



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

**Tuesday, September 10, 2019**

**Board Members Present:** Bobbi Gillis, Sean Norris, Glenn Floyd, Kevin Woods, Brandy Johnson-Ward and Jim Crone (via conference)

**Board Members Not Present:** Christina Kurdilla and Eric Mathews

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

**Guests:** Ken Welch, James Stokes, Desiree Stennett,

It was determined that a quorum was present and the meeting was called to order at 9:01 A.M. A motion was made to approve the minutes from the August 13, 2019 CCRFC Board of Directors meeting. Sean Norris seconded the motion, which passed unanimously.

**Agenda item III: Financial Update**

Ms. Penelope Springer provided financial highlights to the CCRFC board members

**Agenda item IV: Request for Deadline Extension - 138 Huling**

Chairman Gillis called for the first agenda item to be presented by legal counsel James McLaren. James McLaren explained the request for deadline extension due to unforeseen subsurface engineering difficulties for the Museum Lofts located at 138 Huling. The motion to approve passed unanimously.

**Agenda item V: PILOT – 82, 86, 88 South Main Street**

Brett Roler explained the request for a 15-Year PILOT for new construction and renovation for an apartment development with a total of 58 apartment units at 2009-2017 Peabody Avenue. A motion was made to approve the request. Sean Norris seconded the motion, which passed unanimously.

**Agenda item VI: PILOT – 99-105 South Front Street**

Brett Roler explained the request for a 20-Year PILOT for new construction and renovation for an apartment development with a total of 58 apartment units at 2009-2017 Peabody Avenue. Glenn Floyd made a motion to approve the request. Sean Norris seconded the motion, which passed unanimously.

**Agenda item VII: PILOT – 345 South Main Street**

Brett Roler explained the request for a 15-Year PILOT for the adaptive reuse of the historic Ambassador Hotel building into a mixed-use redevelopment with 10 apartment units and ground-floor commercial space located at 345 S. Main Street. Glenn Floyd made a motion to approve the request. Kevin Woods seconded the motion, which passed unanimously.

**Agenda item VIII: PILOT – 61 Keel Avenue**

Brett Roler explained the request for a 15-Year PILOT for the adaptive reuse of a former industrial site into a new commercial space and event center at 61 Keel Avenue. Applicant Billy Orgel was present to answer questions from board members. Sean Norris made a motion to approve the request. Glenn Floyd seconded the motion, which passed unanimously.

**Agenda item IX: PILOT – 871 South Cooper**

Brett Roler explained the request for a 15-Year PILOT for new construction of a 3-story mixed-use building to include 34 apartment units and ground-floor retail and office space located at 871 South Cooper. Jennifer Oswald noted an email received this morning regarding a neighbors concerns about this project. Kevin Woods made a motion to approve the request. Sean Norris seconded the motion, which passed unanimously.

**Agenda item X: President's Report**

Seeing no further businesses, Jennifer Oswald adjourned the meeting.