



## Downtown Parking Authority (DPA) Board of Directors

Wednesday, February 18, 2015  
4:00 p.m.

- |      |                                       |                       |
|------|---------------------------------------|-----------------------|
| I.   | Call to Order                         | Chairman Odell Horton |
| II.  | Approval of December 10, 2014 minutes | Chairman Odell Horton |
| III. | Tennessee Brewery                     |                       |

495 Tennessee LLC will present its conceptual proposal for redeveloping the historic Tennessee Brewery Building located at 495 Tennessee Street. The project as proposed will include the renovation of the current building into residential units, the ground up construction of an adjacent residential building, and a new parking garage with ground-floor commercial space to be built directly across the street. The proposed project includes approximately 142 residential units, approximately 8,000 square feet of commercial space, and a 349-space public parking garage. The total development cost is estimated to be \$27,525,000. As design plans, development costs and further financial analyses are being finalized, the developer and DMC staff will continue working together to determine the terms of a proposed private-public partnership necessary to make this a financially viable project, and the developer and DMC staff expect to present such terms to the DPA at a later date.

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|------|----------------------------|-----------------------|
| IV.  | Garage Operations Report   | Mr. Jerome Rubin      |
| V.   | Finance Report             | Mr. Jim Street        |
| VI.  | President's Report         | Mr. Paul Morris       |
| VII. | Other Business/Adjournment | Chairman Odell Horton |
- Next DPA Meeting – Wednesday, May 20, 2015 – 4:00 p.m.