



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

Wednesday, July 17, 2019

Board Members Present: Michael Chance, Ray Brown, Sharon Leicham, Benjamin Orgel, Terry Woodard, Anton Mack and Carl Person

Board Member Absent: Julie Lansky and Deni Reilly

DMC Staff Present: Jennifer Oswald, Christine Taylor, Brett Roler, Abram Lueders, Ellery Ammons, Penelope Springer, Penelope Huston and Erik Stevenson

Guests: Charles Carpenter (Legal Counsel), Alejandra Lopez (DMC Intern), Desiree Stenett, Todd Frankel, Scott Blake, Steve Phillips, James Stokes, Graham Pohle, Ryan Morris, H. Britt, Desiree Stennett, John Patterson, Jeramie Cavallo, Ellen Eubank, Felicia Ham, Shelia Jordan

Agenda Item I-II: Call to Order and Minutes

Chairman Chance determined called the meeting to order at 9:00 A.M. Terry Woodard made a motion to approve the minutes of the June 19, 2019 CCDC meeting, and Ray Brown seconded the motion, which passed unanimously.

Agenda Item III: Financial Report

Penelope Springer the monthly financial report.

Agenda Item IV: Development Loan & EIG Request – 111 Madison

Brett Roler outlined the \$200,000 Development Loan and \$80,000 Exterior Improvement Grant Request for 118 – 124 Monroe Avenue. The applicant plans to convert the building into a multi-story supper club with live entertainment. This conversion will involve a significant amount of interior and exterior work, including installing a kitchen on the first floor, adding bathrooms on each floor, performing HVAC and plumbing improvements, replacing exterior windows and doors, and adding new signage. Terry Woodard made a motion to approve the development loan request, the motion passed unanimously. Benjamin Orgel made a motion to approve the recommendation for the EIG, Ray Brown seconded the motion, which passed unanimously.

Agenda Item V: EIG Request – 669 Adams & 169 Carolina

Brett Roler outlined the \$60,000 Exterior Improvement Grant Request for 669 Adams Avenue. The applicant proposes a full interior and exterior renovation of the building for multi-family rental use. Interior improvements will include select demolition to enable an open floor plan, new appliances, quartz countertops, new bathrooms, new HVAC system, and second floor skylights. Ray Brown made a motion to approve the recommendation for the EIG, Ray Brown

seconded the motion the recommendation for the EIG, Anton Mack seconded the motion, which passed unanimously.

Brett Roler outlined the \$60,000 Exterior Improvement Grant Request for 169 Carolina Avenue. The existing tenant plans to add an “Express Grab & Go” component at this location. The exterior masonry will be repaired and repainted. A new metal paneling system will be added to the façade and side elevations. Benjamin Orgel made a motion to approve the recommendation for the EIG, Sharon Leicham seconded the motion the recommendation for the EIG, Anton Mack seconded the motion, which passed unanimously.

Agenda Item VI: South City Grant – 358 Walnut

Ellery Ammons presented the Grant request for 358 Walnut Street. The applicant is requesting a \$45,359 South City Good Neighbor Grant to make additional exterior improvements and transform the curb appeal of the property. The proposed scope of work would include sidewalk repair, an ADA accessible ramp, parking lot improvements, exterior painting, signage and public art. Anton Mack made a motion to approve the recommendation for the South City Good Neighbor Grant, Carl Person seconded the motion, which passed unanimously.

Agenda Item VII: Development Loan Request - Malone Park Commons

Brett Roler presented the request for a Development Loan increase for Malone Park Commons from \$200,000 to \$300,000 on a previously awarded development loan. Malone Park Commons originally consisted of 25 rental housing units, but due to a low appraisal, the unit count was increased to 35 units. Ray Brown made a motion to approve the request, Carl Person seconded the motion, which passed unanimously.

Agenda Item VIII: Other Business/Adjournment

Jennifer Oswald introduced Shelia Jordan Cunningham to update the board on the Jehl Cooperage Site. Jordan Cunningham gave a brief overview of downtown property. Seeing no further business, Chairman Chance adjourned the meeting at approximately 10:11 A.M.