



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

Wednesday, October 18, 2017

Board Members Present: Mr. Eric Mathews, Ms. Terry Woodard, Mr. Melvin Jones, Mr. Andre Jones, Mr. Benjamin Orgel, Ms. Tanja Mitchell, Mr. Michael Chance, Ms. Deni Reilly and Ms. Julie Lansky

Board Member Absent: None (All Present)

DMC Staff Present: Ms. Jennifer Oswald, Mr. Charles Carpenter, Ms. Christine Taylor, Ms. Ellery Ammons, Mr. Jaske Goff and Mr. Brett Roler

Guests: Mr. Patrick Lantrip, Mr. Wayne Risher, Mr. Ryan Morris, Mr. Andrew Cavallo and Mr. Charles Cavallo

Agenda Item I-II: Call to Order and Minutes

Mr. Mathews determined that a quorum was present and called the meeting to order at 9:07 A.M. Ms. Reilly made a motion to approve the minutes of the August 16, 2017 CCDC meeting. Mr. Chance seconded the motion, which passed unanimously.

Agenda Item III: Financial Reports

Ms. Oswald presented the financial reports to the board.

Agenda item IV: Exterior Improvement Grant: 149 Madison Ave.

Mr. Roler reviewed the EIG application for 149 Madison which includes exterior renovations on a 1900 commercial building on Madison Ave. The scope of work includes an aluminum storefront, exterior painting, exterior lighting, awning, and signage. Mr. Orgel made a motion to approve the grant for \$28,000, and Ms. Mitchell seconded the motion, which passed unanimously.

Agenda Item V: Main Street Discussion

As part of its strategic focus on fighting blight, adding vibrancy, and improving property values within the Downtown Core and along the Main Street Mall, Mr. Roler discussed how the DMC secured an option contract to purchase the property at 18 S. Main Street. Staff suggested following a similar model to the one successfully employed by the Center City Commission (CCC) and the CCDC during the New Main Demonstration Block initiative along the Main Street Mall in the early 2000s and issue an RFP to identify developers interested in purchasing and renovating this property. Mr. Chance made a motion to approve the RFP process as proposed, Mr. Orgel seconded the motion, which all present supported but Mr. Melvin Jones. Mr. Roler also asked for nominations to form the committee who

would review any proposals received, Mr. Andre Jones, Ms. Tanja Mitchell, and Mr. Michael Chance volunteered to represent the CCDC Board, Ms. Deni Reilly the DRB Board, and Ms. Terry Woodard the DMC Board. Lastly, Mr. Chance made a motion to approve the authority for DMC Staff to negotiate and enter a development agreement with the selected developer with assistance of legal counsel, Ms. Reilly seconded the motion, which passed unanimously.

Agenda Item VI: Diversity Report

Mr. Jay Goff provided a report on MWBE goals and performance, and answered questions from the board about the report.

Agenda Item VII: President's Report

Ms. Jennifer Oswald thanked staff involved in the agenda items of the meeting including the EIG Request, RFP Process for 18 S Main. and the Diversity Report.

Seeing no further business, Mr. Mathews adjourned the meeting at approximately 10:02 A.M.