



## MINUTES OF THE DOWNTOWN MEMPHIS COMMISSION

**Friday, February 28, 2020**

**9:00 A.M.**

**114 North Main Street**

**Board Members Present:** Deni Reilly, Elizabeth Low, Benjamin Orgel, John Pontius, Terry Woodard, Cheryl Pesce, John Zeanah (for Mayor Harris), Representative Barbara Cooper, Mauricio Calvo, Julie Ellis, Cheyenne Johnson, and Demar Roberts

**Board Members Not Present:** Williams Brack, Joann Massey (for Mayor Strickland), Commissioner Mickell Lowery, and Senator Raumesh Akbari

**Staff Present:** Jennifer Oswalt, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Erik Stevenson, Ellery Ammons, Katie Flynn, Abram Lueders and Debra Streeter

**Guests:** Ken Welch, Joyce Selina Love, Rebecca Dinsthuls, Michelle Ye

### **Call to Order**

Chairman Reilly called the meeting to order at 9:13 am.

### **Chairman Reilly called for agenda item II: Approval of December 12, 2019**

Chairman Reilly called for approval of December 12, 2019 minutes. Elizabeth Low made a motion to approve the minutes and John Pontius seconded the motion, which passed unanimously.

### **Chairman Reilly called for agenda item III: Chair's Report**

Chairman Reilly thanked board members and staff for the recent All-Board retreat held last month. Chairman Reilly Passed out Focus cards that were introduced at the board retreat. Chairman Reilly introduced Katie Flynn, the new Development Project Manager.

### **Chairman Reilly called for agenda item IV: President's Report**

Jennifer Oswalt updated the board on Procedural updates. Clarifying language in PILOT lease documents and applications. After brief board discussion regarding EBO participation from applicants, Cheryl Pesce volunteered to serve on the Diversity Committee.

### **Chairman Reilly called for agenda item V: Open On Main Spotlight: Dinstuhl's**

Brett Roler updated the board on the Retail Action Plan and Open on Main. Brett introduced current Open on Main tenant Rebecca Dinstuhl. Rebecca spoke on what a great experience she's had working with Erik Stevenson and how excited she was to return to Downtown Memphis. She is thrilled to be back Downtown and has worked with Belz to sign a long term lease. Chairman Reilly thanked Ms. Dinstuhl for joining the Downtown neighborhood.

**Chairman Reilly called for agenda item VI: DRB Recognition & New Appointments**

Chairman Reilly presented the outgoing board members with certificates of appreciation and presented the recommended new board appointments as follows: Joyce Selina Love as DRB Chair, Rod DeBerry, Mike Hammond and Michelle Ye as new members. Benjamin Orgel made a motion to approve the DRB appointments as presented and Cheryl Pesce seconded the motion, which passed unanimously.

**Chairman Reilly called for agenda item VII: DRB Bylaws**

Deni Reilly called the board to review the DRB bylaws to clarify the right to appeal process. Staff has been working to make sure that bylaws are up-to-date and accurate. Jennifer Oswalt commented that this item is a clarification of the bylaws and not a change. Chairman Reilly introduced Ken Welch to make a public comment regarding bylaws not providing public comment. Ken Welch believes that all DMC related boards should allow the public the opportunity to make comments. The staff has confirmed with legal counsel, James McLaren, that the right to appeal is reserved for the applicant. Jennifer Oswalt clarified that the public has multiply opportunities to be heard and voice their opinions. Julies Ellis suggested that in section II that we include a clarification that we do allow for public comment in meetings. Elizabeth Low suggested adding a revision to section II that states “and shall permit reasonable opportunity for public comment”. After board discussion, Julie Ellis made a motion to approve the DRB bylaw clarification as presented, with the suggested revision after legal review, Cheryl Pesce seconded the motion, which passed unanimously.

**Chairman Reilly called for agenda item VIII & IX: Financial Update & Audit Acceptance**

Penelope Springer presented the January financial report and asked board member John Pontius to present the Audit update. Maurico Calvo made a motion to accept the Audit as presented and Demar Roberts seconded the motion, which passed unanimously.

**Chairman Reilly called for agenda item X: Diversity Report**

Jay Goff update board on the 4<sup>th</sup> term Diversity Report.

**Chairman Reilly called for agenda item VI: New Business/ Adjournment**

With no additional business, the meeting was adjourned.