



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

**Tuesday, March 12, 2024**

**Board Members Present:** Jim Crone, Eric Mathews, Sean Norris, Jeri Moskowitz, Vonesha Mitchell, and Patrick Hillard

**Board Members Not Present:** Glenn Floyd, and Dana Pointer

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

**Guests:** James McLaren (Board Counsel), Sam Fargotstein, Gene Shevaldin, Kevin Woods, Jay Lindy, Albert Brown, James Sokes, 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 called for approval of the minutes from the February 13, 2024, CCRFC board meeting. Patrick Hillard motioned to approve the minutes as presented, Jeri Moskowitz 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: Review of FY23 Audit Report**

Penelope Springer introduced Christopher Hearn (Banks Finey White) to present the FY23 Report. Mr. Hearn reviewed the audit and reported a clean unmodified report. Eric Mathews motioned to approve the audit as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

**Agenda item V: Request to modify the PILOT closing deadline for 22 North Front Street**

James McLaren presented the request to modify the PILOT closing deadline for 22 North Front Street and introduced applicants, Left Lane, Sam Fargotstein, and Gene Shevaldin. A modification of the PILOT Closing Deadline will allow applicants to continue their work towards meeting all its goals and commitments related to the Project. Without a modification to the PILOT Closing Deadline, the Project could be rendered economically infeasible. The applicant is requesting that the PILOT Closing Deadline, currently set for May 9, 2024, be modified to May 9, 2025. After board discussion, Sean Norris motioned to approve the request as presented, Eric Mathews seconded the motion, after roll call, the motion passed unanimously.

**Agenda item V: Request for approval of Preliminary Bond Resolution for 100 North Main**

James McLaren presented the request for approval of preliminary bond Resolution for 100 North Main. James McLaren turned the presentation over to Jay Lindy and Albert Brown. The applicants were available for brief comments and answer board member questions. After a lengthy board discussion, Jeri Moskovitz motioned to approve the request as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

**Agenda item V: Other Business/Adjournment**

Chandell Ryan welcomed new board member Vonesha Mitchell; she gave a brief introduction. Seeing no other business, the meeting was adjourned.