



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

Wednesday, January 18, 2023

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

Board Members Absent: Demar Roberts, Angel Price, and Kevin Brewer

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), Christopher Hearn, James Stokes, Mathew Hudgins, Megan Klein, Don Reeves, Patrick Brown, Ryan Morris, John Halford, Corrine Kennedy, Neil Strebbig (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. After reviewing meeting protocols, Paul Young called for approval of the minutes from December 14, 2022, CCDC meeting. Anton Mack motioned to approve the minutes as presented, Tanja Mitchell 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: DMC Audit Report

Penelope Springer introduced Christopher Hearn to present the DMC Audit. After presentation , Anton Mack made a few brief comments regarding the finance committee meeting and made a motion to accept the Audit as presented, Dacquiri Baptise seconded the motion, after roll call vote, the motion passed unanimously

Agenda Item V: Exterior Improvement Grant (EIG) Request

EIG Grant Request – 338 South Main Street

Sara presented the grant request for property located at 338 South Main Street for an amount up to \$60,000. The subject property has housed Klein Fitness for 10 years in the South Main neighborhood. The owners live above their business and are active neighbors. As they look to match the growing energy in the neighborhood and highlight their high-end fitness business, they are embarking on major renovations to their building. Exterior improvement includes repairing masonry, filling an abandoned door,

demolishing a stair stoop, sitework for new stairs and planter beds, replacing windows on lower level, installing a new anodized aluminum storefront, installing new a door, railing, and stairs on the Vance Avenue façade, installing lighting planter boxes along Vance Avenue façade, installing new signage, and painting all exterior walls charcoal. Anton Mack motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously

EIG Grant Request – 635 Madison Avenue

Sara presented the grant request for property located at 635 Madison Avenue for an amount up to \$60,000. The subject property is tucked between Inkwel cocktail lounge and Sam Philips recording studio along Madison Avenue. The proposed project will add a storefront to the back of a building facing this alley while making major improvements to the alley. The building will house and nurture creative energy with Ugly Art Co. managing studio spaces, an art gallery, and a retail area as a tenant. The applicant's business, cnct. design + development, will also reside in the building allowing more space for growing staff, client meetings, and community feedback sessions for projects in the area. The exterior scope of work eligible for grant funding include the following: Exterior demolition and miscellaneous repairs, brick repair and detailing, materials for framing, signage, exterior doors and hardware, landscaping, sidewalk improvements, public art, electrical work and lighting, glass and glazing, and paint all exterior. Dacquiri Baptise motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: President's Report

Paul Young welcomed new board member Dacquiri Baptise to the board and gave a few brief updates. Paul Young asked board members to send nominations for upcoming board elections.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.