738 T M HENDERSON AVE #
MEMPHIS TN 38107

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

RICH BOBBY AND DERRAVIA RICH
1979 E PERSON AVE #
MEMPHIS TN 38114

GREATER FAITH BAPT CH
738 T M HENDERSON AVE #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

PERES MURILO
PO BOX 26291 #
SANTA ANA CA 92799

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

SHIELDS VERRINA
971 N MANASSAS #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

MEMPHIS CITY OF SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

BROWN-GANT SUSANNE
610 GUTHRIE AVE #
MEMPHIS TN 38107

ANDREA TALIAFERRO
964 MANASSAS #
MEMPHIS TN 38107

YANCEY JACQUELYN
1099 N DUNLAP ST #
MEMPHIS TN 38107

JACKSON CURTIS & MYRTLEON
PO BOX 70516 #
MEMPHIS TN 38107

TALIAFERRO ANDREA
21014 WILD SPRING DR #
SAN ANTONIO TX 78258

WILLIAMS ANDREW AND
937 N 7TH ST #
MEMPHIS TN 38107

SHERROD TONIA AND TILENCIA SHIELDS AND
948 N MANASSAS ST #
MEMPHIS TN 38107

LIFE CHURCH OF GOD IN CHRIST TRS
912 N 7TH ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

BROOKS TIAH O
7136 WINCHESTER RD #
MEMPHIS TN 38125

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

N H O MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

HENRY CLAUDE SR
2937 BARRON AVE #
MEMPHIS TN 38114

LIFE CHURCH OF GOD IN CHRIST
918 N 7TH ST #
MEMPHIS TN 38107

EDWARDS BRUCE E AND JENNIFER M EDWARDS
1687 CHILDERS AVE #
MEMPHIS TN 38127

HINES CHRIS
925 N MANASSAS ST #
MEMPHIS TN 38107

DREAMSWORK MEMPHIS LLC
962 BREEDLOVE ST #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER TO ALL
926 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

WARD ELVIN S & JOYCE A
938 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

SMITH RAPHAEL L
7136 WINCHESTER RD #
MEMPHIS TN 38125

WHITE TYRESS & VIVIAN
3411 KNIGHT RD #
MEMPHIS TN 38118

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHURCH
913 THOMAS ST #
MEMPHIS TN 38107

WARD ELVIN S AND JOYCE A WARD
938 N MANASSAS ST #
MEMPHIS TN 38107

TRUE CHURCH HOUSE OF PRAYER
926 N MANASSAS ST #
MEMPHIS TN 38107

NEW CHICAGO COMMUNITY DEV CORP
1036 FIRESTONE AVE #
MEMPHIS TN 38107

PLEASANT GREEN MISSIONARY BAPTIST CHUCH
913 THOMAS ST #
MEMPHIS TN 38107

TRUE CH OF THE HOUSE OF PRAYER TO ALL
768 CHELSEA AVE #
MEMPHIS TN 38107

FISHER LEON V
939 N MANASSAS ST #
MEMPHIS TN 38107

UPSCALE PROPERTIES LLC
PO BOX 70565 #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

TRUE CHURCH OF THE HOUSE OF PRAYER TO
926 N MANASSAS ST #
MEMPHIS TN 38107

SANGARE BAKARY & SALIMATA SY
7136 WINCHESTER RD #
MEMPHIS TN 38125

COLLEGE VIBE B
623 CHELSEA AVE #
MEMPHIS TN 38107

MORSHED IBRAHIM A A
3450 N THOMAS #
MEMPHIS TN 38127

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

BARTON JOHN P & LUCILLE H
747 CHELSEA AVE #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

DANIELS JIMMIE L
869 TULLY ST #
MEMPHIS TN 38107

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

NHO MANGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

ERBY MONALISHA
4477 LOCKWOOD CV #
MEMPHIS TN 38128

FIFER CALON D AND JAMESE COUCH
723 BRISTON LN #
COLLIERVILLE TN 38017

SHABAZZ YUSEF
10176 EVENING HILL DR #
CORDOVA TN 38016

NHO MANAGEMENT INC
PO BOX 140666 #
MEMPHIS TN 38114

RICHARDSON SONJA AND FREDERICK ANDERSON
728 CHELSEA AVE #
MEMPHIS TN 38107

DANIELS JIMMY L & DOROTHY A
863 TULLY ST #
MEMPHIS TN 38107

MEMPHIS AND SHELBY COUNTY COMMUNITY
PO BOX 70386 #
MEMPHIS TN 38107

JEFFERSON KENDRICK
3090 WOODLAND CREST DR #
LAKELAND TN 38002

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MCFERRIN ANNIE T
2351 W 20TH AVE #
GARY IN 46404

PROMISE DEVELOPMENT CORP
262 CHELSEA AVE #101
MEMPHIS TN 38107

CUSTOM RIMS LLC
2138 CHELSEA AVE #
MEMPHIS TN 38108

ROYSTON BARBARA J
5022 YALE RD #3
MEMPHIS TN 38128

FOX TONY
4377 ALDRIDGE #
MEMPHIS TN 38117

TABERNACLE CHURCH OF GOD IN CHRIST
PO BOX 461 #
MEMPHIS TN 38101

MACK ROBERTA
873 N MANASSAS ST #
MEMPHIS TN 38107

KERSHAW FRANCHELLE
876 FONNIC DR #
NASHVILLE TN 37207

LEACH HENRY
752 BETHEL AVE #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

POLK THELMA D
855 N MANASSAS ST #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

JERAE ENTERPRISES LLC
PO BOX 81515 #
CONYERS GA 30013

MICKEY ALBERTA
851 N MANASSAS ST #
MEMPHIS TN 38107

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

ARN INVESTMENT LLC
3264 W SAREZENS CL #
MEMPHIS TN 38125

GREATER KERR BAPTIST CHURCH TR
678 BETHEL AVE #
MEMPHIS TN 38107

ANDERSON FREDERICK & SONIA
864 WOODLAWN ST #
MEMPHIS TN 38107

OPTIMAL PROPERTY GROUP LLC
3835 VISCOUNT AVE #12
MEMPHIS TN 38118

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

CARPENTER LIZZIE J
703 CHELSEA AVE #
MEMPHIS TN 38107

MOORE JENNIFER
1372 OAK RIDGE DR #
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE 19.04
PO BOX 2751 #
MEMPHIS TN 38101

LAY ERIC
865 N MANASSAS ST #
MEMPHIS TN 38107

UPH 127 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

BOSHWIT BROS MORTGAGE CORP
2595 BROAD AVE #
MEMPHIS TN 38112

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

GREATER KERR BAPTIST CHURCH (TRS)
678 BETHEL AVE #
MEMPHIS TN 38107

GREATER KERR BAPTIST CHURCH (TRS)
P.O. BOX 70431 #
MEMPHIS TN 38107

FOLSON LEROY JR & VERA D
854 WOODLAWN ST #
MEMPHIS TN 38107

JONES ROOSEVELT JR
4038 GLENDALE #
MEMPHIS TN 38128

AUGUSTUS ANGELA L
829 N MANASSAS ST #
MEMPHIS TN 38107

SNOWBALL 221 LP
5099 OLD SUMMER RD #C
MEMPHIS TN 38122

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

HABITAT FOR HUMANITY OF GREATER MEMPHIS
7136 WINCHESTER RD #
MEMPHIS TN 38125

HAUSER LOREN J AND MELINDA R HAUSER (RS)
10000 SHADY VIEW LN #
KNOXVILLE TN 37922

INFINITY REAL ESTATE AND DEVELOPMENT LLC
240 BURGUNDY HILL RD #
NASHVILLE TN 37211

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOFTON TARA
844 WOODLAWN #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

HEROES INVESTMENTS LLC
1490 UNION AVE #418
MEMPHIS TN 38104

VICK LAURESSA
169 SCOTT ST #
MEMPHIS TN 38112

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38157

MULL LILLIAN D
1758 ELDRIDGE #
MEMPHIS TN 38108

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP
40 S MAIN ST #2560
MEMPHIS TN 38103

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

GEORGE GARY
1726 WESTWOOD PL #
POMONA CA 91768

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

PHILLIPS BRITTANY R
7136 WINCHESTER RD #
MEMPHIS TN 38125

PARKER FRANK
4881 LANLEE DR #
MEMPHIS TN 38125

DAVIS KARLEN AND DICKERSON WELLS AND
5100 POPLAR AVE #612
MEMPHIS TN 38137

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

OASIS OF HOPE INC
8500 WALNUT GROVE RD #
CORDOVA TN 38018

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

POINDEXTER PHELESIA M
7136 WINCHESTER RD #
MEMPHIS TN 38125

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 N POPLAR AVE #612
MEMPHIS TN 38137

MOVE IN INVESTMENTS INC
PO BOX 751536 #
MEMPHIS TN 38175

BLAND LARRY
714 CHELSEA AVE #
MEMPHIS TN 38107

SOUTH CITY MEMPHIS LLC (1691)
5100 POPLAR AVE #612
MEMPHIS TN 38137

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

TUGGLE ANTHONY
2809 KIRBY RD #116-105
MEMPHIS TN 38119

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

TRUE HOLINESS LIGHTHOUSE CHURCH INC
654 CHELSEA AVE #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #613
MEMPHIS TN 38137

MDM INVESTMENTS OF MEMPHIS LLC ISAOA
5100 POPLAR AVE #612
MEMPHIS TN 38137

REDMOND GEORGE III
1718 S BARKSDALE ST #
MEMPHIS TN 38114

KAZANJIAN SANDRA TRUST AND SANDRA N
PO BOX 1150 #
POINT REYES STATION CA 94956

MCGHEE MICHAEL
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

LOVE JAMES JR
7270 RYAN HILL DR #
MILLINGTON TN 38053

MDM INVESTMENTS OF MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

SOUTH CITY MEMPHIS LLC
5100 POPLAR AVE #612
MEMPHIS TN 38137

HUDSPETH E LEWIS
3721 HUNTINGDON LN #
MEMPHIS TN 38111

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

ALLEN EARLIE
929 TULLY #
MEMPHIS TN 38107

GOUTO LINA AND EKRAM IBRAHIM (RS)
557 S SANGA RD #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

MCINTOSH EUREKA D
4033 SUNSET LAKE LN #
BARTLETT TN 38135

GIPSON DEZMOND
853 WOODLAWN ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON BRENDA AND WILLIE GORDON
4783 APPLESTONE ST #
MEMPHIS TN 38109

MEMPHIS HOUSING AUTHORITY
700 ADAMS #
MEMPHIS TN 38104

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

GORDON WILLIE
923 TULLY ST #
MEMPHIS TN 38107

CARTER ALAN
845 WOODLAWN ST #
CORDOVA TN 38018

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

THOMAS LIQUORS LLC
956 THOMAS ST #
MEMPHIS TN 38107

HUDSPETH EUGENE L LIVING TRUST
3721 HUNTINGDON LN #
MEMPHIS TN 38111

CITY OF MEMPHIS AND SHELBY COUNTY
PO BOX 70386 #
MEMPHIS TN 38107

ELMINGTON CAPITAL GROUP
1030 16TH AVE S #500
NASHVILLE TN 37212

KIMLEY-HORN AND ASSOCIATES
6750 POPLAR AVE #600
MEMPHIS TN 38138

PORTER-LEATH
3400 PRESCOTT RD #
MEMPHIS TN 38118



Memphis City Council Summary Sheet

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

This is a resolution to accept grant funds in the amount of Twenty Thousand Dollars (\$20,000.00) from the International Association of Chiefs of Police grant project for the purpose of victim services supplies and victim services advocacy training travel expense.

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

The City of Memphis Division of Police Services is awarded this grant from the U.S. Department of Justice.

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

This item does not change an existing ordinance or resolution

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

All Districts

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

This is a new grant pending Council approval

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

Acceptance will require an amendment to the FY 2026 Operating Budget to appropriate the funds.



G182

A Resolution to accept grant funds in the amount of Twenty Thousand Dollars (\$20,000.00) from the International Association of Chiefs of Police.

WHEREAS, The City of Memphis Division of Police Services has been awarded grant funds in the amount of Twenty Thousand Dollars (\$20,000.00) from the International Association of Chiefs of Police grant project; and

WHEREAS, this award will be used for the purpose of victim services supplies and victim services advocacy training travel expenses; and

WHEREAS, it is necessary to accept the grant funding and amend FY 2026 Operating Budget to establish funds for International Association of Chiefs of Police grant program; and

WHEREAS, it is necessary to appropriate the FY 2026 grant funds in the amount of Twenty Thousand Dollars (\$20,000.00) for International Association of Chiefs of Police grant program;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that International Association of Chiefs of Police grant funds in the amount of Twenty Thousand Dollars (\$20,000.00) be accepted by the City of Memphis.

BE IT FURTHER RESOLVED, that the Fiscal Year 2026 Operating Budget be and is hereby amended by appropriating the Expenditures and Revenues for International Association of Chiefs of Police funds in the amount of Twenty Thousand Dollars (\$20,000.00) as follows:

REVENUE	
International Association of Chiefs of Police	<u>\$20,000.00</u>
Total	\$20,000.00
EXPENDITURES	
Travel Expense	\$6,571.25
<u>Supplies Outside</u>	<u>\$13,428.75</u>
 Total	 \$20,000.00



Memphis City Council Summary Sheet

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

This is a resolution to accept grant funds from the Shelby County Government in the amount of Eighty One Thousand Nine Hundred Sixty Eight Dollars (\$81,968.00) to provide overtime salaries for the High Intensity Drug Trafficking Area program.

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

The City of Memphis Division of Police Services is awarded this grant from the Tennessee Department of Safety.

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

This item does not change an existing ordinance or resolution

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

All Districts

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

This is a new grant pending Council approval

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

Acceptance will require an amendment to the FY 2026 Operating Budget to appropriate the funds.

G198



A Resolution to accept grant funds in the amount of Eighty One Thousand Nine Hundred Sixty Eight Dollars (\$81,968.00) from the Shelby County Sheriff's Office through the Office of National Drug Control Policy.

WHEREAS, The City of Memphis Division of Police Services has been awarded grant funds in the amount of Eighty One Thousand Nine Hundred Sixty Eight Dollars (\$81,968.00) from the Shelby County Sheriff's Office for the Gulf Coast High-Intensity Drug Trafficking Area (HIDTA FY25) grant project; and

WHEREAS, this award will provide for funding personnel overtime salaries; and

WHEREAS, it is necessary to accept the grant funding and amend FY2026 Operating Budget to establish funds for the Gulf Coast High-Intensity Drug Trafficking Area (HIDTA FY25) grant project; and

WHEREAS, it is necessary to appropriate the FY2026 grant funds in the amount of Eighty One Thousand Nine Hundred Sixty Eight Dollars(\$81,968.00) for the Gulf Coast High-Intensity Drug Trafficking Area (HIDTA FY25) grant project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Gulf Coast High-Intensity Drug Trafficking Area (HIDTA FY25) grant project *be accepted by the City of Memphis.*

BE IT FURTHER RESOLVED, That the Fiscal Year 2026 Operating Budget for Grant Funds 205 be and is hereby amended by appropriating the Expenditures and Revenues for the Gulf Coast High-Intensity Drug Trafficking Area (HIDTA FY25) grant project in the amount of Eighty One Thousand Nine Hundred Sixty Eight Dollars(\$81,968.00) as follows:

REVENUE	
Shelby County Sheriff's Office	<u>\$81,968.00</u>
TOTAL	\$81,968.00
Expenditures	
Overtime Salaries	<u>\$81,968.00</u>
Total	\$81,968.00

**2025 HIGH INTENSITY DRUG TRAFFICKING AREA SUB-GRANT AGREEMENT
BETWEEN
SHELBY COUNTY TENNESSEE
AND
THE CITY OF MEMPHIS**

THIS SUB-GRANT AGREEMENT (“Sub-grant”) is entered into as of the date of execution by and between Shelby County, Tennessee, by and through its Sheriff’s Office (“Shelby” or “County”) and The City of Memphis (“Memphis” or “Grantee”).

WITNESSETH:

WHEREAS, Shelby is a recipient of grant funds awarded through the Office of National Drug Control Policy (“ONDCP”) to participate in the Gulf Coast High Intensity Drug Trafficking Area (“GC HIDTA”) grant program (“Grant”), in the total amount of \$305,971.00, to develop joint drug control efforts by federal, state and local law enforcement efforts in Shelby County by targeting local, regional and international drug trafficking organizations operating within Shelby County, Tennessee *via* interstate highways; and

WHEREAS, the intent of ONDCP and Shelby with regard to the use of the Grant funds is set forth in the Grant agreement, attached hereto as Exhibit A; and

WHEREAS, the Grant program is led by the United States Drug Enforcement Administration; and

WHEREAS, Shelby has been selected and/or approved by the GC HIDTA Executive Board to operationally participate in the Grant initiative and maintain the administrative and financial responsibilities outlined in the Grant Conditions set forth in Exhibit A, including the timely submission of all financial and programmatic reports, the resolution of audit findings, and the maintenance of a minimum level of cash on hand; and

WHEREAS, the Parties have agreed that to further implement the strategies proposed by ONDCP, \$81,968.00 of the \$305,971.00 of the initial Grant award portion of Shelby’s funding awarded in accordance with Exhibit A shall be used by Memphis to pay overtime and interdiction compensation due to investigations; and

WHEREAS, the Parties have agreed to the budget contained in Exhibit A;

NOW, THEREFORE, in consideration of the mutual promises herein contained, the Parties hereby agree as follows:

I. SCOPE OF SERVICES

County shall make available to Memphis the reimbursement of funding in the amount not to exceed \$81,968.00 for the utilization of allowable personnel and interdiction costs as set forth in Exhibit A.

II. TERM AND COMPENSATION

1. The term of this Sub-grant shall be from January 1, 2025 to December 31, 2026. In the event the ONDCP Grant is extended, the Parties may extend this Sub-grant upon mutual written agreement.
2. Shelby shall reimburse Memphis on a monthly and/or quarterly basis following receipt of Memphis's invoices for allowable costs incurred, subject to the limits of the Grant.
3. Shelby shall not be liable for any expenses incurred by Memphis in excess of those stipulated in each budget category contained in Exhibit A, unless amendments are approved by the ONDCP.

III. GENERAL CONDITIONS

Records. Memphis shall provide complete access to records pertinent to this Sub-grant to authorized Shelby personnel in accordance with the paragraphs below. The Grantee and any approved subcontractor or sub-recipient shall maintain documentation for all charges under this Sub-grant. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Sub-grant, shall be maintained in accordance with Tenn. Code Ann. §§ 10-7-404 or 10-7-702, as appropriate. In no case shall the records be maintained for a period of fewer than five (5) full years from the date of the final payment. The Grantee's or sub-recipient's records shall be subject to audit at any reasonable time and upon reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office.

Assignments. Memphis shall not assign this Sub-grant or enter into a subsequent sub-grant or sub-contract for any of the services performed under this Sub-grant without obtaining the prior written approval of Shelby.

System for Award Management (SAM). Memphis affirms that they are not currently debarred or suspended from receiving federal grant funds pursuant to 2 CFR 200.213. Memphis further acknowledges that they have an affirmative duty to notify Shelby of being suspended or debarred from receiving federal grant money. See 2 CFR 180.

Subject to Funding. This Sub-grant is subject to annual appropriations of funds by Shelby. In the event funds are not appropriated by Shelby for any fiscal period, this Sub-grant will be terminated. In the event of such termination, Memphis shall be reimbursed for allowable costs incurred prior to the termination date, subject to the Sub-grant's or Grant's conditions for reimbursement.

Covenant Against Contingent Fees. Memphis warrants that it has not employed or retained any company or person, other than a *bona fide* employee working solely for Memphis, to solicit or secure this Sub-grant, and that it has not paid or agreed to pay any company or person, other than a *bona fide* employee working solely for Memphis, any fee, commission, percentage, brokerage fee, gift or other consideration. For breach or violation of this warranty, Shelby will have the right to recover the full amount of such fee, commission, percentage, brokerage fee, gift or other consideration.

Audits. With reasonable notice and during all phases of the work and services to be provided hereunder, Memphis agrees to permit duly authorized agents and employees of Shelby to enter Memphis offices for the purpose of inspections, reviews and audits during the normal working hours. Reviews may also be accomplished at meetings that are arranged at mutually agreeable times and places. Memphis shall maintain documentation for all charges against Shelby under this Sub-grant. The books, records and documents of Memphis, insofar as they relate to work performed or money received under this Sub-grant, shall be maintained for a period of three (3) full years from the date of final payment, and shall be subject to audit, at any reasonable time and upon reasonable notice, by Shelby, the Office of Criminal Justice Programs ("OJCP"), or their duly appointed representatives. The financial statements shall be prepared in accordance with generally accepted accounting principles. Memphis shall prepare an annual report of its activities

funded under this Sub-grant, including audited financial statements, and submit, within nine (9) months after the close of the reporting period, a copy of such report to Shelby.

Termination. Shelby may terminate the Sub-grant following ten (10) days' written notice by Shelby to Memphis of Memphis's failure to provide the services specified under this Sub-grant and Memphis' continued failure to comply after receipt of said notice. Either Party may terminate this Sub-grant by giving thirty (30) days' written notice to the other before the effective date of termination. In the event of such termination, Memphis shall be entitled to receive just and equitable compensation for any satisfactory work performed as of the termination date, subject to the Sub-grant or Grant requirements for reimbursement.

Governing Law. By execution of this Sub-grant, Memphis agrees that all actions, whether sounding in contract or in tort, relating to the validity, construction, interpretation and enforcement of this Sub-grant will be instituted and litigated in the courts of the State of Tennessee, located in Shelby County, Tennessee, and in no other.

Procurement. Memphis agrees to comply with all federal regulations in the performance of its duties under this Sub-grant, including the federal procuring requirements relative to public contracts and property management.

Lobbying. Memphis certifies, to the best of its knowledge and belief, that:

- a. No federally appropriated funds have been paid or will be paid, by or on behalf of Memphis to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, and entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- c. It shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-grants, subcontracts, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients of federally appropriated funds shall certify and disclose accordingly.

Entire Agreement. This Sub-grant contains the entire agreement of the Parties and there are no other promises or conditions in any other agreement whether oral or written. This Sub-grant supersedes any prior written or oral agreements between the Parties.

Amendments. This Sub-grant may be modified or amended, only if amendment is made in writing and signed by both Parties.

Severability. If any provision of this Sub-grant is held to be unlawful, invalid or unenforceable under any present or future laws, such provisions shall be fully severable; and this Sub-grant shall then be construed and enforced as if such unlawful, invalid or unenforceable provision had not been a part hereof. The remaining provisions of this Sub-grant shall remain in full force and effect and shall not be affected by such unlawful, invalid, or unenforceable provision or by its severance here from. Furthermore, in lieu of such unlawful, invalid, or unenforceable provision, there shall be added automatically as a part of this Sub-grant a provision as similar in terms to such unlawful, invalid, or unenforceable provision as may be possible, and be legal, valid and enforceable.

Order of Precedence. It is understood and agreed between the Parties that should any of the terms or conditions of this Sub-grant or its amendments conflict with the terms and conditions of the Grant or its amendments, the terms and conditions of the Grant and its amendments shall control.

Master List. The Parties to this Sub-grant agree to provide a master list of officers associated with this grant initiative to the Shelby County Sheriff's Office, Office of Finance and Purchasing, Grants Section, for financial reporting purposes.

Employment of Illegal Immigrants. The Grantee hereby certifies to comply with all applicable federal and state laws prohibiting the employment of individuals not legally authorized to work in the United States. Grantee shall not knowingly (i) utilize the services of illegal immigrants; or (ii) utilize the services of any subcontractor who will utilize the services of illegal immigrants in the performance of its duties under this Sub-grant. In the event the Grantee fails to comply with any and all local, state and federal laws prohibiting the employment of individuals not legally authorized to work in the United States, this Sub-grant may be canceled, terminated or suspended in whole or in part by the County.

Conflicts of Interest. The Grantee warrants that no part of the total Sub-grant funds shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Sub-grant.

Notwithstanding the foregoing, the Tennessee Department of Finance and Administration, OJCP may contract with an entity for which a current employee of the State of Tennessee is providing criminal justice or victim service related professional services as an employee or independent contractor outside of his/her hours of state employment, provided that such outside employment does not conflict with applicable law or the state agency's rules, policies or guidelines.

Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Sub-grant or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee

shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Sub-grant shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Sub-grant shall be approved by the State of Tennessee.

Patents and Copyrights. OCJP and/or the U.S. Department of Justice shall have, and may authorize others to have, irrevocable, nonexclusive royalty-free license to any invention and to reproduce, publish, and use any materials, in whole or in part, which are produced utilizing federal and/or state funds provided under the terms of this Sub-grant.

Disclosure of Personally Identifiable Information. The Grantee shall report to the State any instances of unauthorized disclosure of personally identifiable information that come to the attention of the Grantee. Any such report shall be made by the Grantee within twenty-four (24) hours after the instance has come to the attention of the Grantee. The Grantee, at the sole discretion of the State, shall provide no-cost credit monitoring services for individuals that are deemed to be part of a potential disclosure. The Grantee shall bear the cost of notification to individuals having personally identifiable information involved in a potential disclosure event, including individual letters or public notice. The remedies set forth in this section are not exclusive and are in addition to any claims or remedies available to the State under this Sub-grant or otherwise available at law.

Headings. Titles and headings used herein are for the convenience of reference only and shall be disregarded completely in the interpretation and validity of this Sub-grant or any of its terms.

Iran Divestment Act. Grantee certifies that, to the best of its knowledge it is not included, and for the duration of this Sub-grant will not be included, on the Iran Divestment Act list created pursuant to Tenn. Code Ann. §12-12-106.

Notices. Any notices required or permitted to be given under the provisions of this Sub-grant shall be effective only if in writing and delivered either in person to authorized agent as designated below or by first class U.S. Mail to the addresses set forth below, or to such other person or address as either party may designate in writing and deliver as herein provided:

County:

Shelby County Sheriff's Office
Department of Finance and Purchasing
201 Poplar Avenue, Suite 9-02
Memphis, Tennessee 38103
Attn.: Katy Mack
901-222-5704

and

Shelby County Government

**Contract Administration
160 N. Main St., 9th floor
Memphis, Tennessee 38103
901-222-2100**

Memphis:

**Memphis Police Department Grants Office
170 N. Main St., Suite 1121
Memphis, TN 38103
Attn: Janille Townsel
901-636-3404**

With copy to:

**City Attorney
125 N. Main St., Suite 336
Memphis, TN 38103**

The remainder of this page is left blank intentionally.

IN WITNESS WHEREOF, The parties hereto have executed their duly authorized signatures as of the date of last signature below.

CITY OF MEMPHIS

By: _____
Paul Young, Mayor

Date

POLICE SERVICES DIVISION

By: _____
Cerelyn J. Davis, Chief of Police

Date

APPROVED as to FORM:

By: _____
Tamara Gibson
Chief Legal Officer/City Attorney

Date

SHELBY COUNTY GOVERNMENT

By: _____
Lee Harris, Mayor

Date

APPROVED as to FORM and LEGALITY:

By: _____
Contract Administration/
Assistant County Attorney

Date

RESOLUTION SUMMARY

1. **Short Title Description** – Fluorosilicic Acid
2. **Requested Funding** – \$810,000.00
3. **Award Duration** – Twenty-Four-Months
4. **Type of Bid** – Sealed Bid
5. **Awarded To** – Univar Solutions USA, LLC
6. **Plain Language Description** – Fluorosilicic acid is a chemical additive utilized to fluoridate the drinking water provided by MLGW. The acid aids in maintaining ideal fluoride levels, as regulated by the Tennessee Department of Environment and Conservation.
 - 1,800 Tons – Fluorosilicic acid for water treatment
7. **Impact** – The acid is used in the water treatment process at MLGW's pumping stations.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 4, 2026 approved a twenty-four-month purchase order for fluorosilicic acid and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, fluorosilicic acid is a chemical additive utilized to fluoridate the drinking water provided by MLGW. The acid aids in maintaining ideal fluoride levels, as regulated by the Tennessee Department of Environment and Conservation; and

WHEREAS, bids were opened on December 10, 2025. Notice to Bidders was advertised. Eight bids were solicited, and three bids were received with the lowest and best complying bidder being the firm of Univar Solutions USA, 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 a twenty-four-month purchase order for fluorosilicic acid from Univar Solutions USA, LLC in the amount of \$405,000.00 chargeable to the MLGW 2026 fiscal year budget and the remaining amount of \$405,000.00 chargeable to subsequent budget year as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 4, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a twenty-four-month purchase order for fluorosilicic acid to Univar Solutions USA, LLC in the amount of \$810,000.00.

Fluorosilicic acid is a chemical additive utilized to fluoridate the drinking water provided by MLGW. The acid aids in maintaining ideal fluoride levels, as regulated by the Tennessee Department of Environment and Conservation.

Bids were opened on December 10, 2025. Notice to Bidders was advertised. Eight bids were solicited, and three bids were received with the lowest and best complying bidder being the firm of Univar Solutions USA, LLC. This award complies with all applicable laws and policies.

The 2026 budgeted amount for Water Plant Supply – Water Operations is \$2,608,824.00; of which \$405,000.00 will be spent on this purchase in 2026; leaving a balance available of \$2,203,824.00 after award; of which \$405,000.00 will be spent in subsequent budget year; 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 Univar Solutions USA, LLC is approved for furnishing:

1,800 Tons approximately – Fluorosilicic acid for water treatment pumping stations;

Totaling \$810,000.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices being firm; the quantities are for estimation purposes only and does not create a commitment for MLGW to purchase any specific minimum or maximum quantity, with actual purchases to be made according to operational needs, not to exceed the approved total expenditure; delivery as needed, 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 4th day of March, 2026, at which a quorum was present.

DocuSigned by:

Rodney Creek

CB4E2E83D610415

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description** – Sodium Hypochlorite
2. **Requested Funding** – \$4,592,000.00
3. **Award Duration** – Thirty-Six-Months
4. **Type of Bid** – Sealed Bid
5. **Awarded To** – Hawkins, Inc.
6. **Plain Language Description** – Sodium hypochlorite is added to the water to eliminate harmful bacteria and pathogens. This process is mandated and regulated by the Tennessee Department of Environment and Conservation to ensure compliance with state water quality standards.
 - 800,000 Gallons Annually - Bleach 10.5%-12.5%
7. **Impact** – The inclusion of sodium hypochlorite guarantees that the water is safe for Memphis residents to drink.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 4, 2026 approved a thirty-six-month purchase order for sodium hypochlorite and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, sodium hypochlorite is a disinfectant that kills harmful bacteria, viruses, and pathogens in drinking water. Additionally, it prevents recontamination during distribution, controls algae, and removes odors. The process is mandated by the Tennessee Department of Environment and Conservation to ensure compliance with state water quality and safety standards; and

WHEREAS, bids were opened on December 10, 2025. Notice to Bidders was advertised. Seven bids were solicited, and two bids were received with the lowest and best complying bidder being the firm of Hawkins, 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 a thirty-six-month purchase order for sodium hypochlorite from Hawkins, Inc. in the amount of \$765,000.00 chargeable to the MLGW 2026 fiscal year budget and the remaining amount of \$3,827,000.00 chargeable to subsequent budget years as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 4, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a thirty-six-month purchase order for sodium hypochlorite to Hawkins, Inc. in the amount of \$4,592,000.00.

Sodium hypochlorite is a disinfectant that kills harmful bacteria, viruses, and pathogens in drinking water. Additionally, it prevents recontamination during distribution, controls algae, and removes odors. The process is mandated by the Tennessee Department of Environment and Conservation to ensure compliance with state water quality and safety standards.

Bids were opened on December 10, 2025. Notice to Bidders was advertised. Seven bids were solicited, and two bids were received with the lowest and best complying bidder being the firm of Hawkins, Inc. This award complies with all applicable laws and policies.

The 2026 budgeted amount for Water Plant Supply – Water Operations is \$2,608,824.00; of which \$765,000.00 will be spent on this purchase in 2026; leaving a balance available of \$1,843,824.00 after award; of which \$3,827,000.00 will be spent in subsequent budget years as approved; 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 Hawkins, Inc. is approved for furnishing:

800,000 gallons annually - Approximately – Bleach 10.5%-12.5%;

Totaling \$4,592,000.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said prices subject to a 15% max increase for years two and three; the quantities are for estimation purposes only and does not create a commitment for MLGW to purchase any specific minimum or maximum quantity, with actual purchases to be made according to operational needs, not to exceed the approved total expenditure; delivery as requested, 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 4th day of March, 2026, at which a quorum was present.

DocuSigned by:



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VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short title description – Contract No. 12288 – Gas Matrix Utility Landscaping**
2. **Funded Amount - \$814,113.48**
3. **Award Duration – Ratification, Increase, and fourth and final renewal (February 14, 2026 through February 13, 2027)**
4. **Type of Bid – Sealed Bid**
5. **Awarded to – Enlightenment, Inc. dba APS Facility Maintenance**
6. **Plain Language Description – This contract is to supply supplemental landscaping services to MLGW’s Gas Construction and Maintenance crews as required to restore areas disturbed by underground gas utility construction.**
7. **Impact – This contract provides professional landscaping services that cannot be achieved using MLGW construction crews. An absence of this contract leads to customer frustration, customer complaints and property restoration claims against MLGW.**

RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 4, 2026 approved the Ratification, Increase, and Renewal (*Change No. 5*) to Contract No. 12288, Gas Matrix Utility Landscaping with Enlightenment, Inc. dba APS Facility Maintenance, to ratify, increase, and renew the current contract in the funded amount of \$814,113.48, and is now recommending to the Council of the City of Memphis that it approves said ratification, increase, and renewal as approved; and

WHEREAS, the project scope is to supply supplemental landscaping services to MLGW's Gas Construction and Maintenance crews as required to restore areas disturbed by underground gas utility construction. This includes pumping water and back-filling excavations, performing finish grading, sodding, or seeding to match the existing landscape, removing sod and brush from gas meter locations, as well as removal and installation of ornamental bushes and small trees. The contract award was based on the lowest and best bid using the Sealed Bid process; and

WHEREAS, this change is to ratify, increase, and renew the current contract for the fourth and final annual renewal term for the period covering February 14, 2026 through February 13, 2027 in the amount of \$814,113.48 which reflects a 3% increase in rates from the previous term due to an increase in supply and labor costs. This ratification, increase, and renewal complies with all applicable laws and policies. The new contract value is \$2,687,270.77; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved the Ratification, Increase, and Renewal (*Change No. 5*) to Contract No. 12288, Gas Matrix Utility Landscaping with Enlightenment, Inc. dba APS Facility Maintenance, to ratify, increase, and renew the current contract in the funded amount of \$814,113.48 as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 4, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of the Ratification, Increase, and Renewal (*Change No. 5*) to Contract No. 12288, Gas Matrix Utility Landscaping with Enlightenment, Inc. dba APS Facility Maintenance, to ratify, increase, and renew the current contract in the funded amount of \$814,113.48.

The project scope is to supply supplemental landscaping services to MLGW's Gas Construction and Maintenance crews as required to restore areas disturbed by underground gas utility construction. This includes pumping water and back-filling excavations, performing finish grading, sodding, or seeding to match the existing landscape, removing sod and brush from gas meter locations, as well as removal and installation of ornamental bushes and small trees. The contract award was based on the lowest and best bid using the Sealed Bid process.

This change is to ratify, increase, and renew the current contract for the fourth and final annual renewal term for the period covering February 14, 2026 through February 13, 2027 in the amount of \$814,113.48 which reflects a 3% increase in rates from the previous term due to an increase in supply and labor costs. This ratification, increase, and renewal complies with all applicable laws and policies. The new contract value is \$2,687,270.77.

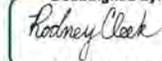
NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of the Ratification, Increase, and Renewal (*Change No. 5*) to Contract No. 12288, Gas Matrix Utility Landscaping with Enlightenment, Inc. dba APS Facility Maintenance to ratify, increase, and renew the current contract in the funded amount of \$814,113.48, as outlined in the above preamble, is approved; and further,

THAT, the President, or his designated representative is authorized to execute the Ratification, Increase, and 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 4th day of March, 2026, at which a quorum was present.

DocuSigned by:



C84E2E63D610415

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description** – Mini-Digger Derricks with Trailers
2. **Requested Funding** – \$580,192.00
3. **Award Duration** – One-Time Purchase
4. **Type of Bid** – Utilizing Sourcewell Contract Number 110421-ALT
5. **Awarded To** – Altec Industries Incorporated
6. **Plain Language Description** – Division crews will use mini-digger derricks equipped with trailers to lift and position utility poles and transformers in hard-to-access areas, such as residential backyards.
 - 2 – Latest model self-propelled mini-derrick with hydraulic auger and a maximum lift capacity of at least 6,000 pounds.
7. **Impact** – The mini-digger derricks with trailers will replace older equipment based on factors such as age, operational usage, and repair costs.



RESOLUTION

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of March 4, 2026 approved the purchase of mini-digger derrick trucks with trailers and is now recommending to the Council of the City of Memphis that it approves said purchase; and

WHEREAS, division crews will use mini-digger derrick trucks equipped with trailers to lift and position utility poles and transformers in hard-to-access areas, such as residential backyards. The trucks will replace existing equipment that will be retired from service based on age, operational usage, and repair costs; and

WHEREAS, a bid was opened on January 22, 2026. In accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell contract number 110421-ALT

will be utilized to procure mini-digger derricks with trailers. 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 mini-digger derrick trucks with trailers from Altec Industries Incorporated in the amount of \$580,192.00 chargeable to subsequent budget years as approved.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 4, 2026

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order for mini-digger derricks with trailers to Altec Industries Incorporated in the amount of \$580,192.00.

Division crews will use mini-digger derricks equipped with trailers to lift and position utility poles and transformers in hard-to-access areas, such as residential backyards. The trucks will replace existing equipment that will be retired from service based on age, operational usage, and repair costs.

A bid was opened on January 22, 2026. In accordance with Tennessee Code Annotated §12-3-1205, Cooperative Purchasing Agreements; MLGW is allowed to make purchases through cooperative purchasing agreements for the procurement of any goods, supplies, or equipment with one or more other governmental entities outside of this state to the extent the laws of the other state permit the joint purchasing authority. Sourcewell contract number 110421-ALT will be utilized to procure mini-digger derricks with trailers. This award complies with all applicable laws and policies.

The 2026 budgeted amount for Transportation – Vehicle Acquisition and Training is \$3,619,000.00; the amount spent year-to-date is \$911.94; leaving a balance available of \$3,618,088.06; of which \$580,192.00 will be spent in subsequent budget years as approved; and

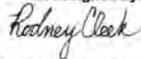
NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, awards a purchase order to Altec Industries Incorporated is approved for furnishing:

2 – Latest model self-propelled mini-derrick with hydraulic auger and a maximum lift capacity of at least 6,000 pounds with a tandem axle flatbed having at least 24,000 -pounds GVW rating, all in accordance with Division Specification Number TMD-26-0578.

Totaling \$580,192.00; f.o.b. Memphis, Tennessee, our dock; transportation prepaid; said price being firm; the quantity is for estimation purposes only and does not create a commitment for MLGW to purchase any specific minimum or maximum quantity, with actual purchases to be made according to operational needs, not to exceed the approved total expenditure; delivery in 89 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 4th day of March, 2026, at which a quorum was present.

DocuSigned by:

C84E2E63D610415

VP, CFO & Secretary - Treasurer

RESOLUTION SUMMARY

1. **Short Title Description** - Request for salary approval for the position of Vice President and Chief Human Resource Officer.
2. **Requested Funding** - \$234,769.60
3. **Award Duration** - N/A
4. **Type of Bid** - N/A
5. **Awarded To** - N/A
6. **Plain Language Description** - The President & CEO and the Interim Chief People Officer have recommended to the Board of Light, Gas, and Water Commissioners that they approve an annual salary of \$234,769.60 for a position: Vice President and Chief Human Resource Officer, subject to the consent and approval of the City Council of the City of Memphis.

RESOLUTION

WHEREAS, MLGW desires to hire a candidate to fill the position of Vice President and Chief Human Resource Officer, and

WHEREAS, the Board of Memphis Light, Gas, and Water Commissioners at their meeting on March 4, 2026, approved an annual salary of \$234,769.60 for the Vice President and Chief Human Resource Officer position; and

WHEREAS, Memphis City Substitute Ordinance No. 5897 provides that the salary of executive management or other employees over \$120,000.00 be approved by the City Council.

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

THAT the annual salary of \$234,769.60 is hereby approved for the Vice President and Chief Human Resource Officer position.

EXCERPT
from
MINUTES OF MEETING
of
BOARD OF LIGHT, GAS AND WATER COMMISSIONERS
CITY OF MEMPHIS
held
March 4, 2026

WHEREAS MLGW desires to hire a candidate to fill the position of Vice President and Chief Human Resource Officer at an annual salary of \$234,769.60; and

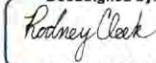
WHEREAS, the President & CEO and the Interim Chief People Officer recommend to the Board of Memphis Light, Gas & Water Commissioners an annual salary in the amount of \$234,769.60 for a candidate for the Vice President and Chief Human Resource Officer.

NOW THEREFORE BE IT RESOLVED by the Board of Memphis Light, Gas & Water Commissioners:

THAT, subject to the consent and approval of the City Council of the City of Memphis, the annual salary for the Vice President and Chief Human Resource Officer, in the amount of \$234,769.60 is hereby approved.

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 4th day of March, 2026, at which a quorum was present.

DocuSigned by:



C84E2E63D610415...

VP, CFO & Secretary - Treasurer

January 20, 2026

The Honorable Janika White, Chairwoman
Personnel and Government Affairs
City Hall - Room 514
Memphis, TN 38103

Dear Chairwoman White:

Subject to Council approval, I hereby recommend that:

Judith Johnson

be appointed to the Landmarks Commission with a term expiration date of August 13, 2027.

I have attached biographical information.

Sincerely,



Paul A. Young
Mayor

Enclosure
cc: Council Members

LANDMARKS COMMISSION
9 Member Board
5 Year Term
Oath of Office Required

Grants or denies a certificate of appropriateness of applications for permits for construction, alteration, repair, rehabilitation, relocation or demolition of any building, structure or other improve to real estate situated within the 16 historic districts that have been established by the Memphis City Council. Empowered to request detailed construction plans and related data for thorough review of proposal. No construction, alteration, repair, etc. of any building, structure or other improvement to real property situated within a historic district or zone shall be performed without the issuance of a certificate of appropriateness.

	Term ends:
Joy Doss	08-31-24
Lauren Tolbert	06-30-28
Felicia Boyd	08-13-22
Michael Winter	10-31-26
Joyce Selena Love	07-24-25
Brown Gill	07-14-25
Mario Walker	07-14-25
Cyndy Grivich Tucker	08-31-24
Shelly Rainwater	06-30-28



February 11, 2026

The Honorable Janika White, Chairwoman
Personnel and Government Affairs
City Hall - Room 514
Memphis, TN 38103

Dear Chairwoman White:

Subject to Council approval, I hereby recommend that:

Olivia Wall

be appointed to the Landmarks Commission with a term expiration date of August 31, 2029.

I have attached biographical information.

Sincerely,

A handwritten signature in blue ink that reads "Paul A. Young".

Paul A. Young
Mayor

Enclosure
cc: Council Members

LANDMARKS COMMISSION
9 Member Board
5 Year Term
Oath of Office Required

Grants or denies a certificate of appropriateness of applications for permits for construction, alteration, repair, rehabilitation, relocation or demolition of any building, structure or other improve to real estate situated within the 16 historic districts that have been established by the Memphis City Council. Empowered to request detailed construction plans and related data for thorough review of proposal. No construction, alteration, repair, etc. of any building, structure or other improvement to real property situated within a historic district or zone shall be performed without the issuance of a certificate of appropriateness.

Joy Doss	Term ends: 08-31-24
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Mario Walker	07-14-25
Cyndy Grivich Tucker	08-31-24
Shelly Rainwater	06-30-28

Update 062624

SUBSTITUTE ORDINANCE NO. 5969**AN ORDINANCE TO AMEND ARTICLE VIII, § 2-370 OF THE CODE OF ORDINANCES RELATIVE TO ARBITRATION OF LABOR DISPUTES, IMPASSE PROCEDURES AND PRESERVATION OF CHARTER POWERS OF CITY COUNCIL**

WHEREAS, Referendum Ordinance No. 2766 authorized a referendum election on the question “Shall the Home Rule Charter of the City of Memphis, Tennessee be amended by including a section relating to ‘Disciplinary Action Against Striking Employees?’”;

WHEREAS, Referendum Ordinance No. 2766 included a separate provision authorizing the Council to set up, by Ordinance, procedures for arbitration of economic issues of municipal labor disputes, but only if there has occurred a deadlock or impasse between the Mayor and City employees on a total economic package and such deadlock or impasse continues for seven (7) consecutive days;

WHEREAS, Referendum Ordinance No. 2766 did not alter the provisions of the Home Rule Charter that prohibits the City Council from interfering with the operation of City administrative departments and employees under the control of the Mayor or from requesting or requiring the Mayor to make contracts with any specific organization; and

WHEREAS, Article VIII, § 2-370 of the Code of Ordinances was amended last by Ordinance No. 5639 on March 21, 2017; and

WHEREAS, the Council desires to amend Article VIII, § 2-370 of the Code of Ordinances to redefine and restate the procedures for arbitration of any deadlock or impasse between the Mayor and City employees on a total economic package and to clarify the scope of and the limitations on the Council to arbitrate such labor disputes;

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1. *Express Repeal.* Article VIII, Section 2-370 is hereby repealed in its entirety and the following Total Impasse procedures are substituted in lieu thereof:

Section 2. *Definitions.*

As used in this section the following terms shall have the indicated meanings:

Impasse Arbitrator shall mean any person selected by the Council, who is a mediator or arbitrator associated with the Federal Mediation and Conciliation Service, a Tennessee Supreme Court Rule 31A Neutral preferably with judicial experience or experience as an administrative law judge.

Business day means a day other than a Saturday, Sunday or legal holiday under the laws of Tennessee.

Direct Economic items shall be defined as any economic items that provide to City employees direct economic benefits, such as all compensation for services rendered including but not limited to normal pay, shift premium pay, hazardous premium pay, holiday pay, incentive pay and overtime pay and excluding economic items such as employee's contributions to pension benefits, social security or health insurance, and any other items excluded by the Charter of the City, or other state laws.

Minimum Impasse Information is the minimum information to be included by the City and by each employee bargaining unit in their respective Total Economic Packages as specified in Section 4 of this Ordinance or as may be modified or supplemented from time to time by resolution of the Council before March 1 of any year.

Non-Economic items shall not include economic items as described above.

Total Economic Package shall be defined as the last, best and final offers of the parties regarding the Direct Economic Items as defined herein.

Impasse on Direct Economic Items means that point at which any employee organization declares its Total Economic Package, and that offer is either not captured or insufficiently captured in the Total Economic Package of the City proposed by the Mayor to the City Council in his operating budget for the ensuing fiscal year, which package represents the last best offer of the City.

Section 3. Council's Authority Under Charter to Set up Procedures to Arbitrate Labor Disputes on Economic Issues

Section 3.1. Referendum Ordinance No. 2766 expressly directed the Council to set up, by Ordinance, procedures for the arbitration of economic issues of municipal labor disputes between the City and its employees by the Council or a committee of the Council but did not require or authorize the Council or the Administration to arbitrate labor disputes between the City of Memphis and its employees over non-economic items.

Section 3.2. The Council observes that it is the prerogative of the Mayor under the City's Charter to determine the timing of and procedures pursuant to which the City Administration and City Employee Associations will engage in good faith discussions with the intent of reaching equitable memoranda of understanding regarding employment related matters.

Section 3.3. The Council further observes that then Mayor Richard Hackett issued an executive order on April 19, 1984 that established the policy of the City for the recognition of representatives approved by certain groups of City employees to engage in discussions with the City Administration on behalf of such employees that are intended lead to a memorandum of understanding with the City.

Section 3.4. Since the Hackett 1984 Executive Order, all subsequent Mayors have engaged in discussions each year with employee associations that had been so recognized by the Administration for the purpose of reaching a memorandum of understanding with the City regarding employment-related matters.

Section 3.5. While the employee organizations and the City administration may confer in such manner and at such times as the Mayor and the employee organizations shall mutually determine in an attempt to reach a memorandum of understanding, the provisions of this Impasse

Ordinance shall only govern the Minimum Impasse Information to be presented to the Council regarding any dispute or impasse between the City Administration and a employee association over Direct Economic Items, the procedures for arbitration of such disputes as expressly authorized by Referendum Ordinance Nos. 2766 and 3236 and the process for adoption of the City's budgets by the Council.

Section 4. Pre-Impasse Procedure

Section 4.1. The employee organizations and the City administration may confer in such manner and at such times as the Mayor and the employee organizations shall mutually determine in an attempt to reach a memorandum of understanding on any matters that they deem appropriate, except that all discussions concerning Direct Economic Items shall be concluded before the Mayor presents his budgets to the Council in any year.

Section 4.2. To facilitate an expedited resolution of any dispute or impasse over Direct Economic Items for the ensuing fiscal year, the City shall present to all general fund employee bargaining units by March 24 of any year (i) its tentative general fund revenue forecast for the ensuing fiscal year with legal level detail by major categories and projected unrestricted fund balances at the beginning of the ensuing fiscal year, (ii) its tentative proposal for each general fund bargaining unit's City Division with legal level detail for each major general fund expense category, (iii) in each case a comparison of each detailed entry in subparagraphs (i) and (ii) for the ensuing fiscal year with the corresponding approved budget entries for the current fiscal year and (iv) the City's projected unrestricted general fund balances as of the end of the ensuing fiscal year that would result from its full year proposals (the "City's Tentative General Fund Offer").

Section 4.3. Then, after the City presents its Total General Fund Offer, each general fund employee bargaining unit shall indicate in writing its acceptance of the City's Total General Fund Offer in its entirety or its final position on each general fund legal level economic item in the City's Tentative General Fund Offer that it does not accept. This response of the organization(s) shall be made at least two (2) Business Days before the Mayor presents his budget.

Section 4.4. The City shall present to each enterprise fund employee bargaining unit ("Sewer, Storm Water and Solid Waste) by March 24 of any year (i) its tentative enterprise fund revenue forecast for the ensuing fiscal

year with legal level detail by major categories and projected unrestricted enterprise fund balances at the beginning of the ensuing fiscal year and (ii) its tentative proposal for each enterprise fund’s personnel expenditure line item proposed for each bargaining unit’s City Division with legal level detail by major expense category (iii) in each case a comparison of each detailed entry in subparagraphs (i) and (ii) for the ensuing fiscal year with the corresponding approved budget entries for the current fiscal year and (iv) the City’s projected unrestricted applicable enterprise fund balances as of the end of the ensuing fiscal year that would result from its full year proposals (“City’s Tentative Enterprise Fund Offer”).

Section 4.5. Then, after the City presents City’s Tentative Enterprise Fund Offer, each enterprise fund employee bargaining unit shall indicate in writing its acceptance of the City’s Tentative Enterprise Fund Offer in its entirety or its final position on each enterprise fund legal level economic item proposed by the City that it does not accept. This response of an enterprise fund employee bargaining unit shall be made at least two (2) Business Days before the Mayor presents his budget.

Section 4.6. For the purposes of this section AFSCME Main and AFSCME Solid Waste shall each be considered one (1) bargaining unit; unless either bargaining unit elects not to invoke the arbitration process hereunder.

Section 5. Arbitration Procedures for Resolving Impasses over a Total Economic Package

Section 5.1. The Mayor shall present his proposed Budget for the ensuing fiscal year during the first Council Meeting in April of any calendar year, which shall include City’s Final Total General Fund Offer and all the City’s Final Total Enterprise Fund Offers.

Section 5.2. If any employee bargaining unit shall determine that the Final Total Economic Package of the City for employees in such bargaining included in the proposed budget(s) presented by the Mayor to the City Council is not acceptable, such organization(s) may deliver a notice in writing to the Chairman of the City Council not later than 5:00 p.m. Central Time on the third (3rd) Business Date after the Mayor’s Budget presentation that such employee bargaining unit elects to invoke arbitration procedures, hereunder, for resolving impasse over the City’s

Final Total Economic Package between the City and the electing employee bargaining unit (“Impasse Notice”).

Section 5.3. A copy of the Final Total Economic Package of the electing employee bargaining unit shall be attached to the Impasse Notice and served on the City. Any bargaining unit that does not elect to invoke impasse hereunder or that fails to make a timely election in the manner required by this ordinance shall be deemed to have waived any right to have the Final Total Economic Package of such bargaining unit considered under the Impasse Arbitration Process. On or before 5:00 p.m. Central Time on the fourth (4th) Business Date after the Mayor’s Budget presentation the City shall submit to the Chairman of the City Council a copy of the City’s Final Total Economic Package for any employee bargaining unit invoking the impasse procedure.

Section 5.4. Once this impasse resolution procedure has been implemented by notification to the Chairman of the City Council as provided for in subsection 5.1, the Chairman of the Council shall receive written nominations from the City, the Employee Associations and Council members for the appointment of an arbitrator. The Council is not bound to choose the Arbitrator nominated by either the City Administration or the Employee Association. The Council shall appoint an arbitrator by the tenth (10th) Business Day next following the Mayor’s Budget presentation.

Section 5.5. The parties may mutually agree upon some or all items at impasse any time before the commencement of a bargaining unit’s arbitration hearing at positions the same or different than their final position. Such mutually agreed upon items will be deemed removed from the Impasse Notice and the Total Economic Package of both parties by notification to the chairperson of the Council and the members of the Impasse Arbitrator.

Section 5.6. Except as provided in subsection 5.5, once this impasse resolution procedure has been implemented by notification of the chairperson as provided for in subsection 5.1, neither party may alter their final position as defined in subsection 5.2 or discuss, confer or seek the aid of any member of the City Council to gain support or assistance from such member(s) regarding their Total Economic Package. City Council members are strictly prohibited from interfering with the Impasse Arbitration Process once it has been invoked hereunder.

Section 5.7. Each party may submit written documentation to the arbitrator, which shall include the Final Total Economic Package and any other information that such party(s) desires to support their respective positions. Such submissions shall be submitted to the Arbitrator on or before the close of Business on the second Friday in May.

Section 5.8. Based only on the submissions of the parties, the Impasse Arbitrator must make and submit his or her recommendations to the Council on each arbitration proceeding for its consideration, which recommendation shall include the Final Total Economic Package of one of the parties at impasse together with a summary of the Impasse Arbitrator's reasons for its decisions, which shall include at a minimum:

- (A) The Total Economic Package of one of the parties; and
- (B) A side by side comparison of the Total Economic Package selected by the panel with the Total Economic Package not selected by the panel.

The Impasse Arbitrator shall submit his or her recommendations to the Chairman of the City Council with copies to the parties at impasse at least four (4) Business Days before third reading of the Budget Ordinance.

Section 5.9. Any party dissatisfied with the recommendation of the Impasse Arbitrator may request to be heard before the Council makes its final decision. The Council shall provide any party dissatisfied with the recommendation of the Impasse Arbitrator and the opposing party a hearing before the final vote on third reading of the proposed fiscal year operating budget. Each party shall be allowed up to fifteen (15) minutes, or longer at the discretion of the Council, to present their position to full Council before the final vote on the budget ordinance.

Section 5.10. Any such hearings by the Council on the Impasse Arbitrator's recommendations shall be held at least one (1) Business Day before the regular Council meeting during which the proposed fiscal year operating budget ordinance is considered on third reading. Once impasse has been invoked the Council shall schedule and give notice as required by the City's Charter to hold a special meeting for the purpose of conducting hearings on any appeal of the decision of the Impasse Arbitrator and conducting its budget reconciliation discussion, if necessary.

Section 5.11. The Council acts only as the final arbiter of the impasse between the City and the employee bargaining units at impasse under this impasse arbitration procedure. The Council shall make the final decision on each recommendation made by the Impasse Arbitrator by deciding the amount, if any, that would be funded in the City's budgets for the ensuing fiscal year.

Section 5.12. The City Council shall have full discretion to approve or amend all budgets prior to the adoption of a tax rate for the ensuing year including funding, if any, for the Total Economic Packages for any or all of the City's employee bargaining units in such amounts as the Council shall determine is in the best interests of the City. The Council's decision on the recommendation of the Impasse Arbitrator shall be final and effective only to the extent funded by the City Council in a finally adopted budget for the ensuing fiscal year. The City Administration shall modify the Budget Appropriation Ordinance for the ensuing fiscal year to include all Total Economic Items to the extent so approved or amended by the Council and the City Comptroller shall not under any circumstances make any disbursements not specifically provided for in any budget finally approved by the Council.

Section 6. Nonconflicting – Conflicting laws.

BE IT FURTHER ORDAINED that as amended hereby all laws constituting the present Code of Ordinances of the City of Memphis be and the same are hereby continued in full force and effect, and all laws in conflict herewith are hereby repealed. This ordinance does not alter, amend, create or abrogate the rights or obligations of any person or entity that may exist under the City Charter or under Tennessee law.

Section 7. Severability.

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

effect.

Section 8. Effective Date.

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

SPONSOR:

JB Smiley Jr.

JANA SWEARGEN WASHINGTON
Council Chairman

Attest:

Comptroller

ORDINANCE TO AMEND THE MEMPHIS CODE OF ORDINANCES
TO AMEND, CONSOLIDATE AND ADOPT ORDINANCES RELATIVE
TO BLIGHT REMEDIATION AND NEIGHBORHOOD
IMPROVEMENT

WHEREAS, the City Council has the power, by ordinance, to define, prevent and remove nuisances within the City; and

WHEREAS, the City Council has the power, and duty, to condemn as nuisances all buildings and other erections in the City, which, on inspection, shall be found to be unhealthy, unsanitary, or dangerous to persons or property, and cause the same to abated or removed, unless the owners thereof, at their own expense, upon notice, shall reconstruct the same in such manner as shall be prescribed by the Ordinances of the City; and

WHEREAS, the Memphis City Council hast the power by proper ordinance to require all rank weeds and grasses to be kept cut or otherwise destroyed, and shall have the authority to compel the owner, occupant or tenant of any property to cut or destroy such weeds or grasses; they shall also have power upon the refusal of the owner to cut or destroy such weeds or grasses, or in case the owner of the property is a nonresident or unknown, to cut or destroy such weeds or grasses, and shall have a lien upon the property on which said weeds or grasses are cut or destroyed for the cost of such removal, which lien can be enforced by attachment suit in any court of competent jurisdiction; they shall also have the power to make the refusal to cut or destroy such weeds or grasses a misdemeanor, punishable as other City offenses are punishable; and

WHEREAS, the City Council desires to establish an ordinance that establishes a comprehensive City program for eliminating or remediating blight within the City of Memphis; and

WHEREAS, the Council also desires to authorize the City Administration to establish programs for funding and incentivizing the construction of new affordable housing and for rehabilitation and/or

demolition of substandard and blighted properties within disadvantaged neighborhoods within the City; and

WHEREAS, the Council desires to centralize the administration and enforcement of all City ordinances and programs addressing blighted properties and neighborhoods within the City; and

WHEREAS, it is the intent of the Council to employ its plenary power to preserve the health and safety of residents of the City by eradicating nuisances, unhealthy, unsanitary vacant, abandoned, and/or dangerous properties and other private improvements, rank weeds, grasses and noxious growths, personal property abandoned in City rights-of-way and sidewalks, breeding grounds for mosquitoes and other insects, conditions which favor the multiplication and continued existence of rats and other vermin.

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

Section 1. Intent and Scope of Ordinance. This Ordinance is intended to amend, consolidate and supplement certain provisions of the 1985 Memphis City Code of Ordinances, namely, Chapter 15 (Garbage, Trash, Refuse and Solid Waste) and Chapter 16 (Health and Sanitation—Weeds/Grass/Refuse Removal, Litter Control and Enforcement, Urban Blight Nuisances). In addition, this ordinance will provide procedures for more robust enforcement of blight remediation violations, including the increased use of civil actions to remove blighted properties and other conditions that may be injurious to human health or constitute a public nuisance.

Section 2. Consistent with the Titles and Chapters adopted by the Council for the 2021 Memphis Code of Ordinances, the Council hereby adopts the following Chapters and Sections for Title 9 of the 2021 Code of Ordinances as set forth in Section 3 of this Ordinance.

Section 3. TITLE 9- HEALTH AND SAFETY

CHAPTER 1.

BLIGHT REMEDIATION

Section 9-1-1. Definitions.

The following definitions shall apply to the interpretation and enforcement of this chapter:

Abandoned is any tangible personalty or property left unclaimed for a period of 30 days or more without any identifiable ownership and its presence raises a presumption of abandonment by owner of property upon which the personalty is found, left unattended in an obvious state of disrepair or declared by owner of property as worthless or not under his or her ownership.

Bulky refuse means discarded appliances such as stoves, refrigerators, water tanks, washing machines, discarded furniture, and inoperable motor vehicles, or similar bulky materials having a weight greater than 75 pounds and/or volume greater than 35 gallons.

Business building means any structure, whether public or private, that is adapted for occupancy for transaction of business, for rendering of professional service, for amusement, for the display, sale or storage of goods, wares, or merchandise, or for the performance of work or labor, including hotels, rooming houses, office buildings, public buildings, stores, theaters, markets, restaurants, grain elevators, abattoirs, warehouses, workshops, factories, and all outhouses, sheds, barns and other structures on premises used for business purposes.

Cut and clean means cutting and removal of grass and/or rank grass and the clearing of the area from which such cuttings were made, the removal of all substances found upon the ground, the removal of noxious growth, tree branches, saplings, bushes, vines, undergrowth, abandoned foundations, abandoned piles of trash or any abandoned material, or tangible personalty which causes an obstruction to view of premises from the street, thoroughfare, or alleyway.

Garbage includes putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

Hazardous substances and conditions means any element, chemical compound or otherwise which is a physical or health hazard as defined in the OSHA standard in 29 CFR, No. 1910-120(c) or a hazardous substance as defined in the OSHA standards in 29 CFR No. 1901-120(d), or any county health department regulation, which provides the

opportunity to expose unsuspecting city grounds maintenance employees, grass cutter personnel, and other humans, particularly children, and animals.

Litter includes garbage, refuse, rubbish and all other waste materials.

Low-Income Resident means Residents of the City who are 65 or older, disabled homeowners or 100 % disabled veteran homeowners or their surviving spouses and who meet annual income requirements certified each year by the City Treasurer, except for 100% disabled veterans or their widows/widowers, for example the 2024 Maximum household income is \$37,530.

Multifamily dwelling/apartment house means any building or portion thereof used as a multiple dwelling for the purpose of providing two or more separate dwelling units which may share means of egress and other essential facilities.

Nuisance means a structure, building, portion of building, foundations, in such a state of deterioration or abandonment or vacant lot(s) that is a blighting influence on neighboring properties. The fact that such buildings or structures on neighboring properties are abandoned or deteriorated is not a defense.

Occupant means the individual, partnership or corporation that owns or has the use of or occupies any business building or multifamily dwelling or part or fraction thereof, whether the actual owner or tenant. In the case of vacant business buildings or any vacant portion of a business building or multifamily dwelling, the owner, agent or other person having custody of the building shall have the responsibilities of an occupant of a building.

Owner means the actual owner of a business building, multifamily dwelling/apartment house, single-family dwelling/dwelling unit, or townhouse, whether individual, partnership or corporation, or the agent

of the building or other person having custody of the building or to whom rent is paid.

Person means every natural person, firm, partnership, association, corporation, municipal corporation or public authority.

Refuse is a comprehensive term meaning any worthless property or items left to be discarded, on protected or unprotected lots, vacant or structured, including, but not limited to, garbage, all putrescible substances, bulky refuse, rubbish, undergrowth, (to include bushes, vines, saplings), household fixtures, furniture, cartons, boxes, excelsior, rags, building/construction materials, abandoned materials (in bulk) such as residue from burning of wood, coal, coke, ashes, firewood, tree trunk/hazardous limbs/branches, gravel, tar, macadam, concrete, plaster, glass, plasterboard, tiles, and industrial or hazardous waste, are left by benign neglect for a period of 30 days or more.

Rubbish includes all combustible and noncombustible waste materials, except garbage. The term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, dust and other similar materials.

Single-family dwelling/dwelling unit means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Tangible personalty includes personal property such as goods, chattels and other articles which are capable of manual or physical possession, machinery and equipment detachable from real property, growing crops, pastures, orchards, plants, trees, timber, poles conduits, asphalt, macadam, rock, stone, and brick products.

Townhouse is a single-family dwelling unit constructed in a series or group of attached units with property lines separating such units.

Urban blight means a condition existing on property without apparent or patent supervision by an owner or tenant so that the

exterior of property is in disrepair, or contains unduly amounts of high weeds, tall grass, unkept greenery and undergrowth (to include trees, saplings, vines, bushes), about the premises creating an invitation to dust, obstructions to view, harboring of unauthorized persons or animals, vermin, health problems, promotes vandalism, danger to innocent passerby, illicit drug traffic or illegal activity, and is detrimental to the immediate neighborhood.

Weeds, grass and noxious growth shall not be interpreted to require the property owner to dispose of, or cut down growing trees, shrubs, or crops on his or her property. Weeds and noxious growth shall, however, include: (1) trees, shrubbery and rank grasses, due to neglect, that overhang either the city streets or walkways abutting the city streets; or (2) weeds and rank grass, left unattended for a period of time creating urban blight and a nuisance.

Section 9-1-2 VIOLATIONS

(A) Generally. No owner or owners of any dwellings in the City shall allow any such dwellings to be or become unfit for human habitation due to dilapidation, defects increasing the hazards of loitering, illegal activities, fire, accidents or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions, including, but not those conditions set forth in subsection (B) hereof, rendering such dwellings unsafe or insanitary, or dangerous or detrimental to the health, safety or morale, or otherwise inimical to the general welfare of the residents of the City.

(B) Prohibited Blight Conditions

1) No person shall throw, dump, deposit, or cause to be thrown, dumped, or deposited, litter or maintain a nuisance on property, improved or vacant or on any public parkway, pathway, street, or road, upon public parks, or recreation areas, or upon any other public property, except that property designated for that use.

2) No owner or owners of all lands or lots in the city shall allow high weeds, rank grass and noxious growth of any kind to exist upon such property which will constitute a public nuisance and urban blight.

- 3) No person shall allow conditions giving rise to the breeding or proliferation of mosquitoes on his or her property.
- 4) No person shall place, leave, dump or permit to accumulate any old appliances, demolition materials, garbage, rubbish or trash in any building or premises, improved or vacant, in the city which may afford food or harborage for rats or other vermin.
- 5) No owner or person in possession of a dwelling, business or multifamily dwelling shall fail to exterminate insects, rodents, vermin, or other pests in all areas of the premises that may be injurious to human health or constitute a public nuisance.
- 6) No owner or person in possession, charge of or control of any dwelling, business or premises shall keep, cause to be kept, or allow the keeping on any premises within the corporate limits of the city any solid waste in such manner that it will become offensive or deleterious to health or likely to cause disease, and the same is declared a public nuisance.

CHAPTER 2.

BLIGHT REMEDIATION ENFORCEMENT

Section 9-2-1. ENFORCEMENT.

(A) The Mayor is authorized to assign one or more City Divisions to enforce the provisions of this Chapter or alternatively, the Mayor may create a separate City Division, with the concurrence of the Council as provided in the City’s Charter, to exercise the powers granted by this Chapter and to enforce the provisions of this Chapter for eliminating blight in the City. In either case, the Mayor may designate and appoint one or more Public Property Inspectors (“Public Officers”) to make such unannounced inspections of the interior and exterior of dwellings, business, buildings, multifamily dwellings or properties when any such investigator has or is presented with evidence that establishes reasonable cause that violations of this Chapter have occurred and are continuing.

(B) A petition may be filed with the Mayor or with the director of the duly established City Division for eliminating blight by at least five (5) residents of a City Council District charging that any building, dwelling, vacant lot, business or property is unfit for human habitation or that conditions exist on or about any building, dwelling, business or property within the City that creates or constitutes a public nuisance or blight.

(C) That whenever a petition is filed with the Mayor or a duly appointed Public Officer by at least five residents of a City Council District charging that any building, dwelling, vacant lot or business or property is unfit for human habitation or constitutes a public nuisance or whenever it appears to the public officer (on his or her own motion) that any dwelling, building or property is unfit for human habitation or constitutes a public nuisance, such officer, in consultation with the City Attorney, shall, if his or her preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner, every mortgagee of record and all parties in interest in such building, dwelling, business or property (including persons in possession) a complaint stating the charges and violations of this Chapter in that respect. Such complaint shall contain a notice that an administrative hearing will be held before the public officer or his designated agent at a

place therein fixed not less than ten (10) days nor more than thirty (30) days after the serving of said complaint; that the owner, mortgagee and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the public officer.

(D) A Public Officer may also determine that a dwelling, building or property is unfit for human habitation or constitutes a public nuisance if such officer finds that conditions exist in such dwelling which are dangerous or injurious to the health, safety or morale of the occupants of such dwelling, the occupants of neighboring dwellings or other residents of such municipality, or which have a blighting influence on properties in the area. Such conditions may include the following, without limitations: Defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness; rat harborage, overcrowding; inadequate ingress and egress; inadequate drainage; or any violation of health, fire, building or zoning regulations, or any other laws or regulations relating to the use of land and the use and occupancy of buildings and improvements.

(E) That if, after such notice and hearing, the public officer determines that the dwelling or business under consideration is unfit for human habitation or constitutes a public nuisance or blight he or she shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order which provides that:

- 1) If the repair, alteration or improvement of the said dwelling or building can be made at a reasonable cost in relation to the value of the dwelling (the ordinance of the municipality shall fix a certain percentage of such cost as being reasonable for such purpose), requires the owner, within the time specified in the order, to repair, alter, or improve such dwelling to render it fit for human habitation or to vacate and close the dwelling as a human habitation; or

2) If the repair, alteration or improvement of the said dwelling cannot be made at a reasonable cost in relation to the value of the dwelling (the ordinance of the municipality shall fix a certain percentage of such cost as being reasonable for such purpose), requires the owner, within the time specified in the order, to remove or demolish such dwellings or buildings.

(F) That, if the owner fails to comply with an order to repair, alter or improve or to vacate and close the dwelling, the public officer may cause such dwelling to be repaired, altered or improved, or to be vacated and closed.

(G) That, if the owner fails to comply with an order to remove or demolish the dwelling, the public officer may cause such dwelling to be removed or demolished.

(H) That the amount of the cost of such repairs, alteration or improvements, or vacating and closing, or removal or demolition by the City shall be a lien against the real property upon which such cost was incurred, which may be filed with the Register's Office of Shelby County. If the dwelling is removed or demolished by the public officer, such officer or his or her designee shall sell the materials of such dwelling or building, if any, and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited in the Chancery Court of Shelby County by the public officer, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the persons found to be entitled thereto by final order or decree of such court. The City shall be entitled to recover all costs of collection, including a reasonable attorney's fee and interest as provided by law.

(I) Complaints or orders issued by a public officer pursuant to this Chapter shall be served upon persons either personally, by registered mail or on the next business day after the same is deposited with a nationally recognized overnight delivery service that guarantees overnight delivery, but if the whereabouts of such persons is unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once each week for two consecutive weeks in a newspaper printed and published in the City, or, in the absence of such

newspaper, in one printed and published in the County and circulating in the City in which the dwellings, buildings of properties are located. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A certified copy of such complaint or order shall also be filed with the Register's Office of Shelby County and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law.

(J) Within sixty days after the posting and service of the order of the public officer any person aggrieved by an order issued by a public officer of the City may petition the Chancery Court of Shelby County for an injunction restraining the public officer from carrying out the provisions of the order, and the court may, upon such petition and proper bond, issue a temporary injunction restraining the public officer pending the final disposition of the cause; **provided, however, that, such person shall petition the court.** Hearings shall be had by the court on such petitions within twenty (20) days, or as soon thereafter as possible, and shall be given preference over other matters on the court's calendar. The court shall hear and determine the issues raised and shall enter a final order or decree in the proceedings. In all such proceedings the findings of the public officer as to fact, if supported by evidence, shall be conclusive. Costs shall be in the discretion of the court. The remedies herein provided shall be exclusive remedies and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer, or because of compliance by such person with any order of the public officer.

(K) Any duly authorized public officer of the City may exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this Chapter, including the following powers in addition to others herein granted:

- (1) To investigate the dwelling, buildings and property conditions in the City in order to determine which dwellings therein are unfit for human habitation;
- (2) To administer oaths, affirmations, examine witnesses and receive evidence;
- (3) To enter upon premises for the purpose of making examinations, provided that such entries shall be made in such manner as to

cause the least possible inconvenience to the persons in possession, and to obtain a subpoena from the City Council or an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;

- (4) To appoint and fix the duties of such officers, agent and employees as he deems necessary to carry out the purposes of such ordinance; and
- (5) To delegate any of his functions and powers under the Chapter to such officers, agents and employees of the City as he may designate.

(L) Nothing in this section shall be construed to abrogate or impair the powers of the courts or of any Division of the City appointed by the Mayor to enforce any provisions of its charter or its ordinances or regulations, nor to prevent or punish violations thereof; and the powers conferred by this Chapter shall be in addition and supplemental to the powers conferred by any other law.

(M) Nothing in this section shall be construed to impair or limit in any way the power of the City to define and declare nuisances and to cause their removal or abatement, by summary proceedings administratively or by law or equity or otherwise.

Section 9-2-2 Alternate or Cumulative Remedies for City Removal of Weeds, Noxious Growths and Refuse

(A) If a Public Officer determines that an owner or person in possession of property within the city has failed to cut, or have cut, weeds, rank grass or noxious growths or to remove refuse from his or her property and dispose of it in accordance with the law such public officer shall issue and cause to be served upon the owner, every mortgagee of record and all parties in interest in such building, dwelling, business or property (including persons in possession) a notice on such persons to cut or to have cut, within five days of the service of such notice, all weeds, grass, or noxious growth upon such property or to remove refuse from such property and dispose of it in accordance with the law . Such notice may be served by any method authorized in Section 9-2-1(I).

(B) Service of notice under this section with regard to weeds and similar noxious growths only, shall be required to be made by the city only one time during a growth season and shall be deemed to be sufficient, satisfactory and legal notice to the property owner for any further violations during the balance of that growth season. "Growth season" is defined to be that period of time between May 1 and September 30 of each calendar year.

(C) Should the owner or responsible tenant in charge fail to cut and clean the property following notice as set out in this Chapter, The City or a private contractor hired by the City under supervision of director of general services reserves the right to enter the premises for the purpose of removing abandoned tangible personal property and trash, weeds, rank grass and noxious growths to prevent hazard conditions, nuisances, and urban blight.

(D) In addition to or in lieu of any other remedy available to the City under this Chapter, the City is authorized and directed to have a statement of the cost thereof served on the owner or person in possession of property with a copy filed with the director of finance or his or her designee and with the City Attorney. The amount of the cost of removal of such abandoned tangible personal property and trash, weeds, rank grass and noxious growths shall be a lien against the real property upon which such cost was incurred, which may be filed with the Register's Office of Shelby County. Any un recovered costs shall be collected as provided in this Chapter.

CHAPTER 3.

BLIGHT REMEDIATION ENFORCEMENT AND LOW INCOME ACCESS FUND

Section 9-3-1 – Estimates of the City's Cost of Blight Remediation

(A) The City Administration shall as soon as possible thereafter prepare an estimate of the annual expenses or costs to provide the equipment, personnel and supplies necessary for periodic examinations and investigations of the dwellings, buildings and properties for the purpose of determining the fitness of such dwellings for human habitation, and for the enforcement and

administration of any ordinance or ordinances adopted under this Chapter or otherwise for blight remediation in the City.

- (B) The Division of Finance shall prepare a cost study of the City's estimated annual costs and revenues associated with the administration of the Blight Remediation programs authorized by this ordinance and propose an annual Blight Remediation Administration fee to be assessed against habitual offenders, who have failed to remediate Urban Blighted conditions on their properties, which methodology for calculating and assessment of the annual Blight Remediation Administration fee shall be adopted by the Council from time to time as a supplemental amending ordinance to this master ordinance.

Section 9-3-2 – Blight Remediation Administration and Low-Income Remediation Access Fund

- (A) **Purpose.** There is hereby created a Blight Remediation Administration and Low-Income Remediation Access Fund to help defray or subsidize the City's costs of administration of the Blight Remediation programs authorized by this ordinance and to assist low-income persons in remediating blighted conditions on their properties costs on a first-come first served basis.
- (B) **Administration of Fund and Accounting.** The Blight Remediation Administration and Low-Income Remediation Access Fund shall be maintained and accounted for by the City as a separate discrete fund to be used until all monies therein are exhausted and only for the purposes specified in this Chapter, unless otherwise provided by the Council by resolution, in accordance with procedures and rules promulgated by the City Administration.

Section 4 Severability Clause.

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

Section 5 Codification Clause.

BE IT FURTHER ORDAINED that this Ordinance amends Title 9, Chapter 16 of the Official 2021 City Code. The City has authorized the Municipal Code Corporation to provide a republication of the City's Ordinances in the Official City Code, as amended from time to time, for the convenience of the public. The Official 2021 City Code and the official version of all new, amending, repealing and clarifying ordinances adopted by the City Council are maintained by the City's Comptroller in the Office of Council Records.

Section 6 Effective Date. BE IT FURTHER ORDAINED, That this Ordinance shall take effect after having been passed by City Council, signed by the Chair of Council, certified and delivered to the office of the Mayor in writing by the comptroller, and becomes effective as otherwise provided by law and shall remain effective and operative unless and until the City Council alters, amends clarifies or repeals it by a superseding, amending, clarifying or codifying ordinance.

SPONSOR(S): Council Members

White
Green
Spinosa

J. FORD CANALE
CHAIRMAN



Memphis City Council Summary Sheet

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

Resolution approving the sale of City-owned parcels known as 369 N. Main Street and 371 N. Main Street, Memphis, TN 38103, Parcel ID# 001016 00003 and 001016 00002 respectively.

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 7
Super District 8

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

Yes – this item involves execution of a Purchase and Sale Agreement with ALSAC

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

No expenditure of City funds is required. This item results in revenue of \$465,000, which will be returned to the TDZ surplus revenue account as required by Ordinance 5637.

Resolution-Division of Housing and Community Development



A Resolution approving the sale of City-owned parcels known as 369 N. Main Street and 371 N. Main Street, Memphis, TN 38103, Parcel ID# 001016 00003 and ID# 001016 00002 respectively

WHEREAS, the City of Memphis Division of Housing & Community Development (“HCD”) owns a parcel known as 369 North Main Street, Memphis, TN 38103 (“Parcel A”) and further identified by Shelby County Tax Assessor as Parcel # 001016 00003 containing 0.084 acres, more or less; and

WHEREAS, the City of Memphis Division of Housing & Community Development also owns a parcel known as 371 North Main Street, Memphis, TN 38103 (“Parcel B”) and further identified by Shelby County Tax Assessor as Parcel # 001016 00002 containing 0.166 acres, more or less; and

WHEREAS, HCD purchased Parcel A and Parcel B (collectively “the Parcels”) in 2017, for a purchase price of \$518,270.97, based on an independent appraisal obtained by HCD. The Parcels were purchased with surplus annual revenues from the Downtown Tourism Development Zone (the “TDZ”); and

WHEREAS, the Parcels were purchased as part of HCD’s efforts to ensure that redevelopment of the Pinch District occurred in accordance with the adopted development plan for the Pinch District; and

WHEREAS, having determined that market conditions within the Pinch District improved such that it was no longer necessary for HCD to redevelop the Parcels itself, HCD issued a Request for Proposals for the Parcels on April 14, 2022 (RFP # 71567); and

WHEREAS, no award was made after said RFP; and

WHEREAS, HCD has now determined that the sale of the Parcels would be in furtherance of the redevelopment goals of the Housing and Redevelopment Act of 1974, 2 USC 5301 et seq., as well as generating increased tax revenue and eliminating maintenance cost for the City of Memphis; and

WHEREAS, American Lebanese Syrian Associated Charities, Inc. (“ALSAC”) is furthering development in the Pinch District to continue to stabilize the area surrounding their campus and has requested to purchase the property at \$465,000; and

WHEREAS, Per Real Estate City Ordinance Section 2-16-1 (F) – City has the authority to dispose of property acquired for redevelopment purposes upon first reading if said conveyance furthers the City’s redevelopment goals. This disposition supports the continued investment and redevelopment of the Pinch District; and

WHEREAS, because the purchase of the Parcels was accomplished using surplus annual revenues from the TDZ, proceeds of the sale of the Parcels may be returned to the TDZ surplus revenue account to be used

Resolution-Division of Housing and Community Development

for debt service on TDZ bonds and other eligible TDZ costs, in accordance with City Ordinance 5637, Amendment to Section 2-291(I) of the City's Code of Ordinance; and

WHEREAS, it is deemed to be in the best interest of the citizens of the City of Memphis and County of Shelby that said sale be accepted subject to City Ordinance 5637, Amendment to Section 2-291(F)1 of the City's Code of Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that the offer made by ALSAC, on the above-described Parcels is hereby accepted, subject to the City Ordinance 5637, Amendment to Chapter 2, Article V, Division 2, Section 1, Section 2-291(F)1 which states in part, "Property acquired by the city for redevelopment purposes may be conveyed upon such terms and conditions as it deems proper and without regard to the conveyance procedure outlined in subsection A of this section, upon passage of a resolution authorizing such sale or conveyance by the city council upon first reading, which reading shall be final."

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

BE IT FURTHER RESOLVED, that in accordance with TCA §7-88-101 et seq of the Convention Center and Tourism Development Financing Act of 1998, as amended (the "TDZ Statute"), the proceeds from the sale and conveyance of the Parcels will be returned to the TDZ surplus revenue account to be used for TDZ debt service and any other eligible costs related to the TDZ.