



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

Wednesday, June 17, 2026

Board Members Present: Tanja Mitchell, Dacquiri Baptiste, Lauran Stimac, Victoria Robinson, Kevin Brewer, and Angel Price

Board Members Absent: Surayyah Hasan, Lisa Brown-Tucker, and Carl Person

DMC Staff Present: Chandell Ryan, Christine Taylor, Penelope Rambin, Milton Howery, Brian Mykulyn, Tori Haliburton, Grace White, and Miles Thomas.

Guests: Corbin Carpenter (Board Counsel), Tina Tatum (Ethnos), Laura Rivera (Ethnos), Eric Briscoe, Deanna Pounders, Mike Todd, Emily Dowdy, Sariah Bell, Andy Ashby (Daily Memphian), and Member of the Public.

Chair Tanja Mitchell determined that a quorum was present and called the meeting to order at 9:06 A.M. Christine Taylor called roll for attending board members to confirm quorum. Chair Mitchell called for approval of the minutes from May 20, 2026, CCDC meeting. Dacquiri Baptiste 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 Springer presented the Financial Report, and detailed the CCDC's fiscal year-to-date activities, including 18 incentives totaling \$845,000 and \$966,000 in approved incentives.

Agenda Item IV: FY27

The fiscal year 2027 budget will be presented at the July board meeting after more information is confirmed, including finalizing the Mighty Lights and upper floor rent components.

Agenda Item V: Exterior Improvement Grant (EIG) Request

114 Harbor Town Square Ethnos Coffee Roasters

Coleman Armes presented the Exterior Improvement Grant Request for an amount up to \$30,000 for property located at 114 Harbor Town Square. The subject property is located on the north side of Harbor Town Square between Harbor Town Circle and Harbor Bend Road. The project is an 800 sq. ft. ground floor retail space in the Harbor Town neighborhood between Cocozza American Italian Restaurant and Miss Cordelia's Market. The project involves exterior improvements such as new signage, low light sconces, steel planter boxes, a dark wood door, and painted window panels. Applicant Tina Tatum, CEO of Ethnos Coffee Roasters, shared her vision for the space,

emphasizing the company's commitment to community involvement and local history. The applicant plans to invest over \$100,000 in interior renovations, including new furniture and fixtures. After discussion, Dacquiri Baptiste motioned to approve the EIG request as presented, Victoria Robinson seconded the motion, after the roll call vote, the motion passed unanimously.

Agenda Item VI: Officer Elections

Chandell Ryan provided an update on the officer election process, noting that voting will take place next month at the July board meeting. Officer elections are for board chair, treasurer, and secretary.

Agenda Item VII: President's Report

Chandell Ryan asked Milton Howery to introduce the new marketing specialist, Miles Thomas, who will be responsible for enhancing social media presence. Miles gave a brief introduction and background history. We have also expanded marketing efforts by purchasing digital billboards, promoting the parking deals and the Brew Hop series. The Brew Hop series features eight participating Downtown breweries. DMC is also partnering with Brew Fest, offering a 10% discount for individuals to attend the event at Shelby Farms Park. We are also hosting a bike sweeper cleanup event in partnership with MMDC on Saturday, June 20th, at Walnut and Dr. MLK Avenue. Tori Haliburton discussed a home buyers' event on Saturday during the Juneteenth weekend, sponsored by Harris Harris Realty, which will feature vendors, food trucks, and activities for kids.

Agenda Item VIII: Adjournment

Seeing no further business, the meeting was adjourned.