



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

**Wednesday, November 17, 2021**

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

**Board Members Absent:** Julie Lansky, and Demar Roberts

**DMC Staff Present:** Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Jaske Goff, Katie Flynn, Abram Lueders, and Lauren Bermudez.

**Guests (via conference):** Charles Carpenter (Legal Counsel), Corbin Carpenter, Kinsey Thompson, Delita John, Emily Todd, Mike Todd, Corinne Kennedy, Rob Moore, James Stokes, Jayme Stokes, and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Christine Taylor called roll for attending board members. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from October 27<sup>th</sup>, CCDC meetings. Elizabeth Low motioned to approve the October 27<sup>th</sup>, 2021 minutes as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

**Agenda Item III: Financial Report**

Penelope Springer presented the financial report.

**Agenda Item IV: Development Loan Request**

**Development Loan Request – 1400 Madison Avenue**

Abe Lueders presented the Development Loan request up to \$200,000 for property located at 1400 Madison Avenue. The subject property is a two-story commercial building at the northwest corner of Madison and Watkins (Krosstown Kleaners), in the Medical District. The applicant recently purchased 1400 Madison for conversion into an event venue with five apartment units on the second floor. After years of neglect, the building will require extensive renovations to bring it back to active use. Interior work on the property will include extensive plumbing, HVAC, and electrical work throughout the building. Apartments will be built out on the second floor, and the ground floor will be reconfigured to include two reception rooms, a prep kitchen, and a bar near the entry. Exterior work will include repairing and replacing windows, masonry painting and repair, as well as extensive improvements to the building's side yard, which will be enclosed with a brick and wrought-iron fence and used as an outdoor event space. Board members were concerned about guest parking. Applicant Kinsey Thompson was available to

answer any questions. Benjamin Orgel motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

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

Paul Young updated board members on the 114 North Main Tower Renovation, permits have been filed and construction should begin by the end of the year.

**Agenda Item VIII: Adjournment**

Seeing no further business, the meeting was adjourned.