



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

**Tuesday, February 13, 2024**

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

**Board Members Not Present:**

**DMC Staff Present:** Chandell Ryan, Christine Taylor, Brett Roler, Penelope Springer, Sara Barrera, Tori Haliburton, Lauren Bermudez, Brian Mykulyn, Sam Caldwell, Halle Novarese, and Nesha Cotton.

**Guests:** James McLaren (Board Counsel), Kevin Woods, Aaron Mesmer, Brad Simma, Jay Lindy, Michael McLaughlin, Malcom Wilson, Joe Kent, Sophia Surret (Daily Memphian), Stephen MacLeod (MBJ), Neil Streb (CA), and a Member of the Public.

Vice Chairman Jim Crone determined that a quorum was present, and the meeting was called to order at 9:02 A.M. Vice Chairman Jim Crone gave a brief introduction of Chandell Ryan and called for board approval of Chandell Ryan as President & CEO of Memphis Center City Revenue Finance Corporation. Glenn Floyd motioned to approve Chandell Ryan as President & CEO of CCRFC, Brandy Johnson-Ward seconded the motion, after roll call, the motion passed unanimously. Vice Chairman Jim Crone called for approval of the minutes from the January 9, 2024, CCRFC board meeting. Dana Pointer motioned to approve the minutes as presented, Patrick Hillard 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: 100 North Main Street – PILOT Request**

Brett Roler presented the PILOT request for 100 North Main Street. The applicant is requesting a 30-year PILOT for the redevelopment of the 100 North Main building as a mixed-use commercial development. The applicant requests that CCRFC recommend for Memphis City Council approval a 5% TDZ Tourism Surcharge incentive and the use of those proceeds as the funding mechanism for the redevelopment of the 100 North Main project.

Before moving to discussion, a public comment was heard from Joe Kent. Mr. Kent wanted to know how many City employees would be located in 100 North Main and where would they be located from. Applicants Jay Lindy and Kevin Woods answered questions.

James McLaren explained each resolution for the 100 North Main project. The project has the potential for multiple PILOT leases, will be capping fee at one million dollars, and the recommendation for the 5% surcharge will have to be presented to City Council for approval. James answered board member questions regarding PILOT cap fees.

Applicants were available for comments and questions. After questions and discussion, Sean Norris motioned to approve the PILOT request as presented, Glenn Floyd seconded the motion, after roll call, the motion passed unanimously. Dana Pointer motioned to approve the 5% Surcharge request as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

*(NOTE: Technical difficulties were experienced with camera & sound during the meeting.)*

**Agenda item V: President's Report**

Chandell Ryan stated that she is happy to meet everyone and is looking forward to working together. The DMC staff has been great to work with.