



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

**Wednesday, August 17, 2022**

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

**Board Members Absent:** Julie Lansky, Carl Person, and Benjamin Orgel

**DMC Staff Present:** Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Sara Barrera, Lauren Bermudez, Abram Lueders, and Sam Caldwell

**Guests:** Charles Carpenter (Legal Counsel), James Stokes, Corbin Carpenter, Matthew Hudgins, Samia Mackay, John Halford, Stephanie Wade, Mike Todd, Emily Todd, UrbanArch, Neil Strebbig (Daily Memphian), Corinne Kennedy (CA), and Member of Public

Chairman Michael Chance determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Christine Taylor called roll for attending board members to confirm quorum. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from July 20, 2022, CCDC meeting. Anton Mack 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 financial report update.

**Agenda Item IV: Exterior Improvement Grant (EIG) Request**

**EIG Grant Request – 35 North Claybrook**

Sara Barrera presented the grant request for Claybrook 16 located at 35 North Claybrook for an amount up to \$40,000. The subject property is located at the eastern end of the CBID. The proposed project will renovate an existing, 2-story apartment building in the Madison Height neighborhood. The applicant is proposing exterior improvements to complement the interior improvements to the apartment units. The 16 units are each approximately 600 square feet. Being smaller than average, the estimated rental rates will be lower while still market rate. The target audience will be students of the nearby universities, Southern College of Optometry and UTHSC. The exterior scope of work will include repairs and aesthetic enhancements. The applicant is also requesting support for design, permitting, and construction mobilization costs which are eligible per the grant. After board questions were answered, Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

### **EIG Grant Request – 105 Madison Avenue**

Sara Barrera presented the grant request for Downtown Wines & Spirits located at 105 Madison Avenue for an amount up to \$25,273. The subject property is a ground-floor commercial space located within a 4-story building at the southeast corner of Main Street and Madison Avenue. The building has residential condominiums on the upper floors and commercial spaces on the ground level. With his recent investment in Downtown Wines & Spirits, he has updated the interiors and fine-tuned the product mix making the space more upscale and better catered to Downtown residents and tourists. To complement the interior improvements, the applicant is proposing exterior improvements to enhance the appearance of the storefront and make it more approachable. The work to the storefront includes removing the faux-marble veneer on the facade and restoring the original masonry behind it. Then, the existing storefront system will be removed and a custom one will be installed. The stair access will be improved and expanded by pouring more concrete to extend the landing. Then, a custom handrail will be added. The existing lighted sign will be removed and a new one will be installed. A new awning with lettering will be installed, and the sidewalk will be sandblasted. Applicant Carl Winfield was present to make brief comments and answer questions. The subject property Anton Mack motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

### **EIG Grant Request – 620 Madison Avenue**

Sara Barrera presented the grant request for property located at 620 Madison Avenue for an amount up to \$60,000. The subject property is in the Edge District along a major corridor, Madison Avenue. This two-story building includes a basement and an adjacent warehouse. Currently, one of the two tenant spaces is occupied by the Jamaican restaurant Evelyn & Olive. The upper level is composed of compact apartments units. The exterior improvements to the property include renovating and restoring the façade as well as accessibility improvements focused on the parking lot. These exterior improvements will complement the interior work of preparing the empty commercial space on the ground floor for a future tenant and renovating the existing apartments on the second floor. The exterior scope of work will include repairs and cosmetic improvements that benefit the existing uses and have a positive impact on business at this gateway to the Edge District. Project Architect, John Halford was present to answer questions. Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

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

Paul Young gave brief board updates on the PILOT program review and thanked Abe Lueders and Brett Roler for their work on the PILOT review. Also, the DMC will have hired a DEI Manager before the next CCDC board meeting.

### **Agenda Item IX: Adjournment**

Seeing no further business, the meeting was adjourned.