



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

Wednesday, December 14, 2022

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

Board Members Absent: Julie Lansky

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

Guests: Charles Carpenter (Legal Counsel), Neil Strebig (Daily Memphian), Crystell Harris, LaRico Cole, and Member of Public

Acting Chair Paul Young determined that a quorum was present, and the meeting was called to order at 9:02 A.M. Christine Taylor called roll for attending board members to confirm quorum. After reviewing meeting protocols, Paul Young called for approval of the minutes from November 16, 2022, CCDC meeting. Kevin Brewer motioned to approve the minutes as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the financial report update, monthly highlights and answered board question on completion of the 114 Main tower.

Agenda Item IV: 73 Union Avenue Development Loan Request

Brett Roler presented the development loan request for property located at 73 Union Avenue for an amount up to \$40,300. The subject property is a commercial condominium on the south side on Union Avenue, in the block between Front Street and South Main Street. The space includes approximately 4,000 sf. ft. on the ground-floor and basement level. This vacant commercial space has frontage along Union Avenue and was formerly used as an office use. The applicant purchased the commercial condominium and plans to move her business, Harris & Harris Realty Group, into the space. The applicant has 9 agents under brokerage and plans to grow the business and hire additional support staff. The applicant is applying for the CCDC's Development Loan to help make improvements needed to update the space and bring it fully up to code as office space. Applicant, Crystell Harris was available for brief comments and answer questions. After board questions were answered, Elizabeth Low motioned to approve the 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 and updated board on board member expirations and appointments. Board chair Michael Chance has served 8 years on the CCDC board and his term has ended as well as Julie Lansky. Paul Young will chair the next CCDC meeting to elect CCDC board officers.

Agenda Item IX: Adjournment

Seeing no further business, the meeting was adjourned.