



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

Wednesday, June 21, 2023

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

Board Members Absent: Anton Mack, and Demar Roberts

DMC Staff Present: Paul Young, Brett Roler, Penelope Springer, Penelope Huston, Abe Lueders, Sara Barrera, Lauren Bermudez, Tori Haliburton, Darnesha Cotton, and Halle Novarese

Guests: Charles Carpenter (Legal Counsel), Ester Wood, Tahira Abdul-Malik, Corbin Carpenter, James Stokes, Jasmine Bowden, Lavanda, Andrew Pouncey, Bill McCrary, Scott Blake, and Member of Public

Acting Chair Paul Young 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. Acting Chair Paul Young called for approval of the minutes from May 17, 2023, CCDC meeting. Tanja Mitchell motioned to approve the minutes as presented, Elizabeth Low seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer reported that the financials will be reported at next month's meeting.

Agenda Item IV: Good Neighbor Grant (GNG) Request

GNG Request – St. Mary's Cathedral, 700 Poplar Avenue

Sara Barrera presented the grant request for property located at 700 Poplar Avenue for an amount up to \$25,000. St. Mary's Episcopal Cathedral was founded in 1858 and has been at this location for 165 years. It is prominently located on Poplar Avenue near Morris Park and the Medical District. Structural repairs to the bell tower and cathedral roof are underway along with some accessibility improvements. Support is being requested for the second phase of work to improve the accessory structures. The subject structures include Martyr's Hall, Sister's Chapel, and Moody Wing. They are interconnected and east of the large, principle structure of the cathedral. The hall and the chapel are shared meeting spaces. Moody Wing is a leasable space that would work well for an education/daycare facility or small offices. The applicant is actively pursuing tenants that positively impact the community. The scope of work will include the following. Cleaning the exterior walls of Martyr's Hall, Sister's Chapel, and Moody Wing through power washing that follows the masonry specifications for this historic structure, resetting existing stone and

brick units that are loose, repointing joints that are missing, loose, or deteriorated, installing an ADA ramp at main entrance to Moody Hall, painting the exterior trim work for these structures, installing an ADA ramp at the western entrance to the cathedral, installing new doors with crash hardware at the entrances that have a new ramp, modifying the Moody Hall entrance by changing a window opening to a single door opening for ramp access, installing digital keypad locks at the two gothic gates that face Poplar Avenue. Applicants Scott Blake and Andrew Pouncey were present to make comments and answer any questions. After board discussion, Tanja Mitchell motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Good Neighbor Grant (GNG) Request

GNG Request – Miraaji Academy, 792 N. Claybrook Street

Sara Barrera presented the grant request for property located at 792 North Claybrook for an amount up to \$25,000. The subject property is a two-story building on the corner of North Claybrook Street and Keel Avenue. The Midtown Mosque, headquartered down the street on Jackson Avenue, is establishing Miraaj Academy at this location. The building will have classrooms and some temporary boarding for seasonal programming to nurture young adults in community engagement. They have completed interior renovations and are seeking assistance with the exterior improvements. The exterior scope of work includes; Adjusting a 5-ft fence that was up during interior renovation to be 3 feet along the street— approximately 120 feet, installing canopies at three entryways—the north, east, and east entrances repairing the front porch, installing new sod in the front yard, creating flowerbeds around the entrance and installing greenery, pressure washing select masonry and repainting the trim. Applicant Tahira Abdul-Malik was present to answer any questions. After board discussion, Angel Price motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: President’s Report

Paul Young gave a brief update on the 114 North Main renovation, which should be completed by the fall. He thanked Brett Roler and Penelope Spring for all of their hard work on the project. He also announced that the DMC is sponsoring the upcoming 4th of July firework show in AutoZone Park. The DMC hosted an Emerging Developers Program on June 2nd with guest speaker Brett Ragsdale, Board Secretary/Planning Director for the City of Memphis.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.