



**DOWNTOWN MOBILITY AUTHORITY
MINUTES**

**Wednesday, July 15, 2026
4:00 PM**

BOARD MEMBERS PRESENT: Elliott Embry, Shanea McKinney, and Michael Chance

BOARD MEMBERS NOT PRESENT: Alvin Crook, and Wayne West

DMC STAFF PRESENT: Chandell Ryan, Christine Taylor, Brett Roler, Penelope Rambin, Milton Howery, Grace White, Tori Haliburton, Morgan Shaw, Coleman Armes, Sara Barrera, Sam Caldwell, Miles Thomas, and Brian Mykulyn.

GUESTS PRESENT: James McLaren (Counsel), and Resident of Memphis

Elliott Embry determined that a quorum was present and called the meeting to order at 4:03 PM. Christine Taylor called roll for board members to confirm quorum. Chairman Embry called for approval of the minutes from March 18, 2026, meeting. Shanea McKinney motioned to approve the minutes as presented, Michael Chance seconded the motion, after roll call vote, the motion passed unanimously.

Elliott Embry called for agenda item III: Financial Update

Penelope Springer presented the overall garage operations, and operating expenses.

Elliott Embry called for agenda item IV: FY27 Budget

Penelope Rambin presented the FY27 Budget, Shanea McKinney motioned to approve the FY27 budget as presented, Michael Chance seconded the motion, after roll call vote, the motion passed unanimously.

Elliott Embry called for agenda item V: Project Update: DMA Facility Assessment & Repairs

Morgan Shaw presented the Facility Assessment & Repairs. The board was updated on the Garage Restoration Project, phase II critical structural and waterproofing repairs have been addressed at Justice Center, 250 Peabody Place, and First Park Place garages. First Place had additional stairwell repairs and painting, also supplemental floor drain addition. Mobility Center had supplemental floor drains added to address excessive pooling near stairwells. 250 Peabody Place brick façade repair. All garages had top-deck silane treatment to protect concrete.

Elliott Embry called for agenda item VI: Project Update: Vance Avenue Sidewalk Grant

Morgan Shaw presented the update on the Vance Avenue Sidewalk Grant. In 2025, the DMC was awarded \$450,000 in grant dollars by the Tennessee Department of Health as a part of the Project Diabetes Program to repair sidewalks along Vance Avenue between Lauderdale and South Front Street. This corridor serves as a main entry point to the only existing ADA accessible path to the riverfront, connecting the South City neighborhood to the Downtown Core and South Main. The grant is disbursed over a period of 3 years. Each phase will cover approximately a third of the overall sidewalk work throughout the corridor.

Starting in May of 2026, we began working on the section of sidewalk between S. B.B. King Blvd and Hernando. Existing conditions included completely deteriorated concrete pads, abandoned curb ramps, large elevation changes, and missing ADA ramps. Phase I included replacing 7,535 square feet of

sidewalk and 321 Linear Feet of Curb, also installing 11 new curb ramps. Brett Roler commented on the tremendous work that Morgan Shaw has put in this project..

Elliott Embry called for agenda item VII: Officer Elections

Chandell Ryan presented the Officer Elections for the DMA board. Elliott Embry has been elected to continue serving as the DMA Chairman and Treasurer. Shanea McKinney motioned to approve the nomination as presented, Michael Chance seconded the motion, after roll call vote, the motion passed unanimously.

Elliott Embry called for agenda item VIII: President's Report

DMC President Chandell Ryan introduced new marketing and communications specialist, Miles Thomas. The summer parking deals we presented, \$8 parking for Redbirds Promo and \$5 promo for 3-hour parking July through August. A brief update on recent grand openings for Belle Mont Development, Malone Park Commons, Ritual Coffee and Baron Von Opperman.

Elliott Embry called for agenda item IX: Other Business/Adjournment

Seeing no further business, Chairman Elliott Embry adjourned the meeting.