



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

Wednesday, July 20, 2022

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

Board Members Absent: Julie Lansky, Carl Person, and Demar Roberts

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Katie Koleini, Lauren Bermudez, Abram Lueders, and Sam Caldwell

Guests: Charles Carpenter (Legal Counsel), Elizabeth Mora (DMC Intern), Miles Carter (DMC Intern), Shelia Urevbu, Ephraim Urevbu, Marcina Egedegbe, S. MacKay, Vivian Ekstrom, Joyce Selina Love, James Stokes, Corbin Carpenter, Neil Strebog (Daily Memphian), Corinne Kennedy (CA), Stephen MacLeod (MBJ), Member of Public

Chairman Michael Chance 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, Chairman Chance called for approval of the minutes from June 15, 2022, CCDC meeting. Elizabeth Low motioned to approve the minutes as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the financial report and answered board member questions.

Agenda Item IV: Retail TI Grant Request

Retail TI Grant Request – 10 North Main, Unit C-1 (Picture Perfect Haircuts)

Sara Barrer presented the grant request for Picture Perfect Haircuts at 10 North Main Street for an amount up to \$30,000. The subject retail space is a semi-basement commercial condominium unit in the D.T. Porter Building directly south of Court Square. It is 1,671 square feet unit. Contingent on receiving a Retail TI Grant, the applicant proposes signing the lease and renovating the space to allow for barber shop and salon use. The applicant proposed to fully renovate the interior by demolishing the existing the salon receptacles, installing new half partition walls, painting the interior and exterior, and installing new lighting, flooring, and plumbing. Applicant Lugene Bishop was present to answer any questions. Anton Mack motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Exterior Improvement Grant (EIG) Request

EIG Grant Request – 385 South Main (Felicia Suzanne’s)

Sara Barrera presented the grant request for Felicia Suzanne’s located at 385 South Main Street for an amount up to \$60,000. The subject property is a single-story commercial building located on the west side of South Main Street. It is approximately 6,600 square feet. The exterior scope of work will include repair and cosmetic improvements that would not only provide enjoyable outdoor seating space for patrons but also enhance the pedestrian experience. These include the installation of (2) door openings and repair front doors, repair and recover (2) awnings at store front, install new exterior windows at side and rear, install new side exiting doors, remove old concrete and patio in the rear, install new concrete and new masonry wall around patio, tuck point brick exterior throughout the building 2 of 4, install new exterior signage, parking lot repairs, restriping, and modifications for new openings. Applicant representative Joyce Selina Love was present to answer any questions and made a few brief comments. Board counsel Charles Carpenter made a brief comment regarding historic tax credits for the project. Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously. (NOTE: Benjamin Orgel recused himself from the vote)

Agenda Item VI: Good Neighbor Grant Request

Good Neighbor Grant Request – 825 Jackson Ave (The Art Incubator)

Sara Barrera presented the grant request for The Art Incubator located at 825 Jackson Avenue for an amount up to \$25,000. The subject property is a two-story commercial building on the southwest corner of Jackson Avenue and North Dunlap Street. The applicant is planning to fully renovate 825 Jackson Avenue as a mixed-use building with outdoor programming space and large murals. As the Art Incubator, it will be used as studio space for artist residencies and to foster a variety of creative ventures. On the ground floor, the owner-artist will have a studio along with a space for a small restaurant tenant. On the upper level, multi-family units will be developed to support the international artists who will be hosted here. South of the building, thicket has been cleared to provide for common space and a parking lot. The applicant has made substantial renovation progress on the property by cleaning and gutting the interior, replacing the roof, and clearing the overgrowth. Separate from this application, he has already spent over \$112,000 in stabilization improvements and has more work scheduled to mobilize. The exterior scope of work will include masonry repair/tuckpointing, new doors and windows, paint, and lighting. Additionally, the applicant will later design murals for the east and west walls and install outdoor programming space protected with awnings/canopies. Applicants Ephraim Urevbu made a few brief comments and thanked board for the consideration of the grant. Vivian Ekstrom (Community Redevelopment Agency) made a few comments about the project and revamping the streetscape in the neighborhood. Board members had questions regarding parking and relocating power lines. Board member Tanja Mitchell thanked applicant for bringing the project to the uptown neighborhood and she is excited about the project. Board member Anton Mack also expressed his excitement to see development in this part of town. Tanja Mitchell motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VII: Pre-Development Grant Update & Funding Request

Brett Roler presented the request for Pre-Development Grant program. Staff is requesting that the CCDC reauthorize the Pre-Development Grant program with a new budget of \$50,000 for the current fiscal year, ending June 30, 2023. No changes to the program are recommended at this time. After presentation Brett Roler answered board member questions. Elizabeth Low motioned to approve the grant 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 on the recent Hip Hop Architecture Camp that was held Downtown and thanked the staff and volunteers. Update on the new DEI program manager, B2G Now and upcoming available find from Shelby County for public safety and infrastructure.

Agenda Item IX: Adjournment

Seeing no further business, Chairman Chance thanked staff for their work and then adjourned the meeting.