



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

Tuesday, December 12, 2023

Board Members Present: Eric Mathews, Dana Pointer, Sean Norris, Jeri Moskowitz, Brandy Johnson-Ward, Glenn Floyd, and Jim Crone

Board Members Not Present: Patrick Hillard

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Huston, Penelope Springer, Sara Barrera, Tori Haliburton, Lauren Bermudez, Brian Mykulyn, and Sam Caldwell

Guests: James McLaren (Board Counsel,) Matthew Hudgins, Emily Zimmer, John Halford, Alfredo Cerpa, Casper Briggs, Sophia Surrett (Daily Memphian), Gabe Veualy, Stephen MacLeod (MBJ), Neil Strebig (CA), and a Member of the Public.

Chairman Eric Mathews determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Chairman Eric Mathews called for approval of the minutes from the September 12, 2023, CCRFC board meeting. Dana Pointer motioned to approve the minutes as presented, Glenn Floyd seconded the motion, after roll call, the motion passed unanimously.

Agenda item III: Financial Update

Penelope Springer presented the financial update and monthly highlights.

Agenda item IV: 525 & 475 N. Main Street – Modify Closing Deadline Request

Board Counsel, James McLaren presented the request to modify closing deadline for property located at 525 & 475 N. Main Street (Greyhound Bus Complex). Applicant is requesting a 6-month modification. Sean Norris motioned to approve the request as presented, Jeri Moskowitz seconded the motion, after roll call, the motion passed unanimously.

Agenda item V: 785 Union Avenue – Modify Closing Deadline Request

Board Counsel, James McLaren presented the request to modify closing deadline for property located at 785 Union Avenue (The Vic on Union). The modification request will be moved to the January agenda when the applicant is able to attend meeting.

Agenda item VI: 2010 Court Avenue - PILOT Request

Brett Roler presented the 10-year PILOT request for property located at 2010 Court Avenue for new construction of a multifamily building with 10 apartment units and off-street parking. The applicant proposes to demolish the existing 1,200 sq. ft. building on site and replace it with new construction of a 10-unit multi-family apartment building and off-street parking lot with 10 spaces. The new 2-story building will be approximately 7,828 sq. ft. in area and feature an exterior material palette designed to fit well within the neighborhood context and will include brick, lap siding, and cementitious panels. Applicant Alfredo Cerpa & Architect, John Halford were available for brief comments and to answer questions. Board questions concerned project capital stack, applicants experience & background, construction timeline and if any pushback or concerns from neighbors. After board questions and discussion, Sean Norris motioned to approve the request as presented, Glenn Floyd seconded the motion, after roll call, the motion passed unanimously.

Agenda item VII: President's Report

Paul Young stated that this is his last CCRFC meeting before moving across the street to City Hall. It has been a joy to be a part of DMC. Board Chairman Eric Mathews gave a brief update on the search for the next DMC President and answered questions from board members. The second round of interviews will be held next week and hopefully a decision will be made before the end of year.

- Connect Memphis – Working with MPD to connect more private cameras to MPD to have more eyes on the street.
- A continued conversation with the business community on Safety concerns
- Penelope Huston announced that the new DMC website is up and running. The new site is easier to use and allows more connectivity on projects in the database.
- Upcoming Emerging Developer Mixer – December 14th @ 5 o'clock
- Upcoming DMC Holiday Mixer – December 21st @ 4 PM

Before closing, Chairman Mathews thanked Paul Young for his leadership and sincere congratulations from the board.

Seeing no further business, the meeting was adjourned.