MEMPHIS/SHELBY COUNTY ENVIRONMENTAL TEAM “E-TEAM”

2017 Annual Report
E-TEAM MISSION

The E-Team provides a forum for information sharing about specific real estate parcels with conditions that present a risk to the health and safety of citizens. The goal of this information sharing is to spur collaboration and to deliver effective, efficient, and equitable response to such health and safety concerns.
E-TEAM STRATEGY

• Monthly meetings allowing collaboration across multiple key stakeholders
  • 10 meetings in 2017

• Regular follow-up on Priority Properties
  • 20+ properties where issues were resolved or mitigated
E-TEAM PARTICIPATING AGENCIES

From City of Memphis Government
◦ Executive Division Leads
◦ Public Works Division Participates
◦ Police Division Participates
◦ HCD Participates
◦ Law Division Participates
◦ City/County Code Enforcement Participates
◦ City Treasurer Participates
◦ City Fire Marshall Participates
E-TEAM PARTICIPATING AGENCIES

From Shelby County Government
- Executive Division Leads
- Health Department Participates
- City/County Code Enforcement Participates
- County Land Bank Participates
- County Attorney’s Office Participates

From State Government:
- TDEC Participates
E-TEAM PARTICIPATING AGENCIES

Other:
- Shelby County District Attorney
- Shelby County Trustee Participates
- Shelby County Clerk and Master Participates
- Shelby County Sheriff Participates
- Downtown Memphis Commission Participates
- University of Memphis School of Law Neighborhood Preservation Clinic Participates
- Clean Memphis Participates
- Blight Authority of Memphis Participates
- Neighborhood Preservation Inc. Convenes
E-TEAM PARTNER SUCCESSES
2017

Shelby County Gov’t
• 79 Demos & 68 Board/Secures
• 25,000 Lawns Mowed
• Land Bank Sold 1,451 Properties
• $8,060,554.03 generated

Shelby County Trustee
• Sold 408 Properties
• $3,251,953.57 generated

City of Memphis Code Enforcement
• Over 300 Demolitions
• Responded to ~ 37,000 SRs

U of M Neighborhood Pres. Clinic
• 334 Cases Filed
• 230 Cases Dismissed
LOCATION OF E-TEAM PRIORITY PROPERTIES FOR 2018
JEHL PROPERTY

Problems:

- Environmental contamination
- Owned by a defunct corporation
- Delinquent taxes over $200,000

(4 Virginia Ave., 50 Virginia Ave.)
JEHL PROPERTY

Progress: One Building demolished in July 2017

Next step: Identify cost of remediation efforts
JEHL PROPERTY

Agencies involved:

• Blight Authority of Memphis
• City of Memphis Department of Code Enforcement and Neighborhood Improvement
• Downtown Memphis Commission
• Tennessee Department of Environment and Conservation (Memphis and Nashville offices)
OLD GETWELL PROPERTY

Problems:

• Significant health related waste on-site
• Property was not completely secure
• Trash, debris, and neglected landscaping

(3391 Old Getwell)
OLD GETWELL PROPERTY

Progress:

• December 2017: significantly cleaned with improved sightlines
• Owners have been served and are cooperating with litigation. Owners have also committed to putting up a gate.
OLD GETWELL PROPERTY

Agencies involved:

• University of Memphis Cecil C. Humphreys School of Law Neighborhood Preservation Clinic

• Shelby County Health Department

• City of Memphis Department of Code Enforcement and Neighborhood Improvement
VICTORY TABERNACLE

Problems:

• Abandoned, unsecured former church property
• Directly across from two schools
• Building contains no electrical, plumbing, or HVAC systems

1577 Dellwood Ave
VICTORY TABERNACLE

Progress:

- Environmental Remediation completed by City
- Property has been secured and is being maintained
- Community members held outreach event on 11/4/2017
VICTORY TABERNACLE

Agencies involved:

• Neighborhood Preservation, Inc.
• Blight Authority of Memphis
• MLK Success Zone Partners
• City of Memphis Department of Code Enforcement and Neighborhood Improvement
100 N. MAIN ST.

Problems:

• Huge centrally located abandoned structure
• Flooding in early 2017
• Lack of proper fire watch system
• Caught fire in March 2017

Jody Callahan/The Commercial Appeal
Progress:

• Court monitored safety and marketing plan in place
• Property secured through $7K investment
• DMC added artistic element to fencing
100 N. MAIN ST.

Agencies involved:

- Shelby County District Attorney’s Office/ City of Memphis Attorney’s Office
- Downtown Memphis Commission
- City of Memphis Fire Department
- City of Memphis Department of Code Enforcement and Neighborhood Improvement
775 KERR AVE

Problems:

• Obsolete dilapidated car wash with graffiti on all stalls

• Illegal activity complaints
775 KERR AVE

Progress:

• District Attorney’s office is acquiring crime data
• Realtor for property owner has been contacted
• Pursuing consent demolition
Agencies involved:

• Shelby County District Attorney’s Office/City of Memphis Attorney’s Office
• Shelby County Attorney’s Office
• Shelby County Mayor’s Office
PROBLEM PROPERTIES

Priority List

- Benchmark Hotel
- Fox Hollow Apartments
- JEHL (51 E. Virginia)
- 100 N Main
- 3860 New Covington Pike

- Old Getwell
- Somerset Condominiums
- Victory Tabernacle
- Wooddale Condominiums
PROBLEM PROPERTIES

Periodic Review

• 1015 Bellevue
• 3250 Guernsey
• 967 Holmes
• 3490 Macon
• Highland Creek Apartments
• Kimball Apartments
• Warren & Tulane Apartments
• 3453 Macon