



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

**Wednesday, September 16, 2015**

**Board Members Present:** Mr. Bob Lundy, Mr. Michael Chance, Mr. Andre Jones, Ms. Tanja Mitchell, Mr. Melvin Jones, and Ms. Deni Reilly

**Board Members Absent:** Chairman Eric Mathews, Mr. Carl Person, and Mr. Terence Patterson

**DMC Staff Present:** Mr. Paul Morris, Mr. Jaske Goff, Ms. Lisa Brumleve, Ms. Leslie Gower, Ms. Christine Taylor, Ms. Jennifer Oswald and Mr. Charles Carpenter

**Guests:** Mr. David Tashie, Mr. James Tashie, Mr. Scott Bojko, Mr. Archie Willis, Mr. Alex Turley, and Mr. Wes Lansford

**Mr. Morris called for agenda item I-II: Call to Order and Minutes**

Mr. Morris determined that a quorum was present and called the meeting to order at 9:06 AM. Mr. Lundy made a motion to approve the minutes of the August 19, 2015 CCDC meeting as submitted. Mr. Chance seconded the motion, which passed unanimously.

**Mr. Morris called for agenda item III: Election of Assistant Secretary**

Mr. Morris asked the Board to elect Ms. Jennifer Oswald, the DMC's new CFO and Vice President of Finance, as Assistant Secretary to replace Mr. Jim Street. Mr. Lundy made a motion to elect Ms. Jennifer Oswald as Assistant Secretary of the CCDC. Ms. Reilly seconded the motion, which passed unanimously.

**Mr. Morris called for agenda item IV: Financial Reports**

Ms. Oswald presented the current financial reports to the Board. There were no questions.

**Mr. Morris called for agenda item V: Streetscape & Infrastructure Grant Request – Central Station**

Mr. Goff stated that the Memphis Area Transportation Authority (MATA) is requesting a CCDC grant in the amount of \$200,000 to repurpose the park-and-ride facility on the Front Street side of Central Station, thereby creating an expanded shared parking plaza for the proposed Central Station Redevelopment project. The development plans indicate that parking capacity, which now is under 100 spaces, will be increased to approximately 200 spaces. Mr. Goff added that this grant represents the only funding request that MATA and its developers will make to the DMC. The proposed Central Station Redevelopment project includes a hotel, cinema, apartments, and transit improvements. The total project development cost is estimated at \$55 million.

Mr. Willis spoke on behalf of the project team and presented a thorough PowerPoint presentation outlining the development plan and the project goals. Mr. Jones reiterated the importance of the DMC's Equal Business Opportunity (EBO) requirements and received assurances from Mr. Willis that the project will meet the DMC's EBO program requirements.

Mr. Goff stated that staff is in full support of the grant request and recommends approval with the following conditions:

1. Design plans for the Central Station Redevelopment project, in its entirety, must be submitted to and approved by the DMC Design Review Board (DRB).
2. The project must be compliant with all applicable woman and minority-owned business and disadvantaged business mandates, to include the DMC Equal Business Opportunity (EBO) Program.
3. The applicant, its developer, and the CCDC shall enter into an agreement that outlines the terms of the grant prior to disbursement. Amongst other terms, the agreement shall include language that is supportive of the MFM remaining as a key part of the Central Station Redevelopment project.
4. If approved, grant funds will be disbursed after the improvements are completed.

Ms. Mitchell made a motion to approve the grant request per the staff recommendation and conditions. Ms. Reilly seconded the motion, which passed unanimously.

**Mr. Morris called for agenda item VIII: President's Report**

Mr. Morris reminded the Board about the upcoming DMC Annual Meeting & Block Party on September 24<sup>th</sup> at the Chisca on Main and the Collaboratory art initiative public house in the Edge District on September 25<sup>th</sup>.

Seeing no further business, Mr. Morris adjourned the meeting at approximately 10:00 AM.