



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

**Wednesday, April 21, 2021**

**Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the CCDC has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety and welfare of the public, DMC staff, and CCDC applicants. This meeting of the CCDC was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.**

**Board Members Present (via conference):** Michael Chance, Elizabeth Low, Tanja Mitchell, Anton Mack, Kevin Brewer, Julie Lansky, Demar Roberts and Benjamin Orgel

**Board Members Absent:** Carl Person

**DMC Staff Present:** Ray Brown, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Jaske Goff, Katie Flynn, Abram Lueders, Lauren Crabtree.

**Guests (via conference):** Charles Carpenter (Legal Counsel), Ryan Morris, Nick Barbian, Dorrit Gilliam, Art Gilliam, Corrinne Kennedy, Tom Bailey, and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:00 A.M. Christine Taylor called roll for board members, staff and attending guest. Board Counsel, Charles Carpenter introduced new DMC President, Paul Young and called for a motion to confirm Paul You as President. Elizabeth Low motioned to confirm Paul Young as President, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from February 17, 2021 CCDC meeting. Tanja Mitchell motioned to approve the minutes as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item III: Financial Report**

Penelope Springer presented the financial report and answered any related questions.

#### **Agenda Item IV:**

##### **South City Good Neighbor Grant Request – 363 South Second Street**

Katie Flynn presented the South City Good Neighbor Grant request for up to \$50,000 for WLOK Radio, located at 363 South Second Street. The applicant is planning exterior improvements to the building and site including the following: Exterior building repair exterior painting, exterior signage, new awning(s), fencing, landscaping, door repair/replacement, storefront, repair/replacement, exterior lighting. Board members had questions regarding the budget and the replacement of the chain link fence. Anton Mack motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed.

##### **Exterior Improvement Grant (EIG) Request – 516 Tennessee Street**

Katie Flynn presented the Exterior Improvement Grant request up to \$60,000 for Big River Market, located at 516 Tennessee Street. The applicant is proposing exterior improvements to meet the owner's programmatic needs of a new concrete patio and stair entrance for direct street access from G.E. Patterson. The store will house food, groceries, drinks, and coffee for residents, workers, and visitors to the South Main Neighborhood. The changes to the pedestrian view will include: a new patio with stairs and handrails, a new main entrance, a new storefront, exterior signage, and rework of the existing sidewalk. Board members are excited about this upcoming project. Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed.

#### **Agenda Item V: 4<sup>th</sup> Quarter Diversity Report**

Penelope Springer and Jay Goff presented the 4<sup>th</sup> Quarter Diversity Report. Staff is in process of planning the next Diversity Committee meeting soon.

Before the next agenda item, Michael Chance welcomed newly elected DMC officers, Elizabeth Low (DMC Secretary) and Demar Roberts (DMC Vice Chair) to the CCDC board. He also welcomed the new DMC president, Paul Young and called for the President's report.

#### **Agenda Item VI: President's Report**

Paul Young thanked all the attending applicant at today's meeting.

#### **Agenda Item VII: Adjournment**

Seeing no further business, the meeting was adjourned.