



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

Wednesday, August 21, 2019

Board Members Present: Julie Lansky, Deni Reilly, Benjamin Orgel, Anton Mack, Carl Person and Ray Brown (Via Conference)

Board Member Absent: Michael Chance, Terry Woodard and Sharon Leicham

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

Guests: Charles Carpenter (Legal Counsel), Desiree Stenett, James Stokes, Ken Welch, Mike Todd, Emily Todd, Zaria Jones, Elizabeth Hubbard, Todd Hubbard, Jason Jackson, Vonesha Mitchell, Derrick Moore, Larry Springfield, Samuel Aroutiounian and Che Stratte

Agenda Item I-II: Call to Order and Minutes

Board Secretary, Julie Lansky called the meeting to order at 9:03 A.M. Carl Person made a motion to approve the minutes of the July 17, 2019 CCDC meeting, and Anton Mack seconded the motion, which passed unanimously.

Agenda Item III: Financial Report

Penelope Springer the monthly financial report.

Agenda Item IV: Development Loan Request – 343 Madison Avenue

Brett Roler outlined the \$200,000 Development Loan Request for 343 Madison Avenue. The loan will assist with permanent building improvements including removal and replacement of entire roof system, new plumbing, improve the entrance on the north façade and add a new storefront, transom windows, and exterior door. Following redevelopment, the property will likely be divided into two commercial/retail tenant spaces. Deni Reilly made a motion to approve the recommendation for the development loan, Anton Mack seconded the motion, which passed unanimously.

Agenda Item V: EIG Request – 123 South Court

Brett Roler outlined the \$31,981 Exterior Improvement Grant Request for 123 South Court. The applicant proposes a full renovation of the ground-floor for use as a coffee shop. The rear of the space will house Court Square Recordings, a new record label and recording studio that will be affiliated with the coffee shop. Anton Mack made a motion to approve the recommendation for the EIG, Carl Person seconded the motion, which passed unanimously.

Agenda Item V: EIG Request – 392 Beale Street

Ellery Ammons outlined the \$35,575 Exterior Improvement Grant Request for 392 Beale Street. The applicant plans a full interior and exterior renovation of the 1,725 sf building for use as a restaurant and music performance venue. Major exterior improvements include exterior painting, new windows and doors, exterior lighting, public art mural, and rear addition to accommodate a new commercial kitchen and ADA-accessible restrooms. Deni Reilly made a motion to approve the recommendation for the EIG, Carl Person seconded the motion, which passed unanimously.

Agenda Item V: EIG Request – 634 Union Avenue

Ellery Ammons outlined the \$60,000 Exterior Improvement Grant Request for 634 Union Avenue. The 2-story building will house the restaurant on the ground floor and an art gallery/event space on the second floor. The applicant is planning an extensive interior and exterior renovation of the vacant building. Benjamin Orgel made a motion to approve the recommendation for the EIG, Deni Reilly seconded the motion, which passed unanimously.

Agenda Item VI: Policy Committee Recommendations

Brett Roler presented the Policy Committee recommendations to the board. The CCDC Policy Committee met on July 31, 2019 and proposes to create the Retail Tenant Improvement (TI) Grant as a new incentive program, reauthorize the Exterior Improvement Grant (EIG) with one minor adjustment (align the program with the DMC’s Retail Strategy; add “Targeted Retail Nodes” to the Downtown Core category (up to \$80,000 grant) and to also modify the Development Loan Program. Benjamin Orgel made a motion to approve the Development Loan modification, Deni Reilly seconded the motion, which passed unanimously. Anton Mack made a motion to approve to reauthorize the Exterior Improvement Grant, Carl Person seconded the motion, which passed unanimously. Benjamin Orgel made a motion to approve creating a new incentive, the Retail Tenant Improvement (TI) Grant, Carl Person seconded the motion, which passed unanimously.

Agenda Item VII: Other Business/Adjournment

Seeing no further business, Chairman Chance adjourned the meeting at approximately 10:11 A.M.