



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

Wednesday, April 17, 2024

Board Members Present (via conference): Anton Mack, Kevin Brewer, Elizabeth Low, Benjamin Orgel, and Daiquiri Baptiste

Board Members Absent: Carl Person, Tanja Mitchell, and Angel Price

DMC Staff Present: Chandell Ryan, Brett Roler, Christine Taylor, Penelope Springer, Brian Mykulyn, Sara Barrera, Lauren Bermudez, and Tori Haliburton.

Guests: Charles Carpenter (Legal Counsel), Corbin Carpenter, Stephen MacLeod (MBJ), Beverly Clay, Kerry Clay, Sophia Surrentt, Joseph Lewis, Monica Hagler, Kevin Clarkson, Kenneth Worles, Neil Strebbig (CA), and Resident.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:03 A.M. Christine Taylor called roll for attending board members to confirm quorum. Before moving to the next agenda item, Chairman Mack thanked board member Kevin Brewer for his service as a CCDC board member. Demar Roberts appreciates his time to serve as a member and hopes to continue to be involved with Downtown Memphis Commission. Chairman Mack called for approval of the minutes from March 20, 2024, CCDC meeting. Daiquiri Baptiste motioned to approve the minutes as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the monthly financials and highlights.

Agenda Item IV: Good Neighbor Grant (GNG) Request

GNG Request – 1277 Decatur Avenue

Sara Barrera presented the grant request for property located at 1277 Decatur Avenue for an amount up to \$25,000. The subject property is an approximately 5,880 square feet commercial building that has been used for warehousing construction equipment. It is located right outside the Firestone site near a convenience store and within the New Chicago neighborhood in Uptown. The proposed use of the building is a training space for the construction trades called Clayhouse. It will be managed by the brother-sister duo, Kerry and Beverly Clay who have experience in construction and education respectively. They are seeking to provide young adults with training experience and encourage them to pursue apprenticeships and stable careers. The exterior scope of work will include repair and façade improvements that will highlight activity in the building and improve

accessibility. The scope of work includes: Installing a new 10' X 10' garage door on the left hand side, Refurbishing an existing metal entry door, Replacing glazing in existing window panes totaling about 60 panels, Concrete work that includes backfilling a 12' by 29' loading dock, replacing a curb cut, and adding a new curb cut, and repave the driveway, Adding a gutter system that includes two (2) downspouts and two (2) collector boxes, Cleaning and tuck-pointing the brick Installing a lightbox sign. Applicants Beverly Clay and Kerry Clay were present to make brief comments and answer questions. After board discussion, Kevin Brewer motioned to approve the grant request as presented, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Retail Tenant Improvement (TI) Grant Request

(TI) Grant Request – 69 Pontotoc Avenue

Sara Barrera presented the grant request for property located at 69 Pontotoc Avenue for an amount up to \$30,000. The subject property is located on the south side of Pontotoc Ave, in the block between Front Street and South Main Street. The site contains a 3-story historic building originally constructed in 1906 and commonly known as the Hotel Pontotoc. The building is currently undergoing renovations and is vacant as a result. The applicant was previously awarded a \$60,000 Exterior Improvement Grant (EIG) in September 2022. This grant helped to cover the costs of exterior improvements such as the replacement of windows and roof and the creation of a new stairway entry. The Dame will operate as a restaurant and wine bar in the ground-floor space of the hotel, offering both hotel guests and other visitors to the property the opportunity to enjoy a small-plate menu as well as high-end bourbon and wine. While the CCDC typically limits incentives to one per property, staff believes that an exception should be made in this case, as the addition of a ground-floor restaurant at the site achieves a separate strategic goal from the previously approved exterior grant. The previously approved exterior grant was intended to support the rehabilitation of this historic structure into a short-term residential property, whereas the proposed Retail TI grant would assist with converting the underutilized ground-floor space into an active restaurant use, which would serve as an important connector and point of interest between S Main Street and Front Street. Applicant Joesph Lewis was present to make brief comments and answer questions. After board discussion, Kevin Brewer motioned to approve the grant request as presented, Daiquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Special Grant Request

Special Grant Request – Pedestrian Lighting at Orpheum Theater & Beale Street

Brett Roler presented the special grant request for property located at Main Street & Beale Street for an amount up to \$80,000. The Orpheum Theater Group is currently in the process of completing a Master Plan for its campus in the heart of Downtown Memphis. Installing enhanced pedestrian lighting to illuminate the north side of the Orpheum Theatre is the first step in a multi-year plan to establish a more cohesive campus including the historic Orpheum Theatre and the Halloran Centre for Arts and Education. The Orpheum Theater Group is requesting a special CCDC grant of up to \$80,000 to help install overhead string lighting above Beale Street, in the block between Main Street and

Front Street. A series of catenary cables will be run from the north side of the Orpheum to connect at various points along the south side of the Downtown Mobility Center. The cabling and lighting will consist of a cross-diagonal pattern and run approximately 700 linear feet. Applicant Daiquiri Baptiste (Orpheum) was present to make brief comments and answer questions. After board discussion, Kevin Brewer motioned to approve the grant request as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed unanimously.

(NOTE: Daiquiri Baptiste was recused from the vote)

Agenda Item VII: Development loan Request

Development Loan Request – 81 Monroe Avenue

Brett Roler presented the development loan request for property located at 81 Monroe Avenue for an amount up to \$100,000. The subject property is a 6-story historic building located on the south side of Monroe Avenue, in the block between Main Street and Front Street. The building is currently being used as an office building with 3 commercial office tenants. It is anticipated that the building could have a significant amount of vacancy at the end of 2024 as tenants downsize their office space needs going forward. The building owner has identified the following capital improvements and repairs needed to retain existing tenants and attract new tenants to keep the building fully occupied and stable: Elevator modernization & replacement, add new life safety & fire detection/suppression system, New TPO (thermoplastic polyolefin) roof system Applicant Kevin Clarkson (Henry Turley Co.) was present to make brief comments and answer questions. After board discussion, Daiquiri Baptiste motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: President's Report

Chandell Ryan gave a brief update.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.