



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

**Wednesday, August 16, 2023**

**Board Members Present (via conference):** Anton Mack, Kevin Brewer, Benjamin Orgel, Demar Roberts, Tanja Mitchell, Dacquiri Baptiste, Angel Price, and Elizabeth Low

**Board Members Absent:** Carl Person

**DMC Staff Present:** Paul Young, Brett Roler, Penelope Springer, Penelope Huston, Sara Barrera, Lauren Bermudez, Tori Haliburton, Darnesha Cotton, Halle Novarese, and Sam Caldwell.

**Guests:** Charles Carpenter (Legal Counsel), Jim Kutz, Jerry Sanders, JT Malasri, and Member of Public.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:07 A.M. Christine Taylor called roll for attending board members to confirm quorum. Called for approval of the minutes from June 21, 2023, CCDC meeting. Kevin Brewer motioned to approve the minutes as presented, Damar Roberts 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 – 69 N. Cleveland Street, MOC Outreach Center**

Sara Barrera presented the grant request for property located at 156 Lt. George Lee for an amount up to \$24,815. The subject property is lot on the northwest corner of North Cleveland Street and Court Avenue. It was previously the gym facility for Catholic Charities of West TN and the nearby Sacred Heart Catholic Church. The lot was transformed into a greenspace where community members can enjoy quiet reflection, connect with nature, work on the community garden or just walk their dogs. The exterior scope of work will improve upon the existing greenspace to make it more useful, safe, and attractive. The items of work include the following. Installing four (4) large outdoor lamps to provide lighting to the area. They will be placed around the pavilion structure, installing a robust outdoor water fountain, repaving an existing curb cut improving access for the mobile food distribution, installing twelve flower beds made of cinderblocks to double the community garden space, and establish an MLGW connection. The applicant, Jim Kutz, was present to make comments and answer any questions. After board

discussion, Tanja Mitchell motioned to approve the grant request as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

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

##### **TI Grant Request – 20 Mina Ave., Midsouth Coffee & Tea Co.**

Brett Roler presented the grant request for property located at 20 Mina Avenue for an amount up to \$30,000. The subject property is a vacant ground-floor space of approximately 1,150 square feet on the south side of the Tennessee Brewery parking garage. This vacant retail bay currently has a concrete shell, glass and metal storefront, and gravel floor. The space has remained in this raw, vacant condition since the Tennessee Brewery parking garage first opened in 2018. The applicant, Mr. Jerry Sanders, is proposing to open a storefront for Midsouth Coffee & Tea Co. Given the unimproved condition of the space, a complete interior buildout is necessary to make the space move-in ready. Contingent on receiving a Retail TI grant from the CCDC, the applicant plans to sign a 5-year lease and begin interior work. The scope of interior work potentially eligible for the Retail TI Grant will include the following: Interior electrical, interior walls (framing, drywall, & paint), fire suppression and/or fire alarm system, plumbing and commercial sink installation. Applicant Jerry Sanders was present to answer questions from board members. After board discussion regarding approving the variance, because the location is right outside of the Retail Grant boundaries, the board will grant an exception. Staff will look at redefining the boundaries of the grant. Tanja Mitchell motioned to approve the variance, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously. Dacquiri Baptiste motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

*(NOTE: Benjamin Orgel was recused himself from the vote)*

#### **Agenda Item VI: Development Loan Request**

##### **Development Loan Request – 164 Keel & 701 Third Street**

Brett Roler presented the development loan request for property located at 164 Keel & 701 Third Street for an amount up to \$300,000. The subject property consists of two adjacent residential lots in the Uptown neighborhood. The 0.23-acre site is located on the north side of Keel Avenue, in the block between Lyceum Lane and North Third Street and about 1 block south of Chelsea Avenue. The applicant proposes to build four new residential units in the model of “missing middle” housing. This approach to building new housing seeks to fill the gaps in established neighborhoods with smaller scale housing units and building typologies that more closely reflect what was traditionally built in the core city prior to World War II. For this specific project, the applicant is proposing a total of four cottage-style residential buildings. Two of the buildings will be 1-bedroom units and two of the buildings will be 2- bedroom units. All four buildings will be market-rate rental housing. The two lots have received the necessary land use approvals from the Board of Adjustments (BOA 21-73 & BOA 21-174), ensuring that the developer’s vision aligns with the city’s zoning regulations for new growth in Uptown. Applicant JT Malasri was present to answer any questions and make brief comments. After board discussion, Kevin Brewer motioned to approve the grant request as

presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

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

Paul Young gave a brief update on Pedestrian Lighting at Central Station with before and after pictures. Demar Roberts and Tanja Mitchell both gave positive feedback, stating that lighting makes a big difference. Paul gave a shoutout to Clint Burke, Clean & Green Manager, on all the hard work on all his efforts on cleaning up Downtown focusing more on weed abatement. Also he addressed the media coverage on a recent Downtown incident and informed the board that DMC is working closely with MPD.

**Agenda Item VII: Adjournment**

Seeing no further business, the meeting was adjourned.