



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, June 3, 2026
4:00 PM

Board Members Present: Chair Michelle Ye, Brett Ragsdale, Blair Perry, Mike Hammond, Sophorn Olsen, Victoria Young, and Mario Walker

Board Members Absent: Michael Winter, and Aaron Campbell

DMC Staff Present: Christine Taylor, Brett Roler, Tori Haliburton, Brian Mykulyn, Milton Howery, Robert Montgomery, and Grace White

Guests: James Stokes, Jayme Stokes, Lucas Skinner, Christy Yonker (LSI), Victoria Cheshier (LSI), Atticus McFae, Alexis Martini, Julius Muse, Dima (MBJ), Neil Strebig (CA), and Member of Public.

I-II. Call to Order & Approval of Minutes:

Chair Michelle Ye called the meeting to order at 4:02 PM. Christine Taylor called Roll to confirm the quorum. After the quorum was confirmed, Chair Ye turned the meeting over to DMC President Chandell Ryan for DMC updates. President Ryan introduced the new Marketing Communication Specialist, Miles Thomas. Board members were invited to the upcoming ribbon cutting for Bell Montgomery Development on June 24th, \$5 parking deals are back for the summer at 9 participating garages, the 2nd Annual Brew Hop will be held June 15th – June 21st. Milton Howery shared a recent Press Trip with the Marketing Team that brought on some individuals from Blavity, Black Women 5 Seconds, and more. They were able to attend Riverbeats festival, BVO ribbon cutting, the Wu-Tang Clan pop-up and other Downtown experiences. The goal is to have positive national press coverage of Downtown.

Chair Michelle Ye reviewed the meeting process and protocols. Chair Michelle Ye called for approval of May 6, 2026, minutes. Mike Hammond made a motion to approve the meeting minutes. Sophorn Olsen seconded the motion, after the roll call vote motion passed unanimously.

III. Current Application:

DRB #26-19 405 Monroe Avenue (Gym 11 Signs)

Bryan Mykulyn presented the DRB application for signage for 405 Monroe Avenue. The subject property is a single-story building on the south side of Monroe Ave. The building has multiple bays fronting Monroe Avenue. The eastern portion of the building is occupied by the Sheet Cake Gallery and the western portion is occupied by Gym 11 Body by Daavon, the subject site. In November 2025, a wall sign was approved for the Gym 11 space for the area above the existing garage door. In the following months, an additional painted sign was installed on the garage door. City of Memphis sign inspectors cited this sign for failing to

receive approval from the Design Review Board (DRB). The applicant is now seeking retroactive approval for this existing sign as well as proactive approval for an additional planned sign. After Board discussion; Sophorn Olsen made a motion to approve the application as a temporary sign for 12 months. Mike Hammond seconded the motion, which after the roll call the vote was passed.

DRB #26-32 22 North Pauline Street (BHSU Signs)

Bryan Mykulyn presented the DRB application for signage for 22 North Pauline Street. The subject property is a multi-story building on the east side of North Pauline Street. The building serves as the Health Sciences Building for the University. The building also has a parking lot to the east, facing North Camilla Street. This project involves installing a new monument sign as well as a set of new window graphics. The new monument sign would measure 4 ft. (h) by 13 ft. 4 in. (w). The total area of the sign face would be 53.3 ft.² The sign would be constructed from an aluminum cabinet with routed push through acrylic. Sign will be illuminated via internal LEDs. One window graphic would measure 8 ft. 8 in. (h) by 14 ft. 2 in. (w). Signs would be printed with graphics applied directly to the window. The second window graphic would measure 8 ft. 8 in. (h) by 11 ft. 2 in. (w). Signs would be printed with graphics applied directly to the window After Board discussion; Mike Hammond made a motion to approve the application as presented. Mario Walker seconded the motion, which after the roll call the vote was passed.

DRB #26-33 1115 Union Avenue (BHSU Signs)

Bryan Mykulyn presented the DRB application for signage for 1115 Union Avenue. The subject property is a multi-story building on the south side of Union Avenue in the block east of S Camilla St. The building serves as the Administrative and Nursing Division for the Baptist Health Sciences University and has an adjoining parking lot to the east. This project involves the installation of a banner sign, a rooftop sign and three (3) monument signs. The proposed banner sign would measure 12 ft. (h) by 56 ft. 10 in. (w) with text copy “BUCOM,” and ancillary text. Sign to be constructed from perforated material and affixed to the windows on the east side of the building, fronting the internal parking lot. After Board discussion; Mike Hammond made a motion to approve the application as presented. Sophorn Olsen seconded the motion, which after the roll call the vote was passed.

DRB #26-34 48 South Dudley (BHSU Signs)

Bryan Mykulyn presented the DRB application for signage for 48 South Dudley. The subject property is a parking structure located on the north side of Union Avenue in the block between S Dudley Street and S Pauline Street. The parking garage is primarily used by members of the Baptist Health Sciences University with access points along the adjacent street levels as well as a pedestrian bridge connecting the garage to nearby properties to the north and south. This project involves the installation of a new monument sign as well as new window graphics. The proposed monument sign would measure 6 ft. (h) by 13 ft. 4 in. (w) with text copy “BAPTIST HEALTH SCIENCES UNIVERSITY.” The sign would be installed on the southeast corner of the site, fronting Union Avenue. The proposed window signs would measure 22 ft. 5 in. (h) by 38 ft. (w) and be constructed from 56 individual components, each occupying one square of a window. The total sign area to be 937.4 ft.² Sign to be installed in the windows on the north side of the structure, fronting Monroe Avenue. After Board discussion; Mike Hammond made

a motion to approve the application with condition to raise text by shifting up and also to add more landscaping. Sophorn Olsen seconded the motion, which after the roll call the vote was passed.

DRB #26-35 1003 Monroe Avenue (BHSU Signs)

Bryan Mykulyn presented the DRB application for signage for 1003 Monroe Avenue. The subject site contains several adjoining multi-story buildings on the north side of Union Avenue in the block between South Pauline Street and South Camilla Street. The buildings have multiple uses including a Campus Hub and Housing. The site also has parking areas in the northeast and northwest. This project involves the installation of four (4) monument signs. One proposed monument sign would measure 6 ft. (h) by 13 ft. 4 in. (w) with text copy “BAPTIST HEALTH SCIENCES UNIVERSITY.” The sign would be installed on the southwest corner of the site, fronting Union Avenue. The second proposed monument sign would measure 4 ft. (h) by 13 ft. 4 in. (w) with text copy “BAPTIST HEALTH SCIENCES UNIVERSITY” and ancillary text. Sign would be double-sided and internally illuminated via LEDs. The sign would be installed on the west side of the site, fronting S Pauline Street. The third proposed monument sign would measure 4 ft. (h) by 13 ft. 4 in. (w) with text copy “BAPTIST HEALTH SCIENCES UNIVERSITY” and ancillary text. The sign would be situated on the northeast corner of the site, fronting Madison Avenue. The fourth monument sign would measure 7 ft. 6 in. (h) by 6 ft. (w) and feature a graphic depicting the school’s logo. Sign would be constructed from aluminum and not illuminated. Signs would be located internally on the site, near the western entrance of the building. After Board discussion, Mike Hammond made a motion to approve the application as presented. Mario Walker seconded the motion, which after the roll call the vote was passed.

V. Adjournment

Seeing no further business, the meeting was adjourned.