



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

**Wednesday, May 15, 2024**

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

**Board Members Absent:**

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

**Guests:** Corbin Carpenter (Legal Counsel), Dailan Caldwell (DMC Intern), Kenneth Worles, Neil Strebbig (CA), and Member of Public.

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:04 A.M. Christine Taylor called roll for attending board members to confirm quorum. Before moving to the next agenda item, Chairman Mack thanked board member Kevin Brewer for his service as a CCDC board member. Demar Roberts appreciates his time to serve as a member and hopes to continue to be involved with Downtown Memphis Commission. Chairman Mack called for approval of the minutes from April 17, 2024, CCDC meeting. Kevin Brewer motioned to approve the minutes as presented with a corrected name spelling, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item III: Financial Report /FY25 Budget**

Penelope Springer presented the CCDC FY25 overview, the monthly financials and highlights.

The FY25 budget was presented for board approval. Kevin Brewer motioned to approve the budget as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

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

**(TI) Grant Request – 130 Madison Avenue (Dream Magic Daily Market)**

Sara Barrera presented the grant request for property located at 130 Madison Avenue for an amount up to \$30,000. The subject property is located on the ground floor of the Exchange Building at the southeast corner of Madison Avenue and Second Street. The applicant proposes to activate currently underutilized storage space and convert it into a convenience store with a deli, café, and ample seating area. Located on the southwest corner of Madison Avenue and Second Street, the location will cater to nearby apartment

dwellers, office workers, tourists, and especially the Airbnb guests at the Exchange Building. Applicant Miroslav Mitric was present to make brief comments and answer questions. Chairman Mack thanked applicant for activating a street level space. After board discussion, Tanja Mitchell motioned to approve the grant request as presented, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

### **Agenda Item V: Good Neighbor Grant (GNG) Request**

#### **GNG Request – 895 Lane Avenue (Lane Avenue Apartments)**

Brain Mykulyn presented the grant request for property located at 895 Lane Avenue for an amount up to \$25,000. The subject property is a 5-unit multifamily residence located on the South side of Lane Ave. The structure was built in 1964 and is approximately 3,400 square feet. The applicant is looking to make additional improvements to the site to address tenant concerns and improve the overall appearance. The applicant also purchased the adjacent single-family property to the west in 2019 and operates it as a rental property as well. The exterior scope of work will include functional and cosmetic improvements that would provide a more enjoyable outdoor space for residents, as well as help with energy efficiency and noise pollution coming from the nearby highway. Applicant Dane Smith were present to make brief comments and answer questions. After board discussion, Dacquiri Baptiste motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

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

Chandell Ryan gave a brief update on the recent Downtown Spring-Cleaning event (More Grind, Less Grit). The DMC plans to have more upcoming opportunities for members to participate. This was Milton Howery's (VP of Marketing & Communications) first week and it started up with the Spring-Cleaning event.

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

Seeing no further business, the meeting was adjourned.