



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

Wednesday, September 15, 2021

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

Board Members Absent: Julie Lansky and Benjamin Orgel

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

Guests (via conference): Charles Carpenter (Legal Counsel), Charles Cavallo, and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:02 A.M. Christine Taylor called roll for attending board members. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from August 18, 2021, CCDC meeting. Elizabeth Low motioned to approve the minutes as presented, Demar Roberts 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: Retail Tenant Improvement Grant Request

Retail Tenant Improvement Grant Request – 145 Madison Avenue

Katie Flynn presented the Retail Tenant Improvement Grant request up to \$30,000 for property located at 145 Madison Avenue (Downtown Nutrition + Energy). The subject property is located on the south side of Madison Ave., just east of South Second St. It is adjacent to Fam restaurant and is right across the street from The Brass Door and a new coffee shop under construction. The applicant plans to fully renovate the ground floor commercial space and storefront. New electrical, plumbing, and HVAC will bring the space back into operable use. Interior demolition of the existing wooden paneling, new lighting, flooring, and a new counter will transform the vacant jewelry store into a vibrant, renovated nutrition bar. Applicant Charles Cavallo was present to answer any questions. Kevin Brewer motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Diversity, Equity & Inclusion Metrics

Paul Young presented the Diversity, Equity, & Inclusion Metrics. He gave a brief overview of the WMBE program to show how the program effects all faucets of Downtown by including all races and sexes in Downtown development. He highlighted CCDC projects Malone Park Commons, Havana Mix, Slim and Husky's, and Raw Girls to show how CCDC incentives has affected the downtown community.

Agenda Item VI: President's Report

Paul Young updated board members on the 114 North Main Renovation, which will be presented at the next DMC board meeting. Board members were also updated on varies Downtown activities including Food Truck Thursday.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.