



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

Wednesday, February 15, 2023

Board Members Present (via conference): Anton Mack, Tanja Mitchell, Kevin Brewer, Benjamin Orgel, and Demar Roberts,

Board Members Absent: Angel Price, Carl Person, and Elizabeth Low

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), Corbin Carpenter, Ruthie Sills, Stephanie Wade, Glenn Vault III, Jasmine Bowden, Valencia Pope, Tawanda Pirtle, Wade Hartsfield, Stephen MacLeod (MBJ), Neil Strebiger (Daily Memphian), and Member of Public

Acting Chair Paul Young 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. Paul Young called for approval of the minutes from January 18, 2023, CCDC meeting. Anton Mack 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 reported that the financials are still being finalized and presented next month. We are in the beginning of budget season and staff is working on the DMC budget.

Agenda Item IV: Officer Nominations & Elections

Paul Young announced that we have not received any nomination and would like to move this agenda item to the end of the meeting to give board members a chance to make nominations.

Agenda Item V: Good Neighbor Grant (GNG) Request

GNG Request – 1287 Vollintine

Sara presented the grant request for property located at 1287 Vollintine for an amount up to \$25,000. The subject property is an approximately 3,000 square foot commercial building at the southwest corner of Vollintine Avenue and North Claybrook Street near the redevelopment of Northside High School. The applicant has stabilized the building by replacing the roof and is seeking assistance for the exterior improvements that will help bring the building back into productive use and add vitality to the Klondike neighborhood. With the renovation project, three commercial units facing a major corridor will be added to the neighborhood. The largest will become a convenience store

and another unit will serve as the office location for MVP Business, the applicant's general contracting business. The remaining and third unit will be available for lease in a white box finish. Applicant, Valencia Pope was present to make brief comments and answer any 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 VI: Special Grant Request

Special Grant Request – 511 South Main Street (Feelin' Memphis Expansion)

Sara presented the grant request for property located at 511 South Main Street for an amount up to \$20,000. The subject property, 511 South Main, is a vacant ground-floor space on the west side of South Main Street. It is sandwiched between Downtown Yoga and Feelin' Memphis. Feelin' Memphis opened its doors in the South Main neighborhood in October 2020 during pandemic conditions. The retail business is open every day of the week and supports several local artists by showcasing their work with much of it referencing Memphis. The new space will include women's apparel and a children's section. Additionally, the back space will be available to host small gatherings. The applicant Tawanda Pirtle was present and made a few brief comments. Board member, Tanja Mitchell thanked applicant for having a presence in Downtown and expressed her excitement for the project. Benjamin Orgel 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 brief board updates on the approval of the PILOT review changes, which will go into effect July 1, 2023. The BSB will start an overnight patrol next week to deter Downtown property crime, and the next Diversity meeting will be held March 23rd at 2 o'clock. The board will elect board officers next month.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.