



## MINUTES OF THE DOWNTOWN MEMPHIS COMMISSION

Thursday, September 23, 2021, 9AM  
114 North Main Street

### Board Members Present:

**In-Person:** Joann Massey (for Mayor Strickland) and John Zeanah (for Mayor Harris)

**Virtual (ZOOM):** Benjamin Orgel (Chairman), Williams Brack (Treasurer), Deni Reilly, Victoria Young, Julie Ellis, Elizabeth Low (Secretary), Commissioner Mickell Lowery, Councilwoman Cheyenne Johnson, Senator Ed Stephens, Demar Roberts (Vice Chair), Cheryl Pesce, and John Pontius

**Board Members Not Present:** Raumes Akbari, and Representative Barbara Cooper

**Staff Present:** Paul Young, Christine Taylor, Penelope Springer, Penelope Huston, Brett Roler, Abram Lueders, Katie Flynn, Lauren Bermudez, and Eleslie Walker

**Guests:** (*In-Person*) Valentina Shands-Puppione, Erik Stevenson (*Virtual*) Chooch Pickard, James Stokes, Mike Edwards, Charles Gurley, Angel Price, Octavius Nickson, and Rob Moore

Benjamin Orgel determined that a quorum was present and called the meeting to order at 9:03 AM. Christine Taylor called roll for board members to confirm quorum. After reviewing meeting protocols, Chairman Orgel called for approval of the minutes from August 25, 2021 meeting. Joann Massey motioned to approve the minutes as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

### **Chairman Orgel called for agenda item III: Chair's Report**

Chairman Orgel gave a brief overview of DMC board activity.

### **Chairman Orgel called for agenda item IV: Financial Update**

Penelope Springer presented monthly financial report.

### **Chairman Orgel called for agenda item V: 114 North Main Street**

Brett Roler presented the request for 114 North Main renovations approval to renovate tower floors 2-6 for use as leasable office space. The total area of the tower to be renovated is approximately 7,891 sq. ft. The design plans call for the reuse of the existing historic stair and a new elevator installed within the existing historic elevator shaft. Floors 2-6 will be brought up to a "vanilla-box" condition ready for an open office use. Tenants would be responsible for any tenant improvements if individual offices or additional interior partition walls are desired. Board action is needed to enter into a lease for use of its current office space. Arch Inc. has been engaged as the architect, and Nickson General as the general contractor. Construction is estimated to begin in Q4 2021 and could be complete in Q3 2022. Penelope Springer explained the financing structure of the project and Paul Young explained why staff feels this is the right time to renovate.

Julie Ellis motioned to approve the request as presented, Williams Brack seconded the motion, after roll call vote, the motion passed unanimously.

**Chairman Orgel called for agenda item VI: Diversity, Equity & Inclusion Metrics**

Paul Young presented the Diversity, Equity & Inclusion Metrics.

**Chairman Orgel called for agenda item VII: President's Report**

Paul Young updated board on 100 North Main, Trolley night and the rising attendance at Food Truck Thursday.

**Chairman Orgel called for agenda item VI: New Business/ Adjournment**

Chairman Orgel made brief closing remarks, seeing no other business, the meeting was adjourned.