

SHELBY COUNTY JUSTICE CENTER

A Public/Private Partnership Vision

Presentation to Shelby County Commission Law Enforcement Committee – August 6, 2025



CONCEPT ONLY

FINAL PLANS SUBJECT TO COMMUNITY INPUT DURING MASTER PLAN PROCESS

Purpose of Presentation

- Propose a Public Private Partnership for a new Justice Center
- 71-acre site in North Memphis (old Firestone Factory)
- Request: \$350,000 funding for the Master Plan

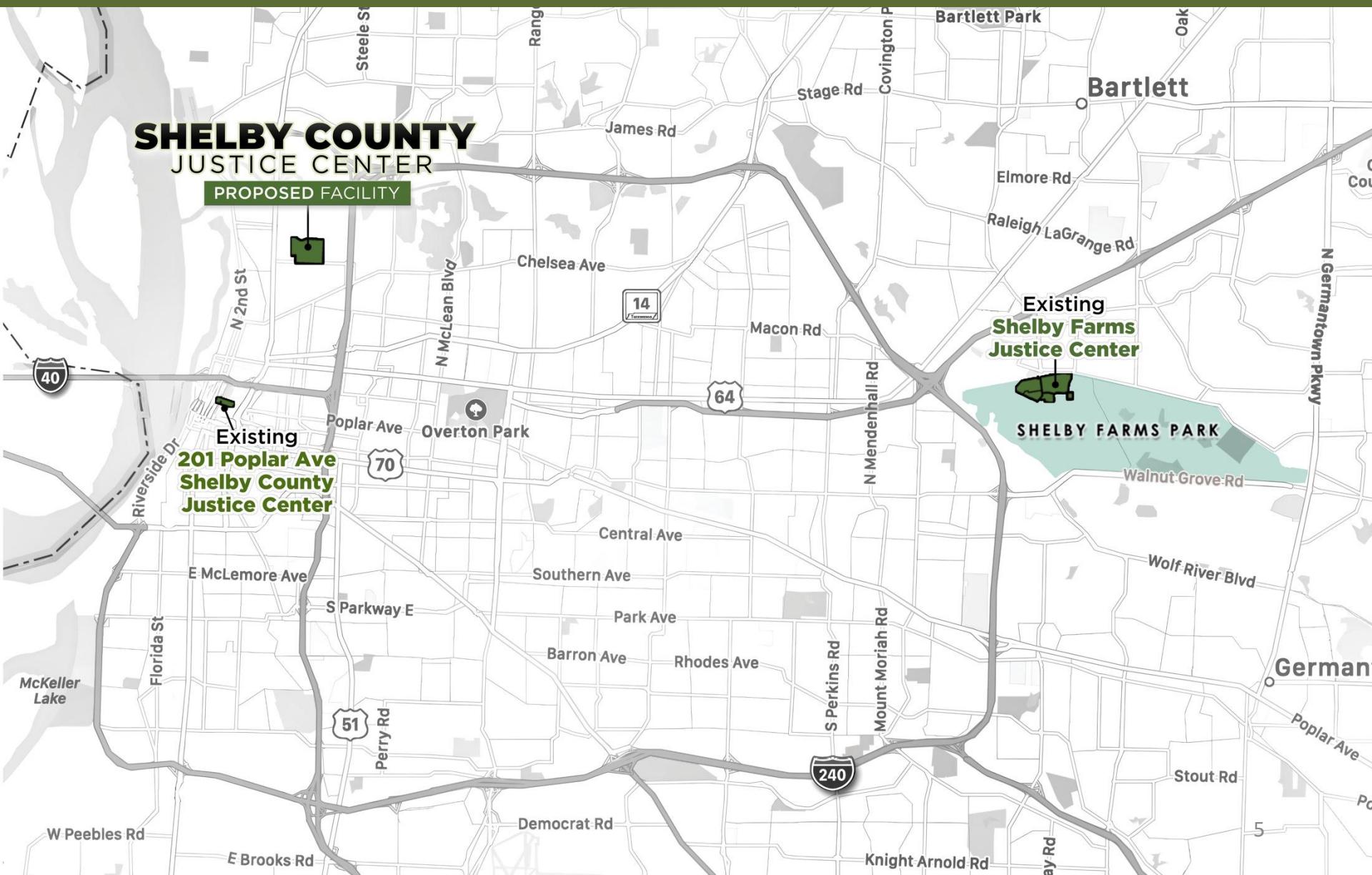
Our Core Team

- **SMPO** – *Development Lead*
- **McCarty Holsaple McCarty** – *Architecture*
- **HOK Group Inc** – *Design*
- **Bell Construction** – *Build*
- **Cushman & Wakefield | Commercial Advisors** – *Real Estate/Advisory*
- **Bilzin Sumberg Baena Price & Axelrod LLP** – *P3 Advisor*
- **Brittenum Law PLLC**
- **Whitehead Law PLLC**
- **Local Small Business Partners**

Why This Project Matters

- Modernize facilities for justice operations and to meet and exceed CTAS recommendations
 - Status quo is not sustainable
- Supports and complies with County's mandated responsibilities under state law
- Cost savings & efficiencies

SHELBY COUNTY JUSTICE CENTER



Transforming North Memphis

- Economic revitalization (jobs, commercial, residential growth)
- Infrastructure improvements
- Community impact not seen since 1980s

Economic Impact

- Permanent jobs, retail & housing development in New Chicago neighborhoods
- Boost to sales & real estate tax base
- Sale/redevelopment of downtown & Shelby Farms = large increase in county tax receipts and general fund revenue

SHELBY COUNTY

JUSTICE CENTER

36 for 1

Public Private Partnership (P3)



Phase Details

- Phase I
 - Consolidation of 201 Poplar facilities
 - Juvenile Court & detention
 - Modern and efficient infrastructure
- Phase II
 - Relocation of Civil Courts facilities
- Phase III
 - Relocation of Penal Farm (Area 10) facilities from Shelby Farms

SHELBY COUNTY

JUSTICE CENTER

Why a Master Plan is Needed

- Roadmap for all 3 phases
- Stakeholder coordination
- Cost & schedule refinement
- \$350k vs Nashville's \$1M plan



Scope of Services – *What the Master Plan Delivers*

- **Facility Programming**
Defines space needs, operations, and adjacencies across all user groups
- **Site Planning**
Lays out building locations, circulation, access, and infrastructure across the 71-acre site
- **High-Quality Renderings**
Visual concepts of the proposed Justice Center to communicate vision and scale
- **Cost Estimates**
Preliminary construction and soft cost estimates to guide future budgeting
- **Stakeholder Alignment**
Collaborative planning with input from courts, law enforcement, and County leadership

Tax Credits, Incentives & Financial Advantages

- Opportunity Zone + Brownfield = Access to NMTCs, federal grants, and ITCs
- NMTCs may provide up to 30% of total project cost
- ITCs may provide up to 55% of sustainable feature costs
- Combined, up to a 45% capital contribution from our side
- Turnkey design, build & finance solution
- Long-term lease with purchase options

Next Steps & Ask

- Begin planning and budgeting for a new Justice Center
- Ongoing engagement with community stakeholders, local, state and federal partners
- Fund \$350,000 Master Plan

SHELBY COUNTY

JUSTICE CENTER

Closing Statement

- Vision for the future of justice in Shelby County
- Economic, civic, and community transformation



SHELBY COUNTY JUSTICE CENTER

THANK YOU



CONTACT

Kemp Conrad, SIOR, Dual Designation
Vice Chairman & Principal
901 273 2359
kconrad@commadv.com