



MEMPHIS CENTER CITY DEVELOPMENT CORPORATION
114 North Main Street
Memphis, TN 38103

Wednesday, February 15, 2017

Board Members Present: Mr. Andre Jones, Mrs. Deni Reilly, Mr. Michael Chance, Mr. Carl Person, and Ms. Tanja Mitchell, and Mr. Eric Mathews

Board Member Absent: Ms. Julie Lansky, Mr. Benjamin Orgel, and Mr. Melvin Jones

DMC Staff Present: Mr. Terence Patterson, Mr. Charles Carpenter, Ms. Penelope Huston, Mr. Jaske Goff, Ms. Ellery Ammons, and Ms. Jennifer Oswald

Guests: Mr. Chis Pardo, Mr. Juan Self, Mr. Jimmie Tucker, Ms. Lauren Kennedy, Mr. Chad Wilgenbusch, Mr. Paul Young, Mr. Wayne Risher

Agenda Item I-II: Call to Order and Minutes

Chairman Mathews determined that a quorum was present and called the meeting to order at 9:07 A.M. Mr. Person made a motion to approve the minutes of the November 16, 2016 CCDC meeting. Ms. Mitchell seconded the motion, which passed unanimously.

Agenda Item III: Financial Reports

Ms. Oswald presented the financial reports to the Board.

Agenda Item IV: Development Loan Closing Extension Request - Universal Life Building

Mr. Roler presented Self + Tucker's request to extend the April 15, 2015 CCDC approval of a Development Loan for \$300,000 for the renovation of the Universal Life Building, until June 30th. Staff stated it was in full support of the extension of deadline. Mr. Perkins made a motion to approve the extension request as stated to June 30th with 18 months to complete construction, and Ms. Reilly seconded the motion which passed unanimously.

Agenda items V: Exterior Improvement Grant (EIG) Request – 119 Madison Ave.

Mr. Roler explained the project as a mixed-use renovation of a building with architectural significance, which will repair and replace character defining qualities. With a total scope of \$178,780, the project is applying for an \$80,000 EIG Grant. Staff is very supportive of the project and its investment in a building on the National Registry along the Madison corridor. Mr. Person motioned to accept the EIG Grant and Ms. Mitchell seconded the motion, which passed unanimously.

Agenda Item VI: I-40/N. Main Public Art + Lighting Project

This item was discussed first due to the presence of guests, Mr. Paul Young and Ms. Lauren Kennedy. Mr. Roler discussed how I-40 presently serves as a barrier to vibrancy and discourages pedestrian connections to the Pinch. Considering the numerous public visioning sessions that have occurred, Mr. Roler proposed that installing public art and lighting is a process that can begin immediately, serve as a gateway to the neighborhood, and attract new customers to the restaurants presently on Main St. north of I-40. Ms. Lauren Kennedy with the Urban Arts Commission spoke about using art as leverage to get people excited and get things moving. Mr. Patterson confirmed the DMC's priority of working with the redevelopment of the Pinch and how this project serves as a key connector within the downtown core. The board recommended that the original budget of \$181,500 be increased, but not exceed \$200,000, with staff serving as the stewards of the money and reporting back with any updates. Mr. Perkins made a motion to approve the Underpass Art + Lighting Project with the recommendation to increase the total budget to \$200,000, and Mr. Chance seconded the motion, which passed unanimously.

Agenda item V: President's Report

Mr. Patterson spoke about how the year was off to a great start including the DMC's All-Boards Retreat. Ms. Huston elaborated on the retreat discussing the panel, board activities, and a tour of Old Dominick's Distillery. Mr. Patterson, discussed how the projects addressed in the meeting showed investment in the core and the pedestrian experience. He also mentioned the importance of partnership in leadership, specifically through serving on the Riverfront Task Force and CVB Board, bringing a voice to the table and demonstrating leadership. Patterson also encouraged the board members to attend the meetings of other DMC boards as he has mentioned to all affiliated boards to enhance connectivity of all DMC bodies.

Seeing no further business, Chairman Mathews adjourned the meeting at approximately 9:55 A.M.