



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

**Wednesday, June 15, 2022**

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

**Board Members Absent:** Julie Lansky

**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), Ian Ripple (ABC 24), James Stokes, Katie Koleini, Neil Strebbig (Daily Memphian), Ryan Watt, Stephanie Wade, B.J. Chester-Tamayo (Alcencia's), Quincy Jones (The Works, Inc.), Katie Hunt, Tyrone Burroughs, Emily Wyonzek, Scott Bojko, Cory Davis, Brian Bullard (Urban ARCH), Ryan Morris, Valentina, Member of Public

Chairman Michael Chance determined that a quorum was present, and the meeting was called to order at 9:03 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 April 20, 2022, 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 & FY23 Budget**

Penelope Springer presented the financial report, highlights and the FY23 budget. Penelope Springer answered board questions regarding LGIP (Local Government Investment Pool), planned rental income from the 114 tower and staff fees. Elizabeth Low motioned to accept the FY23 budget as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item IV: Good Neighbor Grant – Potential Boundary Expansion**

Before the presentation, Brett Roler introduced new DMC Development Project Manager Sara Barrera. Brett Roler presented the recommendation to expand the Good Neighbor Grant program boundary to include the Klondike neighborhood in partnership with The Works, Inc. The Works, Inc. will contribute a total of \$200,000 in funding to expand the Good Neighbor Grant to include commercial projects in the Klondike neighborhood. All other program details and eligibility requirements would remain unchanged. The only requested modification to the program is the addition of the Klondike neighborhood in partnership with The Works, Inc. Tanja Mitchell motioned to approve the recommended boundary expansion as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Quincy Jones (The Works, Inc.) made a few brief comments on why this expansion is important to the neighborhood. It will allow them to make more residential improvements.

### **Agenda Item V: Retail TI Grant Request**

#### **Retail TI Grant Request – Old Soul Floral Company, 545 S. Main (Central Station)**

Brett Roler presented the grant request for Old Soul Floral Company located at 545 South Main Street for an amount up to \$30,000. The subject property is a vacant ground-floor space on the north side of Central Station, located on the south side of GE Patterson Avenue, just west of the intersection with South Main Street. Full renovation is needed to make the vacant space move-in ready. Contingent on receiving a Retail TI Grant, the applicant proposes to sign a lease and renovate the space for commercial use as a florist shop. This project is eligible for the Retail TI Grant program due to its location within the South Main Retail Node. The applicant plans to fully renovate the space with interior demolition, new drywall and wall framing, new storefront and exterior door, plumbing, electrical, HVAC, fire suppression, and interior painting. Applicant Katie Hunt was present to answer any questions. Anton Mack motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously. (NOTE: Benjamin Orgel recused himself from the vote.)

#### **Retail TI Grant Request – Zio Matto Gelato, 545 S. Main (Central Station)**

Sara Barrera presented the grant request for Zio Matto Gelato located at 545 South Main Street for an amount up to \$30,000. The subject property is a vacant ground-floor space on the north side of Central Station, located on the south side of GE Patterson Avenue, just west of the intersection with South Main Street. The applicant plans to fully renovate the space with interior demolition, new drywall and wall framing, new exterior door, flooring improvements, plumbing, electrical, HVAC, and interior painting. Following CCDC approval of a Retail TI Grant, the applicant intends to sign a lease and start Construction. Applicant Ryan Watt was present to answer any questions. Demar Roberts motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously. (NOTE: Benjamin Orgel recused himself from the vote.)

### **Agenda Item VI: Exterior Improvement Grant (EIG) Request**

#### **EIG Grant Request – Alcenia's, 317 N. Main Street**

Brett Roler presented the grant request for Alcenia's located at 317 North Main Street for an amount up to \$8,000. An Exterior Improvement Grant (EIG) is being requested to complete the transformation of a well-loved landmark in the Pinch District. The one-story landmark (ca.1949) has been newly renovated, and the owner is looking to add a deck to the north measuring approximately 12 ft. (w) by 48 ft. (l). The new EIG grant would be used to match funding for the \$16,000 design, material, and construction cost of the deck. The applicant needs the additional seating capacity and the opportunity to draw new customers. The outdoor dining space will provide 23 additional seats to the restaurant, while also adding vibrancy and activity visible along Main Street. Applicant B.J Chester Tamayo was present to answer any questions and made a few brief comments. She has been operating in the Pinch district for 25 years, she thanked DMC and partners for help

with all the renovations. Before extending a motion, Tanja Mitchell made a brief comment and thanked the applicant BJ Chester Tamayo for remaining and believing in the Pinch District. Tanja Mitchell motioned to approve the grant request as presented, Elizabeth Low seconded the motion, after roll call vote, the motion passed unanimously.

**EIG Grant Request – 154 GE Patterson Avenue**

Brett Roler presented the grant request for 154 GE Patterson Avenue for an amount up to \$60,000. The subject property is a 3-story commercial building located on the north side of GE Patterson Avenue, in the block between St. Martin and Second Street. The applicant is planning to fully renovate the building as a mixed-use building. Urban ARCH, a local architecture firm owned by the applicant, would occupy the ground floor as the office space tenant. Up to eight apartment units will be added on the upper floors. The exterior scope of work will include both deferred maintenance items and cosmetic improvements. Applicant Brian Bullard and Ryan Morris was present to answer any questions and make comments. Anton Mack motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

**EIG Grant Request – RS Lewis Funeral Home, 374 Vance Avenue**

Brett Roler presented the grant request for RS Lewis Funeral Home located at 374 Vance Avenue for an amount up to \$40,000. The subject property is a 2-story commercial building located on the north side of Vance Avenue, in the block between Fourth Street and Danny Thomas Blvd. The building will continue to be used for funeral services for the foreseeable future. The exterior scope of work will include both deferred maintenance items and cosmetic improvements. Applicant Tyrone Burroughs and Scott Bojko was present to answer any questions. Anton Mack motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously. (NOTE: Demar Roberts recused himself from vote)

**Agenda Item VII: Special Grant Request – Memphis Farmers Market**

Brett Roler presented the special grant request for the Memphis Farmer’s Market. the space used by the Memphis Farmers Market needs significant maintenance and repair. Due to the nature of their lease to use the property, the MFM is responsible for most of this work. Like many non-profits, a significant capital improvement expense for leased property is beyond the reach of the organization currently. In the interest of helping support and retain the market Downtown, the DMC staff is proposing a creative funding strategy to help address the immediate needs quickly while providing a larger matching grant opportunity. MFM has identified approximately \$25,000 of immediate repair needs generally related to the enclosed restroom space at the market site. Additionally, over \$91,000 of work is needed to repair and repaint the large canopy structures on site. DMC Staff recommends a two-part grant approach in the interest of finding a creative solution to support the MFM’s continued operation Downtown. For Part One, the DMC Staff recommends approving a one-time grant of \$25,000 to cover the immediate repairs, not including the canopy repair and painting. For Part Two, DMC Staff recommends funding a matching challenge grant of up to \$50,764 from CCDC to fund half the cost to prep and paint the canopy structures. Applicant Emily Wyonzek made a few brief comments and thanked board for the consideration of the grant. Elizabeth Low motioned to approve the \$25,000 grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously. Anton Mack motioned to approve the \$50,000 matching grant request as

presented, Elizabeth Low seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item VIII: President's Report**

Paul Young gave brief board updates on Mobility Center, 114 Tower, Pinch District and DMC Budget highlights.

**Agenda Item IX: Adjournment**

Seeing no further business, the meeting was adjourned.