



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

Wednesday, December 13, 2023

Board Members Present (via conference): Anton Mack, Kevin Brewer, Carl Person, Tanja Mitchell, and Elizabeth Low

Board Members Absent: Demar Roberts, Benjamin Orgel, Dacquiri Baptiste, and Angel Price

DMC Staff Present: Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Brian Mykulyn, Sara Barrera, Lauren Bermudez, Tori Haliburton, Halle Novarese, and Sam Caldwell.

Guests: Charles Carpenter (Legal Counsel), Heather Reed, Scott Klen Contini, Melissa Berretta, Jordan Poole, Emily Mutchnicle, Joshua Mutchnicle, Corbin Carpenter, Sophia Surret (Daily Memphian), and Member of Public.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:05 A.M. Christine Taylor called roll for attending board members to confirm quorum. Chairman Mack called for approval of the minutes from October 18, 2023, CCDC meeting. Kevin Brewer motioned to approve the minutes as presented, Carl Person 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: Retail Tenant Improvement (TI) Grant Request

TI Grant Request – 644 Madison Avenue (JEM Dining)

Brian Mykulyn presented the grant request for property located at 644 Madison Avenue for an amount up to \$30,000. The subject property is located on the north side of Madison Ave. The building is owned by 400 Main LLC and 393 Main LLC and the subject site is located between Rootstock and the Memphis Medical District Collaborative Office. JEM (Just Enjoy the Moment) Dining will offer a unique dining experience with a small, intimate restaurant setting, open kitchen and communal dining. The applicant plans to fully renovate the interior of the space with the scope of work including demolition, flooring, HVAC, plumbing, electrical, lighting, and permanent interior construction. After board discussion, Carl Person motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

TI Grant Request – 206 GE Patterson Avenue (Memphis Filling Station)

Brian Mykulyn presented the grant request for property located at 206 GE Patterson Avenue for an amount up to \$30,000. The subject property is located on the north side of GE Patterson Avenue. The applicant began their beer making journey in 2013, supporting local charitable events by brewing beer out of their home. The applicant is now ready to expand operations and open their first taproom and brewery under the Memphis Filling Station, LLC brand. The applicant plans to fully renovate the interior space with the scope of work including plumbing, electrical, demolition and ADA compliant buildout. After board discussion, Carl Person 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

In the absence of President Young, Chairman Mack announced a couple of upcoming events. The Emerging Developer Holiday Mixer will be held tomorrow, December 14th on the newly renovated 4th floor, and the DMC Holiday Mixer will be held next Thursday, December 21st here at DMC. Penelope Huston announces that the new DMC website is up and running.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.