

MLGW Agenda Committee Discussion



MLGW Committee
September 15, 2026

Fiscal Consent Totals:

- 1. Total Fiscal Consent Approved Amount Year-to-Date – \$185,671,791.58**
Items approved by Council through 09/01/2026.
- 2. Total Regular/Fiscal Consent Requested Amount – \$7,730,670.63**
Items requested for 09/15/2026 meeting.
- 3. Total Regular/Fiscal Consent Year-to-Date Amount – \$193,402,462.21**
Total of approvals and requests through 09/15/2026 meetings.

Items for September 15th Agenda

Items approved by BOC on September 2nd

1. Resolution approving the Renewal and Increase (Change No. 4) Contract No. 12302, Substation Engineering Services (Protection) with Fisher & Arnold, Inc. to renew and increase the current contract in the funded not-to-exceed amount of \$1,000,000.00.
2. Resolution approving payment deposit of an invoice from Tennessee Department of Transportation (TDOT) for the Lamar Phase 3 (US 78 Raines Rd./Perkins Rd. Interchange to SR 176 (Getwell Rd.) in the amount \$3,831,452.63 to relocate MLGW Electric distribution facilities. (SAME NIGHT MINUTES REQUESTED)
3. Resolution approving the Scope Expansion, Increase and Extension (Change No. 2) to Contract No. 12621 (formerly Contract No. C2805) BESS Strategic Placement with GDS Associates, Inc., to expand the scope, increase and extend the current contract in the funded amount of \$420,000.00.
4. Resolution approving payment deposit of an invoice from Tennessee Department of Transportation (TDOT) for the Lamar Phase 3 (US 78 Raines Rd./Perkins Rd. Interchange to SR 176 (Getwell Rd.) in the amount \$716,454.00 to relocate MLGW GAS distribution facilities. (SAME NIGHT MINUTES REQUESTED)
5. Resolution approving Scope Expansion and Increase (Change No. 12) to Contract No. 10927, Perpetual Licensing Agreement with Precisely Software, Incorporated (previously Pitney Bowes Software, Incorporated) to expand the scope and increase the contract value in the funded amount of \$118,358.00.

Items for September 15th Agenda

Items approved by BOC on September 2nd

6. Resolution approving the Extension and Increase (Change No. 3) to Contract No. 12552 (formerly Contract No. C2673), Gartner Advisory Services with Gartner, Inc., to extend and increase the contract in the funded amount of \$233,740.00.
7. Resolution awarding a purchase order for CN-7500 KVA transformers to Nexgen Power Inc. in the amount of \$740,600.00.
8. Resolution approving the Increase and Extension (Change No. 6) to Contract No. 12103, Workers' Compensation Stop Loss Brokering with Willis Towers Watson of Tennessee, Inc. to increase and extend the current contract in the funded amount of \$418,066.00.
9. Resolution approving the Increase and Extension (Change No. 4) to Contract No. 12314 (formerly C2372), Broker of Record for Cyber Insurance and Other Insurance Coverages with Willis Towers Watson Southeast, Incorporated, to increase and extend the current contract in the funded amount of \$252,000.00.

Substation Engineering Services (Protection)

- Requested Funding: \$1,000,000.00
- Award Duration: Increase and Fourth and Final renewal (November 21, 2026 through November 20, 2027)
- Type of Bid: RFQ
- Awarded to: Fisher & Arnold, Inc.
- Plain Language Description: This contract is to provide Protection Engineering services including, but not limited to, creating and/or updating protection one lines, schematics, and wiring drawings; installation and replacement of protective relays, remote terminal units, fault recorders, control board panels, and equipment wiring; developing relay settings for electromechanical and digital relays.
- Impact: The need exists to supplement existing resources to assist in completing projects to support the Distribution Automation (DA) program and support the renewal and replacement of infrastructure program goals for the replacement of substation switches, circuit breakers, and power transformers.

ELECTRIC TDOT Utility Relocation– Lamar Phase 3 (Raines to Getwell)

- Requested Funding: \$3,831,452.63
- Award Duration: One-time deposit
- Type of Bid: N/A
- Awarded to: Department of Transportation (TDOT)
- Plain Language Description: State contract for which the utility is responsible for and is obligated to pay the State the estimated deposit amount. The Overhead Installation includes: 30 poles; 15 underslung switches; approximately 13,000' of OH conductor; and 19 down guys. The Underground Installation includes: approximately 13,000' of UG cable; 2,270' of 4" PVC conduit; 16,000' of 5" PVC conduit; 4 manholes; and 6 primary risers.
- Impact: The utility has furnished TDOT with an estimate, plans, and specifications showing the cost and manner of relocating these facilities, which estimate is in the amount of \$6,145,715.56.

BESS Strategic Placement

- Requested Funding: \$420,000.00 (\$370,000.00 proposal amount plus \$50,000.00 in contingency funds)
- Award Duration: Scope Expansion, Increase and Extension (December 2, 2026 through December 31, 2027)
- Type of Bid: Professional Services
- Awarded to: GDS Associates, Inc.
- Plain Language Description: This change will expand the scope of work to support MLGW's Battery and Energy Storage Systems RFP initiatives. GDS will conduct a series of technical studies to evaluate two sets of Battery Energy Storage Systems (BESS) interconnections at nine (9) BESS installations of 10-20 MW each, which will connect on the distribution side of existing MLGW substations.
- Impact: The professional services will support MLGW's BESS efforts to improve the reliability and resiliency of the electric grid and ensure the continued availability of affordable power for MLGW's customers for decades to come.

GAS TDOT Utility Relocation – Lamar Phase 3 (Raines to Getwell)

- Requested Funding: \$716,454.00
- Award Duration: One-time deposit
- Type of Bid: N/A
- Awarded to: Department of Transportation (TDOT)
- Plain Language Description: State contract for which the utility is responsible for and is obligated to pay the State the estimated deposit amount. To install approx. 6600' of gas main(2",4",8") and approx. 940' of gas service lines(3/4"-1 ½").
- Impact: The utility has furnished TDOT with an estimate, plans, and specifications showing the cost and manner of relocating these facilities, which estimate is in the amount of \$2,736,750.00.

Perpetual Licensing Agreement EngageOne Vault

- Requested Funding: \$118,358.00 (\$102,920.00 quote amount plus \$15,438.00 in contingency funds)
- Award Duration: Scope Expansion and Increase (September 1, 2026, through December 28, 2030)
- Type of Bid: Single Source
- Awarded to: Precisely Software, Inc.
- Plain Language Description: The purpose of this project is to implement the Precisely EngageOne Vault platform at Memphis Light, Gas and Water (MLGW) to modernize and streamline the organization's customer communication, management and secure document viewing and archival capabilities. EngageOne Vault will provide MLGW with a centralized, highly scalable, and compliant repository to store, manage, and retrieve customer letters and bills, notices, and regulatory correspondence.
- Impact: Without the EngageOne Vault application, MLGW would continue to rely on outdated manual and fragmented processes and applications to archive and view printed letters, billing statements and customer notices.

Gartner Advisory Services

- Requested Funding: \$233,740.00
- Award Duration: Extension and Increase (November 1, 2026 through October 31, 2027)
- Type of Bid: Cooperative Purchasing Contract - using State of Tennessee contract
- Awarded to: Gartner, Inc.
- Plain Language Description: Gartner provides MLGW with unbiased research and consulting services with an emphasis on technology, cybersecurity, utility benchmarking, and other key areas within the industry. The research tool is used by Performance Engineering and Information Technology for comparative analysis of vendors and technical solutions, along with personalized consultations with industry experts.
- Impact: Gartner Advisory Services delivers invaluable insights that empower organizations within the technology sector to benchmark their performance and integrate industry standards, particularly from the utility and energy domains.

CN-7500 KVA Transformers

- Requested Funding: \$740,600.00
- Award Duration: One-Time Purchase
- Type of Bid: Sealed
- Awarded to: Nexgen Power Inc.
- Plain Language Description: To purchase two CN-7500 KVA transformers to support a reliable distribution system and ensure the continued delivery of dependable electric services to our customers. There are plans to install two new 23/12 kV distribution step-down transformers over the next couple of years in the Sub 78 (Lamar and Airways) area and the Sub 84/Sub 15 (Millington and Northeast Shelby) areas.
- Impact: The transformers are being acquired to support infrastructure improvements and for new construction while allowing us to have a spare for inventory.



Workers' Compensation Stop Loss Brokering

- Requested Funding: \$418,066.00
- Award Duration: Increase and one (1) year extension (October 1, 2026 through October 1, 2027)
- Type of Bid: RFP
- Awarded to: Willis Towers Watson of Tennessee, Inc.
- Plain Language Description: A broker is needed as part of the requirements for soliciting, implementing and maintaining a Workers Compensation Stop Loss insurance policy.
- Impact: This contract will keep MLGW in compliance with the State mandated requirement for supporting our Workers' Compensation Stop Loss policy.

Broker of Record for Cyber Security

- Requested Funding: \$252,000.00
- Award Duration: Increase and Extension (October 1, 2026 through September 30, 2027)
- Type of Bid: RFP
- Awarded to: Willis Towers Watson Southeast, Incorporated
- Plain Language Description: To acquire and secure Broker of Record for Cyber Insurance to mitigate liability risk.
- Impact: Cyber insurance covers financial losses from cyber attacks like data breaches, ransomware and business interruption.

Questions



Memphis Police Department

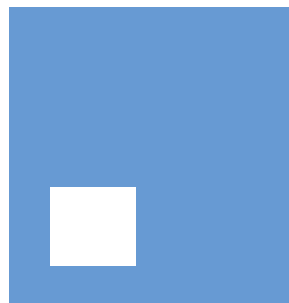
PUBLIC SAFETY UPDATE

OVERVIEW OF CRIME DATA

Chief Cerelyn "CJ" Davis

September 2026

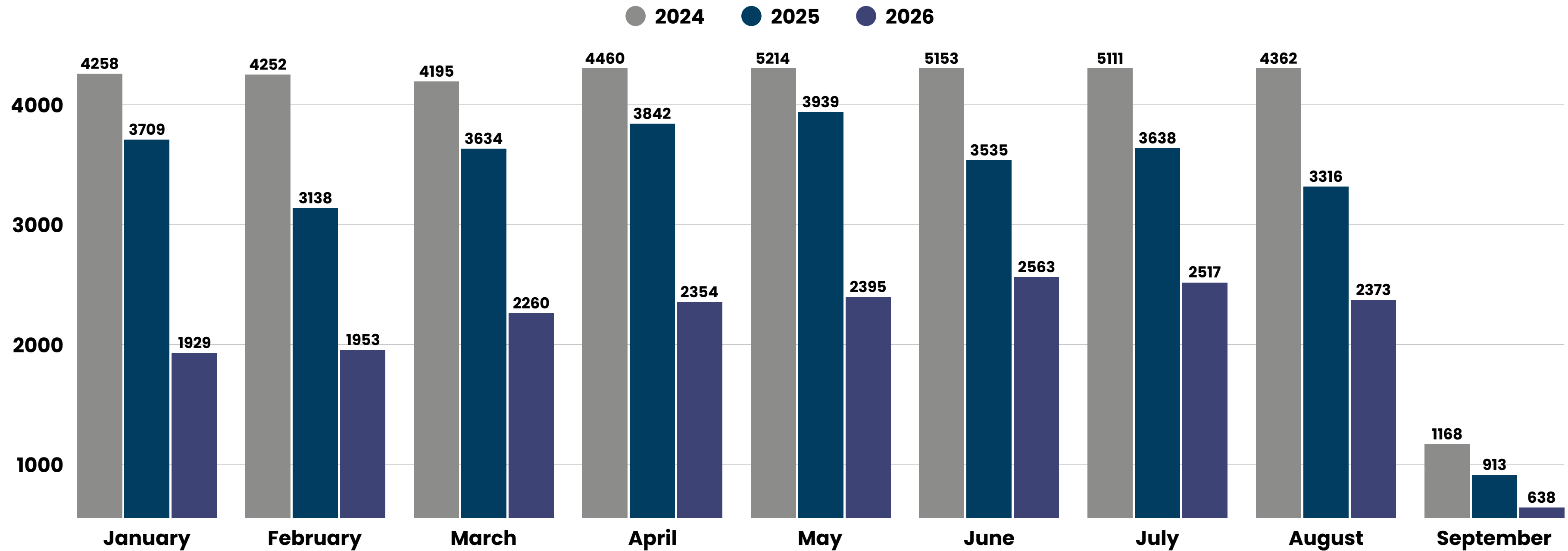




Part I Crime Overview

Year-over-Year Comparison (2024-2026)

Part I crime has fallen steadily for three years, with the decline holding through September 2026.



Crime Data as of September 8, 2026

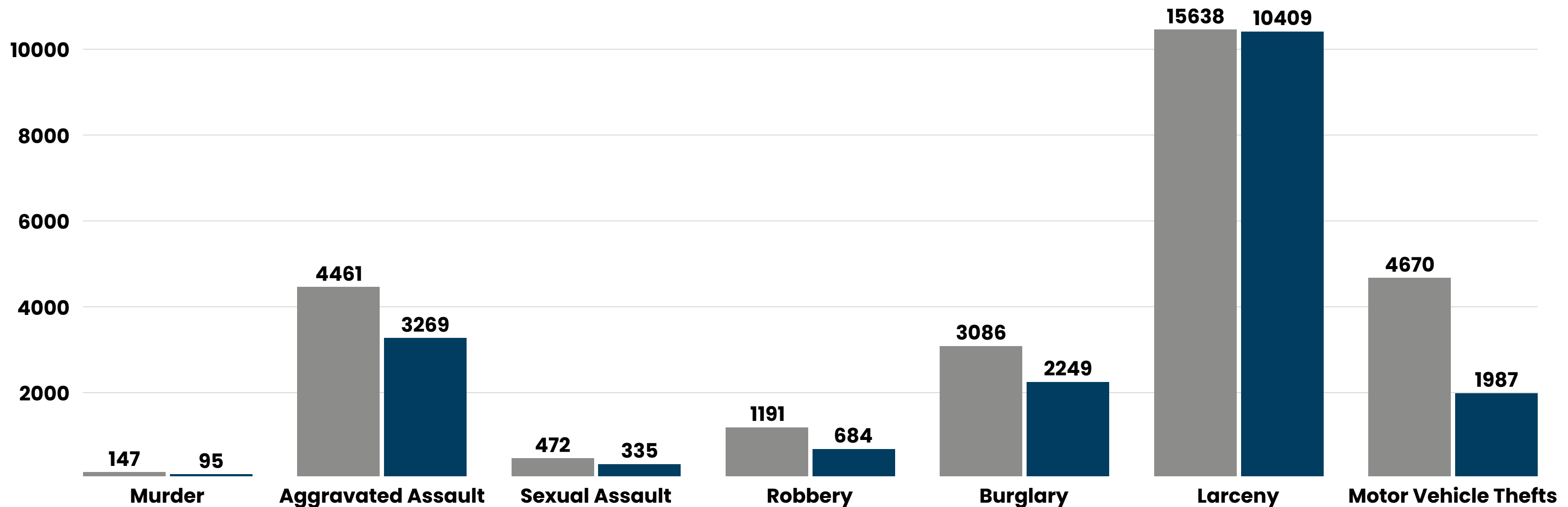


Crime Trends

Two-Year Comparison Through September 8, 2026 (2025-2026)

Every major crime category is trending downward

● 2025 ● 2026



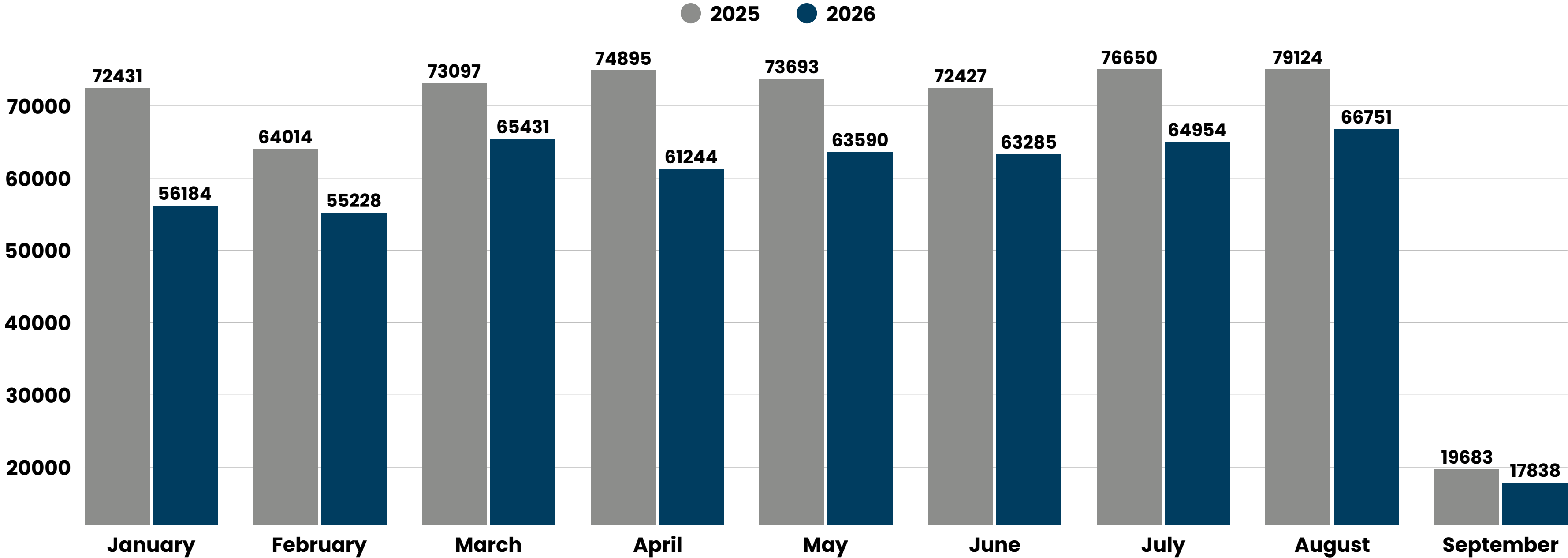
Crime Data as of September 8, 2026



Calls for Service

Year-End Comparison (2025-2026)

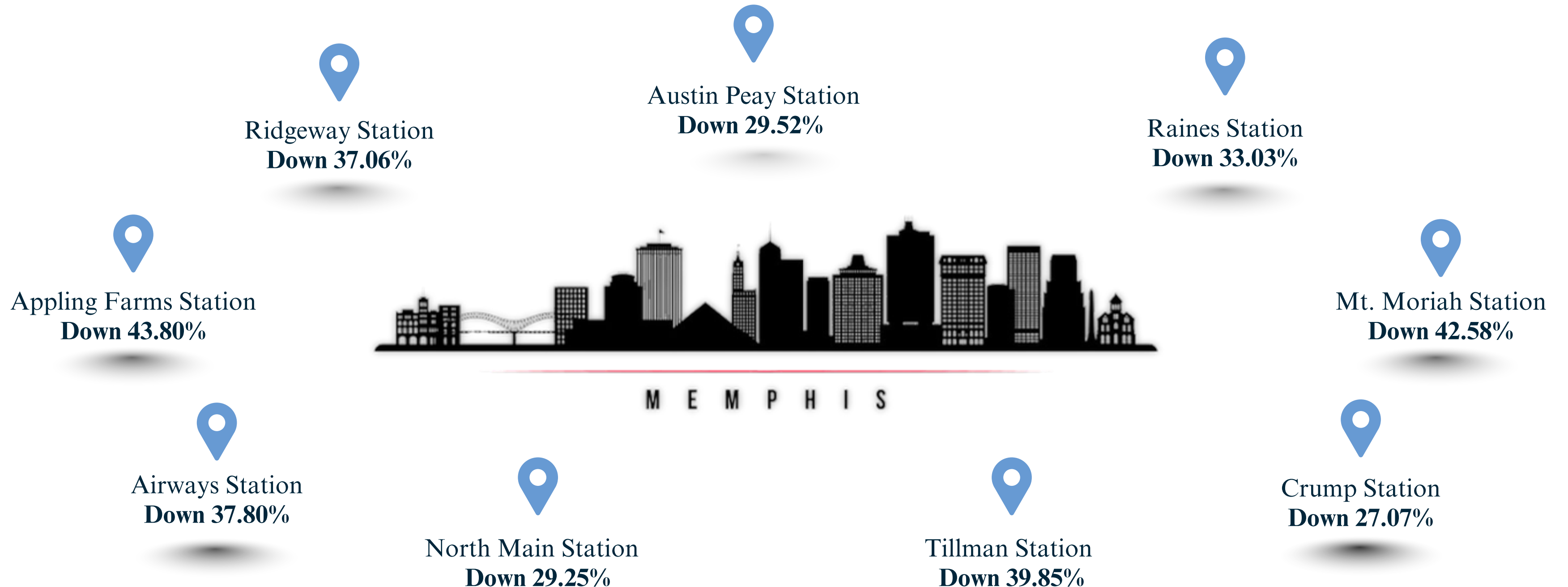
Year-to-date data from 2025 to 2026 shows calls for service continuing to decline.



Data as of September 8, 2026

Citywide Crime Declines by Stations

2026 Year-to-Date Part I Crime Reduction



Data as of September 8, 2026

Memphis Safe Operation

ARRESTS

Felonies / Misdemeanors

Felonies: 8,022
Misdemeanors: 12,022

FIREARMS

Recovered Firearms

Recovered Firearms: 4,793

TRAFFIC STOPS

Traffic Enforcement

Traffic stops: 185,502

WARRANTS

Felonies / Misdemeanors

Felonies: 2,670
Misdemeanors: 2,487

CURRENCY

Seized

\$1,929,488.60

VEHICLES

Recovered Vehicles

Recovered Vehicles: 2,672

Together, these actions have created sustained pressure on those who cause harm, contributing to a safer and more stable environment across the city.

Operational Period: October 1, 2025 - September 8, 2026

Memphis Safe Operation - Drug Seizures

MARIJUANA

CONFISCATED

3,362.88

lbs

STREET VALUE

\$4.0M - \$6.2M

FENTANYL

CONFISCATED

61.30

lbs

STREET VALUE

\$2.7M - \$4.1M

METHAMPHETAMINE

CONFISCATED

306.65

lbs

STREET VALUE

\$1.7M - \$3.6M

During this operating period, narcotics seizures have removed dangerous drugs from circulation within the City of Memphis. The seized narcotics carry an estimated street value that varies based on drug type, availability, and quality.

Operational Period: October 1, 2025 - September 8, 2026

Memphis Police Department

THANK YOU!

Chief Cerelyn "CJ" Davis

September 2026



CITY OF MEMPHIS

COUNCIL CAPITAL PROJECT INFORMATION SHEET

posted August 2026

DEPARTMENT INFORMATION

Department / Division: HOUSING & COMMUNITY DEVELOPMENT

Council Action Date: 09/15/2026

Receiving Project Name & Number: CD01108 Middle Income Housing Infrastructure

COMPLETED BY CIP TEAM:

Transaction Number (P###): P029

FINANCIAL SNAPSHOT OF RECEIVING PROJECT

Allocation-To-Date: 1,000,000.00

Appropriation-To-Date: 50,000.00

Spend-To-Date: 0.00

Remaining Balance: 1,000,000.00

Encumbrances / Committed Funds: 0.00

Contract(s) Attached? Yes: ☐ No: ☒

PURPOSE OF TRANSACTION

Appropriation of funds to support FY27 funding round - projects to be determined during application/award cycle.

CIP TRANSFER AND/OR APPROPRIATION AMOUNT

Transferred / Appropriated Amount: _____

PROJECT STATUS & TIMELINE

Status: Active Start Date: 09/03/2026 End Date: 09/30/2027

ANTICIPATED ISSUES / RISKS

None



Memphis City Council Summary Sheet

(Revised January 28, 2026)

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

Resolution to appropriate the remaining \$950,000.00 of the \$1,000,000.00 G.O. Bond allocation approved in the FY2027 Capital Improvement Program (CIP) budget for Middle Income Housing Infrastructure (CD01108).

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.

N/A

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

All council and super council districts impacted based on applications/awards (available citywide)

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

N/A

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

Yes, this will require an expenditure of funds.

7. If same night minutes are requested, state the reason for the urgency.

Same night minutes are requested to allow timely appropriation of funds.



Resolution to Appropriate the sum of \$950,000 funded by G.O. Bonds chargeable to the FY2027 Capital Improvement Program (CIP) Budget for Middle Income Housing Infrastructure, CD01108.

WHEREAS, Memphis City Council included an allocation of ONE MILLION DOLLARS (\$1,000,000) for Middle Income Housing Infrastructure, project number CD01108, as approved in the FY2027 Capital Improvement Program Budget; and

WHEREAS, of the ONE MILLION DOLLARS (\$1,000,000) allocated for project CD01108, FIFTY THOUSAND DOLLARS (\$50,000) was appropriated for architectural and engineering costs through the FY2027 Capital Improvement Program Budget, leaving a balance of NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000) requiring appropriation; and

WHEREAS, the remaining balance will fund the Middle-Income Housing Pilot (MI-Pilot) Program, administered by the City of Memphis Division of Housing and Community Development (HCD), which will offset eligible infrastructure costs for local developers in the construction and rehabilitation of infill missing-middle housing units attainable for middle-income Memphians; and

WHEREAS, it is necessary to appropriate the remaining NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000) of the FY2027 Capital Improvement Program allocation to support a third round of funding for eligible missing-middle housing projects; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the sum of NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000) funded by G.O. bonds chargeable to the FY2027 Capital Improvement Program (CIP) Budget is hereby appropriated and credited as follows:

Project Title:	Middle Income Housing Infrastructure
Project Number:	CD01108
Contract Construction:	\$800,000.00
Other Cost:	\$150,000.00



CITY OF MEMPHIS COUNCIL CAPITAL PROJECT INFORMATION SHEET

posted August 2026

DEPARTMENT INFORMATION

Department / Division: Public Works

Council Action Date: 09/01/2026

Receiving Project Name & Number: PW02039 Knight Arnold/Johns Ck Bridge

COMPLETED BY CIP TEAM:

Transaction Number (P###): P026

FINANCIAL SNAPSHOT OF RECEIVING PROJECT

Allocation-To-Date: 877,353.87

Appropriation-To-Date: 877,353.87

Spend-To-Date: 43,200.00

Remaining Balance: 804,303.87

Encumbrances / Committed Funds: 29,850

Contract(s) Attached? Yes: ☐ No: ☒

PURPOSE OF TRANSACTION

This is an emergency project to repair Knight Arnold Bridge over Johns Creek in the City of Memphis.

CIP TRANSFER AND/OR APPROPRIATION AMOUNT

Transferred / Appropriated Amount: \$ 800,000.00

PROJECT STATUS & TIMELINE

Status: Active Start Date: 09/22/2025 End Date: 09/22/2027

ANTICIPATED ISSUES / RISKS

None



Memphis City Council Summary Sheet

(Revised January 28, 2026)

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

This is a Resolution to transfer and appropriate \$800,000.00 (Eight hundred thousand) from Winchester/Perkins, Project Number PW01025 to Knight Arnold/Johns Ck Bridge Project Number PW02039 to fund the construction of the Knight Arnold Bridge over Johns Creek.

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

The initiating party is Public Works, with Engineering administering the project.

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

NA

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

Council District 4. Super District 8.

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

NA

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

Resolution requires an expenditure of funds.

7. If same night minutes are requested, state the reason for the urgency.

Yes, the Knight Arnold Bridge over Johns Creek is an emergency project.

Please allocate to ensure construction is complete without delays.



RESOLUTION

This is a Resolution to transfer and appropriate \$800,000.00 (Eight hundred thousand) from Winchester/Perkins, Project Number PW01025 to Knight Arnold/Johns Ck Bridge Project Number PW02039 to fund the construction of the Knight Arnold Bridge. **This project is in Council Districts 4 and Super District 8.**

WHEREAS, the Council of the City of Memphis approved Winchester/Perkins, Project Number PW01025 as part of the Fiscal Year 2027 Capital Improvement Budget; and

WHEREAS, it is necessary to transfer a construction allocation in the amount of \$800,000.00 (eight hundred thousand) funded by G.O. Bonds from Winchester/Perkins, Project Number PW01025, to Knight Arnold/Johns Ck Bridge, Project Number PW02039, to obtain funding to repair the Knight Arnold Bridge; and

WHEREAS, it is necessary to appropriate the additional construction funding in amount of \$800,000.00 funded by G.O. Bonds from Winchester/Perkins, Project Number PW01025, Knight Arnold/Johns Ck Bridge, Project Number PW02039 for the purpose as stated above.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2027 Capital Improvement Budget be and is hereby amended by transferring a construction allocation in the amount of \$800,000.00 funded by G.O. Bonds from Winchester/Perkins, Project Number PW01025 to Knight Arnold/Johns Ck Bridge, Project Number PW02039, to fund construction of the Knight Arnold Bridge; and

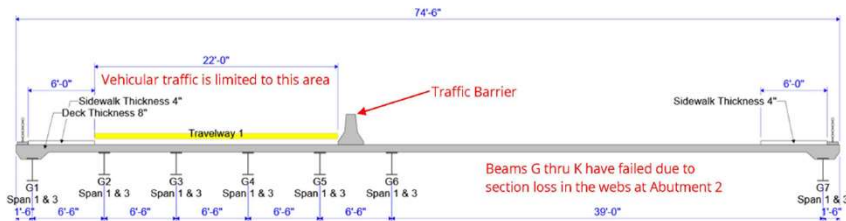
BE IT FURTHER RESOLVED that there be and is hereby appropriated the sum of \$800,000.00 funded by G.O. Bonds chargeable to the FY 2027 Capital Improvement Budget and credited as follows:

Project Title	Knight Arnold/Johns CK Bridge
Project Number	PW02039
Total Amount	\$800,000.00

Knight Arnold/Johns Ck Bridge Repair

PW02039

TDOT: Bridge Evaluation Report



Bridge ID: 790B5590005
City of Memphis

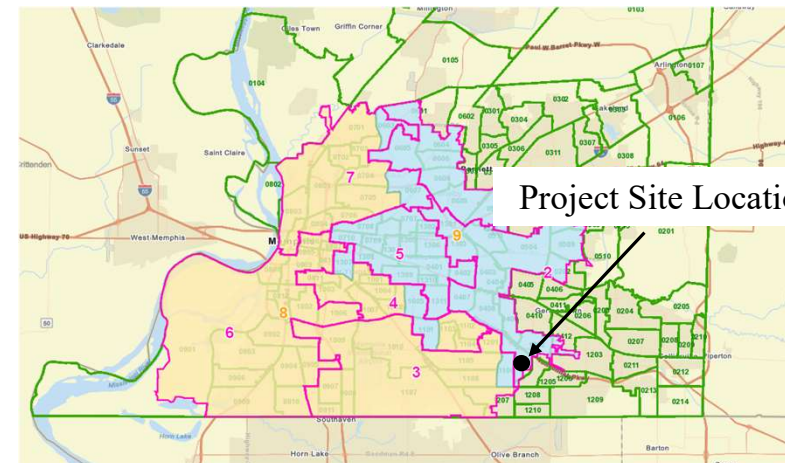
Bridge Evaluation Report, Page 4
March 21, 2025

• Project Description:

This Project is for the emergency repair of the Knight Arnold Bridge over John's Creek in Memphis, TN. The City of Memphis Division of Public Works has successfully bid on the project, and the low responsive bidder is Bell & Associates Construction, LLC.

Construction Funds Required: \$800,000.00

Knight Arnold: Bridge Closure



Note: Resolution is to transfer construction funds from PW01025 to PW02039



MEMPHIS STORMWATER QUALITY and QUANTITY (MSQ2) PROGRAM MEMPHIS CITY COUNCIL UPDATE

From Project Identification to
Construction

September 15, 2026

Purpose of Today's Briefing

Why we are before the Council.

To provide the Memphis City Council an update on the MSQ2 Program by reporting the status of all drainage projects.

STATUS OF PROJECTS

- Where each approved drainage project stands, from planning and design through procurement, construction, and completion.

INVESTMENT AND VALUE

- The construction value tied to each delivery stage and what the program is putting into the ground today.

PROJECTS ACROSS COUNCIL DISTRICTS

- Where projects are located so council members can speak to work in their communities.

PROJECTS START TO FINISH

- The selection, real estate, design, and procurement steps every project must clear before construction begins.

September 2026 update covering the 59 projects approved for design of which 28 projects have signed plans, are under construction, or constructed.



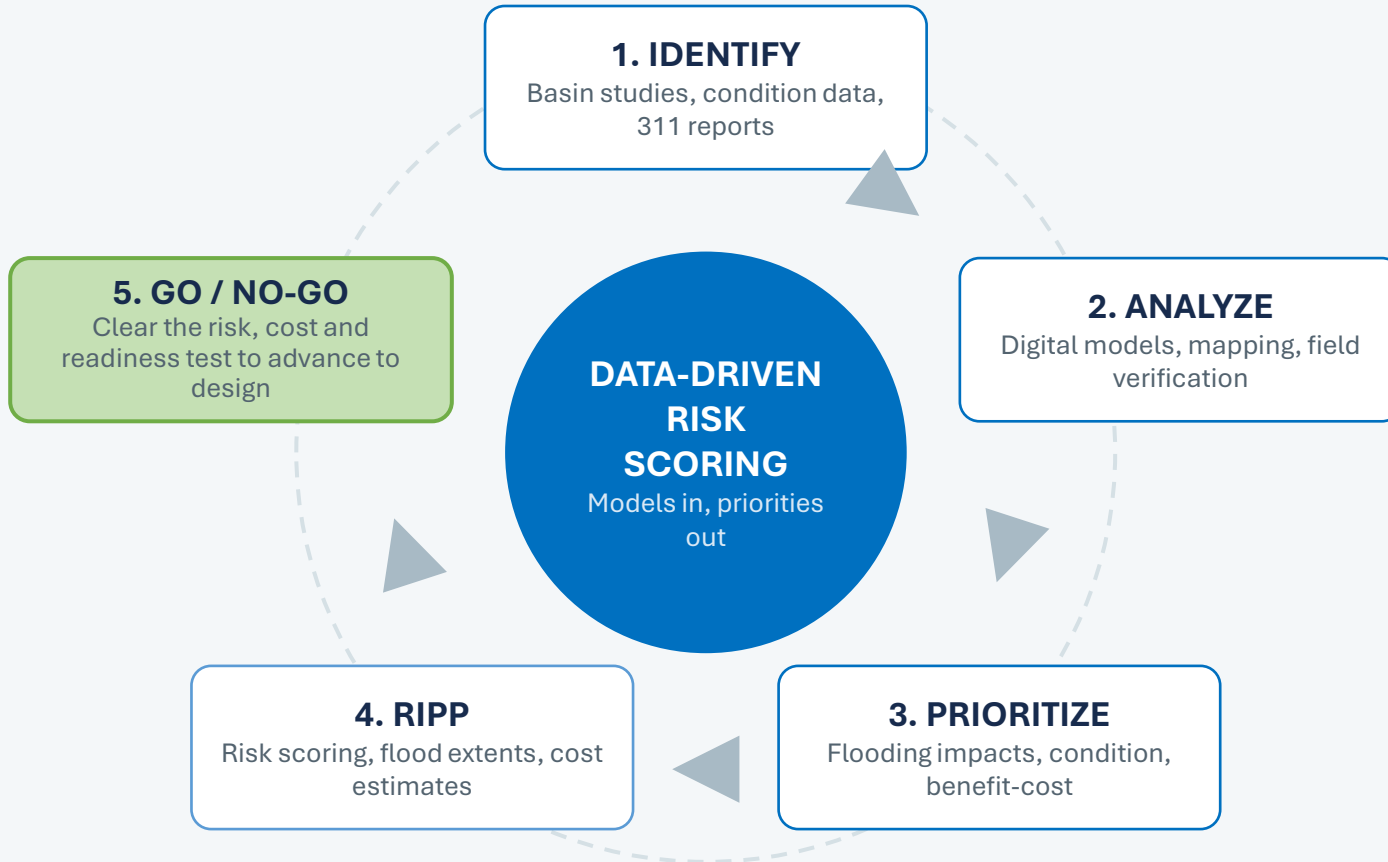
Agenda

What we will cover in this update.

- | | | |
|----|---|--|
| 01 | How Projects are Selected for Design | Slides 4-5 Selection process and RIPP scoring |
| 02 | Timeline to Construction | Slides 6-7 Four phases and what happens inside each |
| 03 | Funding the MSQ2 Program | Slide 8 Cash, bonds, and federal and state lending |
| 04 | Project Delivery in Numbers | Slides 9-10 Program totals, program spend, and status of all 59 projects |
| 05 | Constructed, Active, and Upcoming Projects | Slides 11-12 Delivery portfolio and approved projects citywide |
| 06 | Districts, Takeaways, and Questions | Slides 13-15 District stages, takeaways, and Q&A |

How Projects are Selected for Design

Data and models drive the process



About the Process

Digital models plus real field and flood data tell us how much risk each location carries.

Every project is scored on the same risk factors, so decisions are data-driven and objective.

The cycle repeats as new data arrives, keeping the priority list current citywide.

After a Project is approved by the Go/No-Go Committee it must also receive final approval by the Director of Public Works and the Director of City Engineering.

About the RIPP Score

Risk-Integrated Project Prioritization: one measure for every drainage project.

The score measures the drop in risk



What goes into the score

How likely flooding is, and what it would damage: homes and buildings, streets, utilities, creeks and waterways.

Four categories count: flood risk, water quality, public safety, and quality of life.

Cost divided by risk removed = the ranking

Every project in the city is measured with this same yardstick, so the ones that remove the most risk per dollar are built first.

Timeline to Construction

Every approved project passes four sequential phases before a contractor can break ground.

01 SELECTION + PRE-DESIGN

TYPICAL DURATION

6 - 12 months

- Basin studies, modeling, condition data
- RIPP risk scoring and flood mapping
- Go / No-Go decision by City staff

02 REAL ESTATE ACQUISITION (IF REQUIRED)

TYPICAL DURATION

6 - 18 months

- ROW, easements, temporary easements
- Ownership, plats, legal descriptions
- Environmental review, Law Division sign-off

03 ENGINEERING DESIGN

TYPICAL DURATION

12 - 18 months

- 30%, 70%, 90% and 100% submittals
- Utility, ADA and traffic control reviews
- Signed and sealed construction plans

04 PROCUREMENT + AWARD

TYPICAL DURATION

3 - 6 months

- Advertise, pre-bid, addenda, bid opening
- Bid review and Council review and approval
- Notice of intent to award, contract executed

Approval to construction start: 2 to 4 years

Phases run in sequence: real estate must clear before design begins, and plans must be complete before bidding.

Durations are typical planning ranges for MSQ2 drainage projects, not commitments for any individual project. Complex easement negotiations, utility conflicts, or funding timing can extend any phase.

What Happens Inside Each Phase

The steps that consume the schedule, and why each one protects the City's investment.

01 SELECTION + PRE-DESIGN

- Screening, modeling and RIPP scoring justify each dollar
- 127 RIPP scores, 57 pre-design models complete
- 59 approved into design
- Go / No-Go is a formal City decision

02 REAL ESTATE ACQUISITION (IF REQUIRED)

- No design starts until property rights are executed
- ROW, easements, temporary easements, purchases
- Ownership verified, plats and legal descriptions prepared
- Phase I environmental review for acquisitions
- Exceptions need written director approval

03 ENGINEERING DESIGN

- Projects bundled and assigned to qualified firms
- Firms qualified on a two-year procurement cycle
- Submittals reviewed at 30, 70, 90 and 100 percent
- Two weeks of City review per submittal
- Utility, structural, ADA and traffic coordination
- Mylars signed and sealed before bidding

04 PROCUREMENT + AWARD

- City assigns a project number and advertises
- Pre-bid meeting and addenda answer bidder questions
- Bids opened at City Hall, reviewed for compliance
- Council review and approval
- Notice of intent to award, contract executed

Sources: MSQ2 program overview briefing, real estate clearance SOP, program roles and responsibilities, and the water resources operational efficiency report.

MSQ2 Program Funding and Spending to Date

Three funding sources support the capital program, with spending to date and construction values shown below.

Cash on Hand

City stormwater cash reserves

Cash reserves applied to program costs

Stormwater Revenue Bonds

Bond proceeds dedicated to stormwater capital work

Primary source of capital funding

WIFIA and Other Loans and Grants

Water Infrastructure Finance and Innovation Act loan, plus other state and federal grants

Low-interest lending and outside grant awards

PROGRAM SPENDING SINCE INCEPTION

Administration, Capital Planning, H&H Modeling — **\$17.8M**

Drainage Project Design and Engineering — **\$7.3M**

Mapping and Condition Assessment — **\$9.1M**

Construction Inspection — **\$80K**

PROJECT CONSTRUCTION VALUES

Completed Construction Projects — **\$3M**

Current Construction Projects — **\$20.5M**

Pending Procurement — **\$29.3M (Estimated)**

Under Design — **\$55.1M (Estimated)**

Project Delivery in Numbers

The MSQ2 pipeline has advanced from data-driven selection into visible design and construction delivery.

59

projects approved for design

\$109.3M

**estimated construction
value**

Across design and construction phases

21

constructed or building now

11 constructed + 10 under construction

7

pending procurement

Positioned for procurement / delivery

KEY MESSAGE FOR COUNCIL

MSQ2 has created a disciplined pipeline that moves priority drainage needs through design, procurement, construction, and completion.

Status of all 59 Projects

Every approved project is assigned to a defined delivery stage.

Estimated or Actual
Construction Costs

Planning + Scoping



5

\$6.9M

Preliminary / 30%
Design



6

\$16.1M

70%–90% Design



8

\$21.9M

100% / Final Design



12

\$11.5M

Constructed / Under
Construction/Pending
Procurement



28

\$52.8M

59 TOTAL

ALLWORLD
PROJECT MANAGEMENT

Delivery Portfolio: 28 Constructed, Under Construction, Pending Procurement

Constructed, under construction, and plans-signed projects with construction value and Council district.

CONSTRUCTED

11 projects · \$3.0M

Mysen Circle — \$511K · Council District 2/9

Humphreys Box Culvert — \$769K · Council District 2/9

Oakwood — \$60K · Council District 3/8

GE Patterson — \$25K · Council District 7/8

St. Elmo — \$100K · Council District 7/8

Argonne — \$45K · Council District 7/8

Mill Avenue — \$995K · Council District 7/8

Castlewood — \$50K · Council District 6/8

Steeplebrook Drive — \$14K · Council District 1/9

Agnes Place — \$30K · Council District 6/8

Hollywood Sheet Pile — \$375K · Council District 7/8

UNDER CONSTRUCTION

10 projects · \$20.5M

Bartlett Road Bridge — \$8.00M · Council District 1/9
Estimated Completion Date: December 2028

Morningside Place — \$4.68M · Council District 5/9
Estimated Completion Date: August 2027

Whitehaven Gardens CCL — \$3.75M* · Council District 3/8
Estimated Completion Date: November 2026

Tonto — \$965K · Council District 6/8
Estimated Completion Date: October 2026

Central Station — \$879K · Council District 6/8
Estimated Completion Date: October 2026

Peebles — \$787K · Council District 6/8
Estimated Completion Date: November 2026

Memphis Business Academy — \$540K · Council District 7/8
Public/Private Partnership with construction by private partner, estimated completion date not available

S Germantown Rd — \$359K · Council District 2/9
Estimated Completion Date: May 2027

Madeline Circle — \$334K · Council District 7/8
Estimated Completion Date: September 2026

Lillian — \$251K · Council District 6/8
Estimated Completion Date: September 2026

* Whitehaven Gardens: Phase 1 in construction; Phases 2 and 3 to be bid.

PENDING PROCUREMENT

7 projects · \$29.3M (Estimated)

Harrison CCL Repair — \$12.14M · Council District 7/9

Cypress CCL Repair A — \$9.60M · Council District 7/8

Richbriar CCL Repair — \$4.02M · Council District 2/9

Chickamauga Ave — \$1.62M · Council District 6/8

Santa Clara Ave / Buxton Rd — \$1.35M · Council District 3/8

2700 Summer Ave — \$569K · Council District 5/9

Timber Creek — \$26K · Council District 2/9



Project Stages Per Council Districts

All 59 approved projects by Council district and super district, shown by delivery stage.

■ Scoping and Planning ■ Design ■ Pending Procurement ■ Under Construction ■ Construction Completed



SUPER DISTRICTS



TOTAL PROJECTS

District 1	6
District 2	6
District 3	9
District 4	5
District 5	8
District 6	13
District 7	12
Super District 8	34
Super District 9	25

59 approved projects



Council Takeaways

The program is translating prioritized stormwater needs into a growing construction portfolio.

DELIVERY

21 projects constructed or under construction

NEXT WAVE

7 projects with signed plans

PIPELINE

31 projects in scoping or design

INVESTMENT

\$109.3M estimated construction value

The City of Memphis along with MSQ2 will continue advancing approved projects through design, procurement, construction, and completion while maintaining transparent reporting to City leadership and the public.

Questions & Discussion

MSQ2 PROGRAM UPDATE

Questions and Answers

Thank you. We welcome the Council's questions on any project or district.



T-048

Memphis City Council Summary Sheet

(Revised January 28, 2026)

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

Resolution seeking for approval of a seven (7) year initial lease term with an option to renew for one additional seven (7) period between the City of Memphis and Bluff City Athletics dba Bluff City Pickerball LLC at 940 Early Maxwell Blvd (Pipkin Bldg) Memphis, TN 38104.

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

Memphis Parks

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

N/A

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

Council District 4 and Super District 9

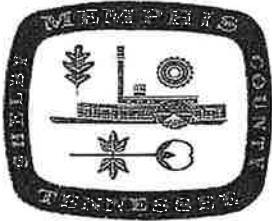
5. State whether this requires a new contract, or amends an existing contract, if applicable.

New Contract

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

This does not require an expenditure of funds/requires a budget amendment.

7. If same night minutes are requested, state the reason for the urgency.



T-048

**RESOLUTION TO APPROVE A LEASE AGREEMENT
BETWEEN THE CITY OF MEMPHIS, TENNESSEE AND BLUFF CITY
ATHLETICS, LLC D/B/A BLUFF CITY PICKLEBALL LLC FOR THE PIPKIN
BUILDING LOCATED AT 940 EARLY MAXWELL BOULEVARD MEMPHIS,
TENNESSEE 38104**

WHEREAS, the City of Memphis owns the property located at 940 Early Maxwell Boulevard, Memphis, Tennessee 38104, commonly known as the Pipkin Building, and oversees its use through the City of Memphis Parks Division; and

WHEREAS, the Pipkin Building has long been a recognizable part of the Memphis landscape, and the City desires to return this longstanding Memphis landmark to active and productive use in a manner that serves residents, enhances the surrounding community, and complements the continued redevelopment of Liberty Park; and

WHEREAS, the City has made progress in the redevelopment of Liberty Park, including the development and continued success of the Memphis Sports & Events Center and other investments that have transformed the area into a growing destination for sports, recreation, entertainment, and community activity; and

WHEREAS, Bluff City Athletics, LLC, doing business as Bluff City Pickleball, is an established local recreational business and has demonstrated experience in adaptively reusing existing property for recreational purposes, having previously transformed a vacant former movie theater into an active pickleball facility and community gathering space; and

WHEREAS, Bluff City Athletics, LLC desires to bring that experience to Liberty Park by transforming the Pipkin Building into a vibrant, year-round indoor pickleball and recreation center serving residents of varying ages and skill levels and providing opportunities for open play, leagues, clinics, youth instruction, tournaments, senior wellness activities, and other recreational programming; and

WHEREAS, placing the Pipkin Building into productive use through an established recreational operator represents an opportunity to activate an underutilized City asset while continuing the transformation of Liberty Park preserving City ownership of the property and securing substantial private investment in improvements necessary to prepare the building for its new use; and

WHEREAS, the City of Memphis desires to enter into a lease agreement (the "Lease Agreement") with Bluff City Athletics, LLC for the exclusive use and operation of the Pipkin Building for an initial term

T-048

of seven (7) years, with an option to extend the Lease Agreement for one (1) additional seven (7)-year period upon the mutual written agreement of the parties and subject to the terms of the Lease Agreement; and

WHEREAS, the Council finds that the proposed Lease Agreement advances the public interest by returning an underutilized City facility to productive use, leveraging private investment to improve a publicly owned asset, expanding recreational and wellness opportunities for Memphians, and furthering the continued revitalization of Liberty Park; and

WHEREAS, in accordance with the City of Memphis Code of Ordinances, the Council of the City of Memphis shall approve all leases involving City-owned property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, that the proposed Lease Agreement between the City of Memphis and Bluff City Athletics, LLC, doing business as Bluff City Pickleball LLC, for the exclusive use of the Pipkin Building located at 940 Early Maxwell Boulevard, Memphis, Tennessee 38104, for an initial term of seven (7) years, with an option to extend for one (1) additional seven (7) -year period upon the mutual written agreement of the parties, is hereby approved substantially in the form presented to the Council.

BE IT FURTHER RESOLVED, that the City of Memphis Real Estate Department shall prepare and arrange for the execution of the Lease Agreement, and the Mayor of the City of Memphis is hereby authorized to execute said Lease Agreement and any other documents necessary or appropriate to effectuate the purposes of this Resolution.



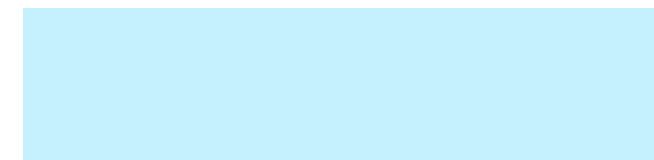
at Liberty Park

Project Summary, Fall 2026



INTRODUCTION

Bluff City Pickleball and its owners, John and Leslie Daniel, are partnering with the City of Memphis to transform the Pipkin Building in Liberty Park into a vibrant, year-round pickleball club serving residents of all ages and skill levels.



ABOUT PICKLEBALL

- America's fastest growing sport
- Requires minimal equipment and is easy to learn
- Inclusive, lifelong recreation that promotes physical activity, social connection, and healthy competition across generations
- 90% of those who try say they would play again





ABOUT BLUFF CITY

- Opened in Bartlett in 2024
- Repurposed a vacant former movie theater into a vibrant, community-centered club
- Awarded “Best New Business” by Best in Memphis (2024)
- 400 active members and over 10,000 total players

WHAT MAKES US DIFFERENT



Owners John and Leslie Daniels operate Bluff City as a SOCIAL ENTERPRISE: social goals are prioritized as equally as profitability.

John is a heart transplant survivor, former Chief Human Resources Officer at First Horizon Bank, and a Harvard Fellow who studied social impact strategies. Leslie is also a veteran of the banking industry who serves on numerous philanthropic boards

They opened Bluff City because they realized pickleball improves not just physical and mental well-being, but also connects people from all walks of life.

WE ARE BLUFF CITY PICKLEBALL





PIPKIN BUIDLING

Planned Amenities & Features

- 8 – 9 pickleball courts
- Reception and check-in area
- Small retail pro shop
- Seating and gathering spaces
- Programming including open play, leagues, clinics, youth instruction, regional tournaments, and senior wellness activities
- Open 8 a.m. to 9 p.m. every day except Christmas

KEY PROJECT POINTS



**City leases
building to BCPC**

**City receives rent
& profit sharing**

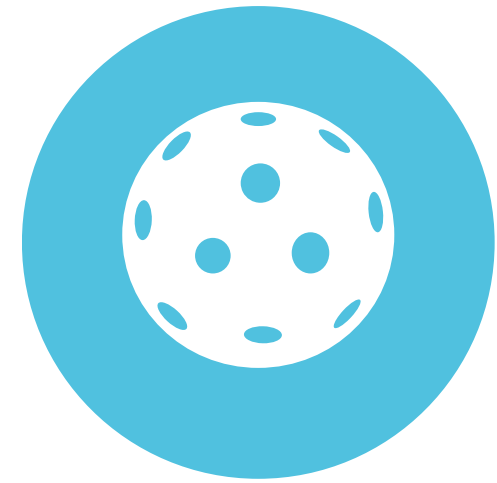


**BCPC pays
for renovation
costs into a
pickleball club**



**BCPC pays for
utilities & routine
maintenance**

**City pays for
major repairs**



**BCPC runs
operations &
programming**

City Benefits

Activation of underutilized asset
& ongoing stable lease revenue

Private investment into public
infrastructure

Community programming

Out-of-town visitors for
tournaments & special events

2500 hours of set aside court
time for youth programming

Owners to fund scholarships for
underserved residents

Additional attraction at
Liberty Park



This project combines private investment, public benefit, and community impact. We believe Bluff City at Liberty Park can become a model for innovative recreational partnerships in Memphis.

A resolution to allocate and appropriate \$2,388,000 in City Council Community Grant funds to nonprofit agencies for FY27

WHEREAS, the Memphis City Council desires to promote community programming and improve neighborhoods; and

WHEREAS, the Tennessee Code Annotated § 6-64-111, empowers the Memphis City Council to appropriate funds for the financial aid of nonprofit organizations working to promote the general welfare of Memphis residents; and

WHEREAS, nonprofit organizations and citizens work together to meet the needs of Memphians by extending the reach of City of Memphis services; and

WHEREAS, the Memphis City Council recognizes nonprofit agencies as valued partners in the continuing efforts to improve the lives of Memphians; and

WHEREAS, it is important to the members of the Memphis City Council to prioritize funding specialized programs congruent with the priorities of the City, which include addressing: Crime and Drug Prevention, Youth Empowerment, Economic Development, and Poverty; and

WHEREAS, each member began the fiscal year with the ability to allocate \$200,000 to ensure adequate grant awards amongst all City Council Districts; members of the Council are afforded the opportunity to designate their full FY27 \$200,000 allotment at one time or to hold a portion of their allotment in abeyance with further consideration and distribution of their remaining funds to be decided by resolution at a later date; and

WHEREAS, Council Members must allocate at least 75% of their allotment during the August 18th Council meeting; the remaining 25% may be allocated at a later date; and

WHEREAS, after selecting organizations, Council Members may allocate funding during Budget Committee meetings; eligible nonprofit agencies shall receive grant awards as outlined within Attachment A, subject to final approval by the City of Memphis Finance Division.

NOW, THEREFORE BE IT RESOLVED that the Memphis City Council does allocate the following grant funds in accordance with Attachment A as part of the Memphis City Council Grant Program for FY27.

THEREFORE, BE IT FURTHER RESOLVED that the grant recipients must execute a contract with the City of Memphis Finance Division to receive their grant award and submit a Final Report for review by the City of Memphis Finance Division to remain eligible to receive grant funding in subsequent fiscal years.

Sponsor(s):
Chairwoman Jana Swearengen-Washington
Vice Chairman Chase Carlisle
Janika White
Yolanda Cooper-Sutton
Dr. Michalyn Easter-Thomas
Edmund Ford Sr.
Jerri Green
Rhonda Logan
JB Smiley, Jr.
Phillip Spinosa
J. Ford Canale
Pearl Walker
Dr. Jeff Warren