



**MINUTES OF THE
MEMPHIS CENTER CITY DEVELOPMENT CORPORATION
114 North Main Street
Memphis, TN 38103**

Wednesday, July 15, 2020

Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the CCDC has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety and welfare of the public, DMC staff, and CCDC applicants. This meeting of the CCDC was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.

Board Members Present (via conference): Michael Chance, Sharon Leicham, Anton Mack, Ray Brown, Deni Reilly, and Terry Woodard

Board Members Absent: Julie Lansky, Carl Person, and Benjamin Orgel

DMC Staff Present: Jennifer Oswald, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Erik Stevenson, Jaske Goff, Katie Flynn, and Abram Lueders.

Guests (via conference): Charles Carpenter (Legal Counsel), James Stokes, Corbin Carpenter, Desiree Stennett, Ron Washington and Jose Velazquez.

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Christine Taylor called roll for board members, staff and attending guest. Chairman Chance called for approval of the minutes from June 17, 2020 CCDC meeting. Deni Reilly motioned to approve the minutes as presented, Ray Brown seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented financial update; June financials are still in process. She also updated the board on DMC Audit.

Agenda Item IV: South City Good Neighborhood Grant - Modification

Katie Flynn presented request for modification of the applications for South City Good Neighborhood Grant Program.

571 Vance Avenue (Health Tech Institute Memphis)

Katie Flynn presented the grant request for 571 Vance Avenue (Health Tech Institute Memphis). The applicant is planning exterior improvements to the building and site

including new exterior lighting, exterior painting, new signage, landscaping, parking area asphalt, and exterior building repairs. Applicant Ron Washington was present to answer any questions. Anton Mack made a motion to approve the grant request for up to \$49,762, Ray Brown seconded the motion, after roll call vote, the motion passed unanimously.

670 Vance Avenue (Vance Avenue Youth Development Center)

Katie Flynn presented the grant request for 670 Vance Avenue (Vance Avenue Youth Development Center). The applicant is planning exterior improvements to the building and site including parking area concrete, landscaping, new signage, exterior building repair, new awnings, window and door repair, fence removal and replacement. Terry Woodard made a motion to approve the grant request for up to \$40,728, Sharon Leicham seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Consideration of The James Lee House Development Loan

Jennifer Oswalt presented the refinancing request from James Lee House. Deni Reilly motioned to approve the refinancing request as presented, Ray Brown seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Other Business

Having no other business, Chairman Chance thanked the board and staff for their participation on all the board ZOOM meetings.

Agenda Item VII: President's Report

Jennifer Oswalt updated the board on Downtown Activity. During the present Pandemic DMC has continued to support Downtown businesses by creating public engagement activities, billboards for advertising, supporting & creating outdoor patios. DMC staff continues working during this pandemic, we still have a steady flow of applicants.

Agenda Item VIII: Adjournment

Seeing no further business, the meeting was adjourned.