



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

Wednesday, September 18, 2024

Board Members Present (via conference): Tanja Mitchell, Kevin Brewer, Williams Brack, Dacquiri Baptiste, Lisa Tucker, Carl Person, Victoria Young, and Angel Price

Board Members Absent: Surayyah Hasan

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

Guests: Parker Sitton, Patrick Brown, Monique Williams, Roosevelt Bonds, Stephanie Wade, K Welch, Katrina Shepherd, Tim Redden, Stephen MacLeod (MBJ), Neil Strebis (CA), and Sophia Surrent (DM)

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 the June 26, 2024, CCDC meeting. Carl Person motioned to approve the minutes as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer will present financials at the next CCDC meeting. The finance department is working on the upcoming audit.

Agenda Item IV: Exterior Improvement Grant (EIG) Request

(EIG) Grant Request – 430 Monroe Avenue

Brian Mykulyn presented the grant request for property located at 430 Monroe Avenue for an amount up to \$60,000. The subject property is a two-story industrial warehouse located on the northwest corner of Monroe Ave and Lauderdale Street built in 1910. Historically used for commercial printing and most recently sitting empty, this building is on a prominent corner within the Edge District. The developer also has a 108-unit apartment building under construction to the east of the subject property. A small restaurant and a commercial bay are planned for the ground floor of the redeveloped property. There will also be offices for lease on the second level. The grant-eligible exterior scope of work includes opening historic fenestration patterns and increasing transparency, along with prototypical curb appeal enhancements. The list of exterior improvements includes: Removal of ground level infill walls to prepare for new storefront system, remove existing second level warehouse windows, install new energy

efficient, modern windows with muntins to mimic original warehouse windows, install dark bronze storefront system at the south and southwest façades, repair sidewalk and curbs around the perimeter while creating openings for the planting beds, repair masonry and repair/patch plaster, Paint all exterior walls, install pre-finished dark bronze metal canopies on the south elevation storefront entrances, install architectural façade lighting, install street trees, landscape lighting, and plantings. After the board discussion, Dacquiri Baptiste motioned to approve the grant request as presented, Williams Brack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Good Neighbor (GNG) Grant Request

(GNG) Grant Request – 849 Jackson Avenue

Tori Haliburton presented the grant request for property located at 849 Jackson Avenue for an amount up to \$25,000. The subject property is a single-story commercial building located on the south side of Jackson Avenue. It is approximately 1,200 square feet. It has been a vacant, boarded up eyesore for over a decade. The proposed redevelopment project would put it to productive use as an office space. Interior renovations are underway. The electrical system has been upgraded and the interior walls were reframed. Exterior improvements will further enhance the space. The exterior scope of work includes closing the existing garage door opening on the north façade, install storefront windows on the north façade and three new windows in the west façade, install a commercial entrance door, pour a concrete walkway from the entrance to the planned parking lot, pour new sidewalks to replace the broken driveway apron, pour concrete at the main entrance for stairs and/or a ramp, install flowerbeds beneath the storefront windows with hardy landscaping, install gooseneck lighting fixtures along the northern façade to light up the entrance, and paint exterior walls. Applicant Roosevelt Bonds was present to answer questions and make brief comments. After the board discussion, Kevin Brewer motioned to approve the grant request as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

(GNG) Grant Request – 492 Vance Avenue

Brian Mykulyn presented the grant request for property located at 492 Vance Avenue for an amount up to \$25,000. The subject property is a historic two-story building on the North side of Vance Avenue. From 1949 to 1974, the building housed the Griggs Business and Practical Arts College, one of the few Black colleges in Memphis. The College educated more than 1,000 Black men and women before closing its doors in 1974. Since the school's closure, the building has struggled to find a new user and has fallen into a state of disrepair as a result. The applicant purchased the property in 2021, with the intention of restoring the historic structure and converting it into a productive space once again, providing educational resources and community engagement opportunities. Since acquiring the property, the applicant has worked diligently to increase awareness of the site's history, hosting tours for interested community members and successfully lobbying the National Parks Service to place it on the National Register of Historic Places. The applicant is looking to make significant improvements to the exterior of the property. The exterior scope of work includes the following: Restoration of historic signage, landscaping, concrete repair, and exterior lighting. Applicant Stephanie Wade was present online to make brief comments and answer questions. After

board discussion, Williams Brack motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Special Development Grant Request – 24 N. BB King Blvd.

Brett Roler presented the special grant request for property located at 24 North BB King Blvd, for an amount up to \$12,100. Earlier this year, Biscuits & Jams opened a second location in Downtown Memphis. The new location is in the ground floor of the Hotel Indigo, which provides three-meals-a-day service and a full bar. The business owner elected to not apply for DMC/CCDC incentives prior to signing the lease because another restaurant had previously occupied the space. While Biscuits & Jams is open for business, an opportunity remains to support this owner’s efforts to fully transform the entire space into an even greater community asset. The space currently under lease includes both the ground-floor restaurant space and the basement, most recently known as “Memphis Sounds,” a bar and music venue. In the interest of activating that basement space as a new destination for authentic local music, the business owner is working to open the space as “The Juke.” The venue will cater to a +25-year-old crowd interested in hearing authentic local music from Memphis and the Midsouth region. Staff is recommending that the CCDC consider a special grant to help close the budget gap and ensure that The Juke is able to fully open this fall. Williams Brack motioned to approve the request as presented, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VII: Pre-Development Grant Update & Round IV Funding Request

Brett Roler presented the Pre-Development Grant Update & Round IV Funding Request for \$50,000. The CCDC created the Downtown Pre-Development Assistance Grant in August 2020 with \$50,000 in funding for the first year. A second round of funding (\$50,000) was approved in October 2021 to extend the program into the second fiscal year. A third round of funding (\$50,000) was approved by the CCDC in Q3 2022. To date, a total of 32 pre-development grants have been approved under this innovative program. This grant program, while relatively modest in budget, is having an impact. The DMC intends to remain proactive in efforts to attract new development and investment in commercial property Downtown. Staff requests that CCDC reauthorize the program with a new budget of \$50,000. Board members asked if applicants were able to use other incentives, how many projects have been completed, and should the requested amount be increased. After questions were answered, Kevin Brewer motioned to approve the request as presented, Williams Brack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VIII: President’s Report

Chandell Ryan announced that Brett Roler was awarded the Inspired Leader of the year award by the IDA (International Downtown Association) and Tori Haliburton received the Economic Engagement award as a Rising Star. Everyone was reminded of the upcoming Alley Dayz event in the Pinch District, September 25th.

Agenda Item IX: Adjournment

Seeing no further business, the meeting was adjourned.