



MINUTES OF THE DOWNTOWN MEMPHIS COMMISSION

Thursday, October 3, 2019

9:00 A.M.

114 North Main Street

Board Members Present: Deni Reilly, Terry Woodard, Julie Ellis, Williams Brack, Demar Roberts, Elizabeth Low and Senator Raumesh Akbari

Board Members Not Present: Benjamin Orgel, John Pontius, Cheryl Pesce, Representative Barbara Cooper, Commissioner Mickell Lowery, Cheyenne Johnson, John Zeanah (for Mayor Harris), Joann Massey (for Mayor Strickland), and Mauricio Calvo

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

Guests: Ken Welch, James Stokes and Desiree Stennett

Call to Order

Chairman Reilly called the meeting to order at 9:13 am, although a quorum was not present.

Chairman Reilly called for agenda item III: Chair's Report

Ms. Reilly reviewed the recent activities of the other DMC affiliated boards.

Chairman Reilly called for agenda item IV: Financial Report

Penelope Springer update the board on the financial report.

Chairman Reilly called for agenda item V: 114 North Main Street

Brett Roler presented the suggested completion of 114 North Main renovation. Staff recommends that the DMC and CCDC move forward to better understand the potential cost of renovating 114 N. Main at this time. If the DMC and CCDC ultimately decide to undertake the project, the proposed strategy is to secure bank financing and renovate floors 3-7 for use as leasable office space, maintaining as much of the historic character on each floor as possible. The total area to be renovated is approximately 8,528 sq. ft. In addition to full renovation of each floor for office use, a new staircase and elevator could be added to make the upper floors ADA-accessible. The tower space will remain physically separated from the current DMC office space. The tower already has the major advantage of an original entrance at 110 Adams Avenue that will function as the front door for office tenants.

Board approved to allow staff to go forward with the RFQ (request for qualifications) for architectural firm. Chair Deni Reilly asked board members to volunteer after the meeting if they would like to serve on the building committee.

Chairman Reilly called for agenda item II: Approval of Minutes

Julie Ellis made a motion to approve the August 29, 2019, 2019 minutes. The motion was seconded by Demar Roberts and unanimously approved by the Board.

Chairman Reilly called for agenda item VIII: President's Report

Jennifer Oswald thanked Brett Roler for all of his hard work on longtime high profile vacant properties that finally have plans for renovations due to his hard work. She also thanked Robert Montgomery for taking over the tours and historian roles of Jimmy Ogle. The board was updated on all upcoming events.

Chairman Reilly called for agenda item IX: New Business/ Adjournment

With no additional business, the meeting was adjourned at 9:53 am.