



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

Wednesday, January 17, 2024

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

Board Members Absent:

DMC Staff Present: Christine Taylor, Penelope Springer, Brian Mykulyn, Sara Barrera, Lauren Bermudez, Tori Haliburton, Lawrence Green, and Sam Caldwell.

Guests: Charles Carpenter (Legal Counsel), Christopher Hearn, Kenneth Worles, Zeke Sansing, Stephanie Wade, Corbin Carpenter, Neil Strebig, and Member of Public.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:02 A.M. Christine Taylor called roll for attending board members to confirm quorum. Chairman Mack called for approval of the minutes from December 13, 2023, 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 monthly financials and highlights.

Agenda Item IV: Retail Tenant Improvement (TI) Grant Request

EIG Request – 325 Wagner Place

Brian Mykulyn presented the grant request for property located at 325 Wagner Place for an amount up to \$40,000. The subject property is a two-story commercial building located on the northwest corner of Wagner Place and Vance Avenue. Currently, the rear of the building (fronting the Mississippi River) operates as a small event venue, while the front of the building (fronting Wagner Pl) operates as a short-term rental (Air BnB). The space between the Air BnB and the event space is not currently in use, though the applicant has plans to expand the event venue into this space. The exterior scope of work will include repair, as well as new windows and openings that will increase the functionality of the building, while also improving its visual appearance. The scope includes cutting and installing new storefront doors, installing new windows, concrete restoration and new concrete pour, removal of existing steel security bars, lighting, painting. It is approximately 12,700 square feet. Applicant Zeke Sansing was available for brief comments and to answer questions. He stated that he has seen a lot more traffic in the area since Tom Lee Park reopened. After board discussion, Carl Person motioned

to approve the grant request as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: FY23 Audit Report

Christopher Hearn presented the FY23 Audit Report. Kevin Brewer motioned to accept the audit as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.