DOWNTOWN MOBILITY AUTHORITY
MINUTES
Wednesday, September 16, 2026
4:00 PM

BOARD MEMBERS PRESENT: Elliott Embry, Michael Chance, Alvin Crook and Wayne West

BOARD MEMBERS NOT PRESENT: Shanea McKinney

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

GUESTS PRESENT: James McLaren (Counsel), Ritchie Smith and Member of the public

Elliott Embry determined that a quorum was present and called the meeting to order at 4:00 PM. Christine Taylor called roll for board members to confirm quorum. Chairman Embry called for approval of the minutes from July 15, 2026, meeting. Alvin Crook motioned to approve the minutes as presented, Wayne West seconded the motion, after roll call vote, the motion passed unanimously.

Elliott Embry called for agenda item III: Financial Update
Penelope Springer presented the year-end financials, highlighting a total income of $5 million, operating expenses of $2.7 million, and an operating income of $2.4 million. The capital improvement reserve stood at $1 million. The Audit will be presented to the board in December.

Elliott Embry called for agenda item IV: Main Street Tree Inventory & Assessment
Robert Montgomery presented Main Street Tree Inventory & Assessment. The tree inventory assessment revealed 57% of trees in good health, 16% in fair health, 16% in poor health, and 10% of the trees are missing. Recommendations include removing dead trees, deep root fertilization, and planting new trees. The project will be funded by DMA and CCDC. The total cost is estimated at $144,100, with a 10% contingency for unexpected costs. Staff recommends that DMA approve a Special Grant in an amount up to $72,050 to fund one half of the costs associated with implementing the key recommendations of the Tree Inventory and Assessment. Morgan Shaw explained how the core TMA relates, and Elliot Embry emphasizes the importance of the project in aligning with the DMA's broader objective of improving downtown mobility. After board discussion, Wayne West motioned to approve the special grant as presented, Michael Chance seconded the motion, after roll call vote, the motion passed unanimously.

Elliott Embry called for agenda item V: President's Report
DMC President Chandell Ryan provided updates on various Downtown events and initiatives. The Downtown Commercial Property Crawl on September 17th, Parking Day September 18th and Emerging Developers, September 22nd, focusing on navigating the zoning process. Also, Main Street Sounds will be back with music on Main Starting September 23rd. Alley Dayz on September 30th will take place in the Edge District, featuring local businesses and performances. The 1st Memphis Jazz Festival will be held from October 9th to 11th varies Downtown locations. The board discusses the importance of the tree project and the role of the DMA in improving downtown walkability.

Elliott Embry called for agenda item VI: Other Business/Adjournment
The meeting concludes with a transition to an attorney-client privilege session.