



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

Wednesday, March 15, 2017

Board Members Present: Mrs. Deni Reilly, Mr. Carl Person, Ms. Tanja Mitchell, Ms. Julie Lansky, and Mr. Melvin Jones

Board Member Absent: Mr. Andre Jones, Mr. Eric Mathews, Mr. Michael Chance, and Mr. Benjamin Orgel

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

Guests: Ms. Emily Rozar, Ms. Mallory Baily, Mr. Orlando Faycut, Mr. Brent Hooks, Mr. Brad Barnett, Ms. Michelle Corbet, Mr. Mac Hopper, and Mr. Wayne Risher

Agenda Item I-II: Call to Order and Minutes

Mr. Patterson determined that a quorum was present and called the meeting to order at 9:03 A.M. Ms. Mitchell made a motion to approve the minutes of the February 15, 2017 CCDC meeting. Mr. Jones seconded the motion, which passed unanimously.

Agenda Item III: Financial Reports

Ms. Oswald presented the financial reports to the Board.

Agenda Item IV: Exterior Improvement Grant (EIG) Request – 134 & 141 E. Carolina

Mr. Roler explained the 134 & 141 E. Carolina properties as an indoor/outdoor bar and restaurant space using repurposed metal grain silos, creating a distinctive architectural design. 141 E. Carolina will contain the restaurant, bar, kitchen, dining area, restrooms and outdoor seating and 134 E. Carolina Ave., directly across the street to the north, will receive façade cleanup, new windows and canopy, and other improvements designed to enhance the appearance of the property and visually strengthen the connection between the two parcels. Mr. Roler recommended staff approval for property's ability to activate the space both day and night and strengthen the connection between South Main and South Junction. With a total scope of \$115,100, the project is applying for an \$57,550 EIG Grant. Ms. Reilly motioned to accept the EIG Grant and Mr. Jones seconded the motion, which passed unanimously.

Agenda items V: Exterior Improvement Grant (EIG) Request – 60 N BB King Ave.

Ms. Ammons explained the project as the new corporate headquarters for Allworld Project Management. The exterior work includes new doors and windows, tuckpointing and masonry repair, sidewalk improvement, exterior lighting, etc. With a total scope of \$194,168 in the downtown core, the project is applying for an \$80,000 EIG Grant. Staff is very supportive of the project and its investment in the momentum building along the Madison corridor, putting a vacant property back in productive use, and supporting the downtown office market. Mr. Jones motioned to accept the EIG Grant and Ms. Mitchell seconded the motion, which passed unanimously.

Agenda item VI: President's Report

Mr. Patterson discussed his excitement about both EIG applicants and invited any CCDC Board Members to feel free to attend affiliated board meetings.

Seeing no further business, Mr. Patterson adjourned the meeting at approximately 9:37 A.M.