



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

**Wednesday, June 26, 2024**

**Board Members Present (via conference):** Anton Mack, Elizabeth Low, Dacquiri Baptiste, Carl Person, Tanja Mitchell, and Angel Price

**Board Members Absent:** Kevin Brewer, Benjamin Orgel

**DMC Staff Present:** Chandell Ryan, Christine Taylor, Penelope Springer, Milton Howery, Halle Novarese, Brian Mykulyn, Sara Barrera, Sam Caldwell, and Tori Haliburton.

**Guests:** Corbin Carpenter (Legal Counsel), Dailan Caldwell (DMC Intern), Neil Strebig (CA), Jeff Zepatos, Lazashia Brown, Bill McCrary, and Member of Public.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:02 A.M. Brian Mykulyn called roll for attending board members to confirm quorum. Chairman Mack called for approval of the minutes from the May 15, 2024, CCDC meeting. Angel Price motioned to approve the minutes as presented, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item III: Financial Report**

Penelope Springer presented the CCDC monthly financials and highlights, including recently closed incentives.

**Agenda Item IV: Officer Elections**

Chairman Anton Mack described the roles and responsibilities of the Chair, Secretary and Treasurer positions. Chairman Mack asked for nominations for each of these positions. Tanja Mitchell asked if current officers were allowed to remain in their positions. Chairman Mack confirmed that officers may be reelected to the same positions they currently held, so long as the Secretary and Chair positions were held by two separate people. Angel Price asked for the names of the current officers. Chairman Mack clarified that the chairman position was currently held by Anton Mack and the treasurer position was currently held by Kevin Brewer. Brian Mykulyn initially said that the secretary position was held by Elizabeth Low, before correcting himself that the secretary position was held by Tanja Mitchell. Angel Price nominated Tanja Mitchell for the role of Secretary. Dacquiri Baptiste seconded this nomination. Carl Person nominated Tanja Mitchell for the role of Chair. Elizabeth Low seconded this nomination. Angel Price withdrew her nomination of Tanja Mitchell for the role of Secretary. Angel Price requested that the roles and responsibilities of the secretary be read aloud. Chairman Mack read the description of the secretary role. Dacquiri Baptiste nominated Dacquiri Baptiste for the role of secretary. Tanja Mitchell seconded this nomination. Elizabeth Low nominated Kevin Brewer for the role of

treasurer. Dacquiri Baptiste seconded this nomination. Chairman Mack called for a vote on the officer positions, and after a roll call vote, the motion passed unanimously.

#### **Agenda Item V: Retail Tenant Improvement (TI) Grant Request**

##### **(TI) Grant Request – 107 G.E. Patterson Avenue (I AM RARE Boutique)**

Tori Haliburton presented the grant request for property located at 107 G.E. Patterson Avenue for an amount up to \$30,000. The subject property is a vacant retail bay located on the south side of G.E. Patterson Avenue between the Arcade Restaurant and Max's Sports Bar. The applicant proposes to activate the currently underutilized storage space and convert it into a clothing boutique geared toward women. Applicant Lazashia Brown was present to make brief comments and answer questions. Chairman Mack thanked applicant for activating a street level space and bringing her business to the South Main neighborhood. After board discussion, Dacquiri Baptiste motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

#### **Agenda Item VI: President's Report**

Chandell Ryan thanked board members for their service, before calling on Milton Howery (VP of Marketing & Communications) to present. Milton announced the upcoming Alley Dayz event at Barboro Alley and invited everyone present to attend. Milton also presented 901 Grind, a summer camp for youth to learn about art, architecture, design and ai. Chandell gave an update on the DMC Security Network, an effort by DMC staff to create a comprehensive network of security professionals across Downtown to aid in security and law enforcement practices.

#### **Agenda Item VII: Adjournment**

Seeing no further business, the meeting was adjourned.