



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

Wednesday, October 19, 2022

Board Members Present: Michael Chance, Carl Person, Benjamin Orgel, Demar Roberts, Tanja Mitchell, Kevin Brewer, Anton Mack, and Elizabeth Low

Board Members Absent: Julie Lansky

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Tori Haliburton, Sara Barrera, Abe Lueders, Sam Caldwell, and Lawrence Green

Guests: Charles Carpenter (Legal Counsel), Stephanie Wade, Mike Todd, Emily Todd Dowdy, Neil Strebig (Daily Memphian), Corinne Kennedy (Commercial Appeal), and Vivian Ekstrom

Chairman Michael Chance determined that a quorum was present, and the meeting was called to order at 9:05 A.M. Christine Taylor called roll for attending board members to confirm quorum. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from September 14, 2022, CCDC meeting. Carl Person motioned to approve the minutes as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer reported that the financials are still in the process of being updated and will be presented at the next meeting.

Agenda Item IV: Exterior Improvement Grant (EIG) Request

EIG Grant Request – 656 Madison Avenue

Sara Barrera presented the grant request for 656 Madison Avenue for an amount up to \$40,000. Applicant Emily Todd Dowdy and Mike Todd was present to make a few brief comments and answer questions. Carl Person thanked the applicant, Mike Todd for his investment in Downtown. The subject property is a two story multi-tenant commercial building located on the north side of the 600 block of Madison Avenue. It is approximately 18,800 square feet. Some of the uses include the MMDC office, a large Airbnb, a small recording studio, warehouse space, and a maker studio. The proposed exterior improvements will refresh the space, highlight the activities inside, and make both entrance areas more welcoming. The exterior scope of work will include repairs to

prepare the space for cosmetic improvements that will enhance the pedestrian experience and support the businesses housed there. The exterior improvements facing the alley stands to have a high impact as it is frequented for parking and access to this building and adjacent commercial and residential buildings. After board discussion, Anton Mack motioned to approve the grant request as presented, Carl Person seconded the motion, after roll call vote, the motion passed unanimously.

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

TI Grant Request – 644 Madison Avenue, Suite 102 (Three of Cups Wine Bar)

Sara Barrera presented the grant request for 644 Madison Avenue for an amount up to \$30,000. The subject property is a vacant ground-floor space on the north side of Madison Avenue in the Edge District. A full build out is needed to make the vacant space move-in ready and the applicant proposes to sign a 5 year & 3 months lease and renovate the space for commercial use as a new wine bar. The applicant has carefully curated this business model after years in the wine industry, both in distribution and in restaurant management. The design work is done locally by Pretty Useful Co. The architecture firm is local to the neighborhood and invested in transforming the area with several previous projects here. Applicant Jake Smith made a few brief comments and answered questions. A public comment was made by Emily Todd Dowdy, she stated she is very grateful and the project has her full support. After board discussion, Carl Person motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Good Neighbor Grant (GNG) Request

GNG Grant Request – 954 Jackson Avenue

Sara Barrera presented the grant request for 954 Jackson Avenue for an amount up to \$25,000. The subject property is a single story commercial building located on the north side of Jackson Avenue in the Smokey City neighborhood. The applicant is seeking to redevelop this property and lease it as to a restaurant tenant. Through this redevelopment, they seek to foster commercial activity in this underinvested neighborhood with plans to renovate additional spaces throughout the neighborhood. The exterior scope of work will include exterior improvements that will not only provide enjoyable outdoor seating space for patrons but also improve the appearance of the neighborhood. Windows and doors will be updated to create better access and visibility. A glass garage door will be installed and lead out onto an outdoor dining area. A pergola will shade the outdoor dining area, and it will be enclosed by a short wall supporting greenery. To further enhance the area, a mural will be commissioned by a local artist. Applicant Roosevelt Bonds and YaVeda Nesby was present to make a few brief comments and answer questions. After board discussion, Anton Mack motioned to approve the grant request as presented, Carl Person seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VII: President's Report

Paul Young stated we are looking forward to the Grizzlies Opening Night, and updated board on the DMC temporary location at the Epicenter while electrical work is being completed at the DMC office. Also, that the EBO compliance reporting will be shifting to use B2G Now

Agenda Item VIII: Adjournment

Seeing no further business, the meeting was adjourned.