



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

**Wednesday, December 16, 2020**

**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, Sharon Leicham, Anton Mack, Ray Brown, Carl Person, Deni Reilly, Terry Woodard, Julie Lansky and Benjamin Orgel

**Board Members Absent:**

**DMC Staff Present:** Jennifer Oswald, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Erik Stevenson, Jaske Goff, Jonathan Mosley, Katie Flynn, Abram Lueders and Debra Streeter.

**Guests (via conference):** Charles Carpenter (Legal Counsel), Corbin Carpenter, James Stokes, Onjelica Harris, Jayme Stokes, Jimmie Tucker, Mario Oliver, Fred Spikner, Vonesha Mitchell, BJ Chester-Tamayo, and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Christine Taylor called roll for board members, staff and attending guest. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from November 18, 2020 CCDC meeting. Anton Mack motioned to approve the minutes as presented, Sharon Leicham seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item III: Financial Report**

The financial update has not been finalized for this month, Penelope update board on the recent Audit committee meeting with Banks, Finley and White. The Audit report will be presented at next month's board meeting.

**Agenda Item IV: Special Grant Request – 317 North Main (Alcenia's)**

Brett Roler presented the special grant request for Alcenia's, located at 317 North Main Street. The CCDC is being asked to contribute a special grant of \$60,000 to help cover the cost of deferred maintenance and key property improvements needed to position Alcenia's for future success at her Downtown location. This effort is a partnership between Alcenia's, Memphis

Medical District Collaborative (MMDC), River City Capital, EpiCenter, Downtown Memphis Commission (DMC), and the CCDC. Terry Woodard motioned to approve the grant request as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item V: South City Good Neighbor Grant Request**

Katie Flynn presented the South City Good Neighbor Grant request for Century House, located at 151 Vance Avenue. The applicant is planning exterior improvements to the building and site including new exterior lighting, a new awning, exterior painting, masonry repairs, sidewalk and drainage repair, window and door replacement, and new landscaping planters. Project architect, Jimmie Tucker was available to answer questions from board. (Board counsel, Charles Carpenter noted that this application comes under the Conflict of Interest policy – Applicant Anton Mack is a current board member) After board discussion, Sharon Leicham motioned to approve the grant request as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed. (NOTE: Anton Mack recused himself from the vote)

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

Jennifer Oswalt thanks all board members for their participation in today's meeting and gave brief update on projects. Penelope Huston presented the State of Downtown update and explained how to access the SOD report from the DMC website. Jennifer Oswalt asked board members to share the SOD.

Ray Brown thanked Jennifer Oswalt for everything she has done for Downtown Memphis, she is owed a huge debt of gratitude.

**Agenda Item VIII: Adjournment**

Seeing no further business, the meeting was adjourned.