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

Wednesday, July 15, 2026

Board Members Present: Kevin Brewer, Dacquiri Baptiste, Victoria Robinson, Angel Price, Lisa Brown-Tucker, and Carl Person

Board Members Absent: Tanja Mitchell, Surayyah Hasan, and Lauran Stimac

DMC Staff Present: Chandell Ryan, Christine Taylor, Penelope Rambin, Milton Howery, Tori Haliburton, Grace White, Morgan Shaw, and Coleman Armes.

Guests: Charles Carpenter (Board Counsel), Carey Ward (Zellner), Katie Hunt (LRK), Scott Van Der Jagt (LRK), Teddy Jasper Sr., Teddy Jasper Jr., Andy Ashby (Daily Memphian), and Member of the Public.

Due to the absence of Chair Tanja Mitchell, President Chandell Ryan will serve as Chair of today's meeting. President Ryan 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. President Ryan called for approval of the minutes from June 17, 2026, CCDC meeting. Kevin Brewer motioned to approve the minutes as presented, Angel Price seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report
Penelope Rambin presented the Financial Report, highlighting the closure of 18 incentives totaling nearly $1 million. The budget for fiscal year 2027 is reviewed, including sponsorship income, insurance, maintenance contracts, and repairs.

Agenda Item IV: FY27
Penelope Rambin presented the FY25 budget. Kevin Brewer motioned to accept the FY27 budget as presented, Dacquiri Baptiste seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item V: Exterior Improvement Grant (EIG) Request

477 South Main - Spoken For
Brett Roler presented the Exterior Improvement Grant Request for an amount up to $9,933 for property located at 477 South Main Street. The subject property is a vacant commercial space located on the ground floor of the Arrive Hotel at the corner of S. Main Street and Butler Avenue. The space currently retains exterior signage from the former tenant that is outdated and no longer reflects an active business at the location. The EIG

Grant will support the installation of new high-quality illuminated signage that identifies the business while enhancing the building's appearance. The new signage will be designed to complement the character of the historic building and will be consistent with the scale, materials, and aesthetic quality of the signage being replaced. Applicants, Teddy Jasper II and his father, Teddy Jasper I, discuss their investment in the downtown community and partnership with the Arrive Hotel. After discussion, Dacquiri Baptiste motioned to approve the EIG request as presented, Angel Price seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item VI: Exterior Improvement Grant (EIG) Request

1 Dr. MLK Jr. Avenue - Walt & Ricky's

Brett Roler presented the Exterior Improvement Grant Request for an amount up to $40,000 for property located at 1 Dr. MLK Jr. Avenue The subject property is a vacant restaurant space located at the northwest corner of The Landing Residences, generally west of Front St. in the block immediately south of Dr. Martin Luther King Jr. Avenue. The space was formally occupied by Fancy's Fish House. The applicant will lease the vacant space and establish Walt & Ricky's Seafood Kitchen as a full-service restaurant. The concept will feature seafood, oysters, steaks, cocktails, and an enhanced riverfront dining experience with outdoor seating and hospitality amenities. The proposed use is expected to activate a currently vacant commercial space and contribute to the vibrancy and appeal of the riverfront district. The proposed exterior improvements will include the following major components: o Exterior Signage Four permanent illuminated tenant signs to be installed including fabrication, mounting, installation, & electrical. o Exterior Architectural Lighting Exterior façade and storefront lighting upgrades, including halo lighting for tenant identity and enhanced nighttime visibility. Exterior Electrical Improvements Electrical infrastructure work to support signage and lighting, including wiring, conduit, circuits, and installation. Patio Cover & Exterior Patio Enhancements Permanent patio upgrades include weather protection and shade elements, lighting, planters, swings, banquette seating, fans/heaters, surface refinishing, & landscaping. Design, Permitting & Professional Services Design, permitting, contractor coordination, and related professional services. Mobray Rowland and Stephen Keller discussed the restaurant's plans, including seating capacity, marketing strategy, and the importance of high-quality signage. After discussion, Kevin Brewer motioned to approve the EIG request as presented, Dacquiri Baptiste seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item VII: Exterior Improvement Grant (EIG) Request

48 South Front Street

Brett Roler presented the Exterior Improvement Grant Request for an amount up to $60,000 for property located at 48 South Front Street. The subject property is a vacant 3-story historic commercial structure located on the east side of Front Street, between Monroe Avenue and Union Avenue, within the Cotton Row Historic Preservation District. The property was recently acquired by the applicant and is currently undergoing rehabilitation for commercial mixed-use purposes, including ground-floor retail space and residential rental units on the upper floors. Façade restoration and building stabilization work is currently estimated at approximately $1,796,086. The exterior scope includes repair and refinishing of the original first-floor storefront, roof repairs, replacement of all windows to match the historic openings, masonry repair and tuck-pointing, and coating of the south party (shared) wall to address ongoing water infiltration issues. The project will also prepare a simple ground-floor shell space to support near-term pop-up activation as an interim strategy for activating the building. The upper-floor apartments are expected to be reoccupied following completion of the façade restoration and stabilization work. John Tirrill and Katie Bunker discussed the building's history, the plans for renovation, and the importance of stabilizing the facade. After discussion, Dacquiri Baptiste motioned to approve the EIG request as presented, Kevin Brewer seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item VIII: Exterior Improvement Grant (EIG) Request

64 South Front Street

Brett Roler presented the Exterior Improvement Grant Request for an amount up to $60,000 for property located at 114 Harbor Town Square. The subject property is a vacant three-story commercial structure (built ca. 1875) located on the east side of Front Street, between General Washburn's Escape Alley to the north and Union Avenue to the south. Façade improvements are planned on both the front (west) and rear/alley (east) sides of the building. The focus of the EIG grant will include the following major components: Masonry Repair and Tuckpointing: o Masonry restoration and stabilization will include pressure washing the front and rear elevations; chemically removing existing paint from the lower portion of the front elevation; performing masonry restoration on the front elevation; and applying a masonry dye/stain and sealer to both the front and rear elevations to achieve the closest feasible match to the building's historic appearance. Restoration work on the rear elevation is anticipated to be minimal due to prior brick replacement and limited deterioration. Historic Window Replacement: Replacement of 13 windows on the front elevation and 6 windows on the rear elevation. Painting and Coatings: Preparation and painting of exposed metal elements on the front and rear elevations, including lintels, columns, stair treads, doors, and exterior metal components. Katie Hunt and Scott Manner discuss the building's history, the plans for renovation, and the importance of preserving the facade. After discussion, Kevin Brewer motioned to approve the EIG request as presented, Carl Person seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item IX: Officer Elections

Chandell Ryan presented the nominated slate of officers. Dacquiri Baptiste to serve as CCDC Chair, Kevin Brewer as Treasurer and Victoria Robinson as Secretary. Carl Person motion to approve the slate of officers as presented, Angel Price seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item X: President's Report

Chandell Ryan updated board on the Independence Day celebration event on the River, noting the success and growth of the event.

Agenda Item VIII: Adjournment

Seeing no further business, the meeting was adjourned.