



**DOWNTOWN MOBILITY AUTHORITY
MINUTES**

Wednesday, March 17, 2021

4:00 PM

Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the DMA has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety and welfare of the public, DMC staff, and DMA board members. This meeting of the DMA was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.

BOARD MEMBERS PRESENT: John Golwen, Shanea McKinney, Wayne West, Travis Green and Sylvia Crum

BOARD MEMBERS NOT PRESENT: Alvin Crook

DMC STAFF PRESENT: Ray Brown, Brett Roler, Christine Taylor, Penelope Springer, Penelope Huston, Jaske Goff, Erik Stevenson, Lauren Crabtree, Katie Flynn, and Abe Lueders.

GUESTS PRESENT: James McLaren (Counsel), Jack McCleskey, James Stokes, Billy Orgel, Doug Carpenter, Corinne Kennedy, Jay Lindy, Bryan Coleman, and Suzanne Carlson.

John Golwen determined that a quorum was present and called the meeting to order at 4:00 AM. Christine Taylor called roll for board members, staff and attending guest. John Golwen called for approval of the Consideration of Open Meeting Resolution finding that meeting by electronic means of communication is necessary. Wayne West made a motion to approve the resolution, Sylvia Crum seconded the motion, after roll call vote, the motion passed unanimously. John Golwen welcomed new board member Sylvia Crum to the DMA board. After reviewing meeting protocols, John Golwen called for approval of the minutes from January 20, 2021 meeting. Travis Green motioned to approve the minutes as presented, Wayne West seconded the motion, after roll call vote, the motion passed unanimously.

Before hearing the two proposed applications, Sylvia Crum would like to make a motion to amend the agenda to add a discussion regarding the PILOT extension fund at the top of the agenda, to better understand how the PILOT Extension fund works, the restrictions, how much is available and what are the anticipating funds are going forward. She would also like to know how the funds are used now and the future plans. Travis Green wanted to clarify that James McLaren and Penelope Springer were able to briefly address the questions today and more detailed at a later date. Ray Brown suggested giving a brief highlight today and that staff plan to meet with Sylvia Crum to give her the complex explanation at a later time. The motion was seconded by Wayne West, after roll call vote, the motion passed unanimously.

John Golwen called for agenda item III: Financial Update

Penelope Springer presented the financial report and answered related questions.

Before the next item, as motioned by Sylvia Crum, James McLaren gave a brief summary of the PILOT extension fund and highlighted a few projects that have used the funds in the past.

John Golwen called for agenda item IV: 100 North Main

James McLaren gave a brief history of 100 North Main. Brett Roler presented the 100 North Main blight remediation plan to the board. The current owners have no active plans for the building, it will take bold action & public-sector leadership to transform this property into a neighborhood anchor. The site includes 100 North Main, a surface parking lot and 4 buildings. The recommended approach is for DMA to acquire the entire 2-acre site from the current owner for \$10.75M purchase price. DMA/DMC will requests an approval from City/County to use \$12M from the PILOT Extension Fund to acquire the property and cover carrying costs. DMA will issue a national Request For Proposals (RFP) to find a developer interested in taking on the project. The benefits are stopping the decline of the tallest building in Downtown Memphis, improving public safety, protecting nearby City investment, and to grow the tax base. Penelope Springer answered board member questions regarding the PILOT extension fund. After board discussion, Wayne West made a motion to approve the resolution, Travis Green seconded the motion, after roll call vote, the motion passed unanimously.

John Golwen called for agenda item V: 47 Keel

Brett Roler presented the loan request for public parking funding for Conwood II, mixed used development located at 47 Keel Avenue. The site is part of a 65-acre master plan area known as The Snuff District. The request is for \$3.5M from PILOT Extension Fund to help build 420-space public parking garage. The CCRFC/DMA (as lessor) would enter into a capital lease with the applicant (as lessee) which would outline the manner in which the garage would be constructed and operated as a public parking facility. The proposed capital lease would be in an amount of \$3,506,290, which represents approximately 37% of the total garage construction cost. The capital lease would function as a long-term loan with a 60-year term and 3% interest rate. The lease would provide the applicant the option of eventually purchasing the garage from the CCRFC/DMA. Applicant Billy Orgel was present and made a few brief comments and answered questions from board members regarding electric charging stations and bike racks. Travis Green made a motion to approve the resolution, Shanea McKinney seconded the motion, after roll call vote, the motion passed unanimously.

John Golwen called for agenda item VI: President's Report

Before the President report, John Golwen thanked Ray Brown for his service as Interim President. Ray Brown thanked board members and staff, he stated "It has been a pleasure and a privilege". Ray Brown updated board on the Downtown Mobility Center's progress and introduced DMC's new president Paul Young.

Paul Young made a few brief comments, he is looking forward to working with the board.

Travis Green made a motion for all DMA-funded parking garages built or acquired as of Wednesday, March 17, 2021, shall be constructed with the ratio of (1) for every 100 parking spaces that two (2) electric charging stations are installed (2) for every 200 parking spaces that a bike rack with a capacity of 10 bikes are installed. Ray Brown suggested postponing this motion and it will be best to discuss at a policy meeting. Chairman Shanea McKinney agrees that this topic should be discussed at a different forum. After board discussion, Sylvia Crum seconded the motion. After roll call vote, the motion did not pass. John Golwen urges that we address this issue promptly at a Policy Committee meeting and volunteered to be part of the committee. Ray Brown suggested that John Golwen, Travis Green, Sylvia Crum and whomever is interested works directly with Brett Roler and Lauren Crabtree to have the staff conduct research and prepare a formal update and recommendation prior to the next meeting.

John Golwen called for agenda item VII: Other Business/Adjournment

Seeing no further business, John Golwen adjourned the meeting.