



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

Tuesday, January 14, 2020

Board Members Present: Bobbi Gillis, Sean Norris, Glenn Floyd, Eric Mathews, Jeri Moskovitz, Jim Crone, Brandy Johnson-Ward (via conference) and Kevin Woods (via conference)

Board Members Not Present: Christina Kurdilla

DMC Staff Present: Jennifer Oswald, Christine Taylor, Brett Roler, Penelope Huston, Erik Stevenson, Ellery Ammons, Abram Lueders, Penelope Springer and Jaske Goff

Guests: James McLaren (Counsel), Rod DeBerry (DRB), James Stokes, Tom Bailey, Kirby Salton, Malcom Wilson and Amy Carkuff

Chair Bobbi Gillis determined that a quorum was present and the meeting was called to order at 9:05 A.M. Chair Bobbi Gillis called for approval of the minutes from the December 10, 2019 CCRFC Board of Directors meeting. The minutes were unanimously approved.

Agenda item III: Financial Update

Penelope Springer presented the financial report and audit. Glenn Floyd motioned to accept the audit as presented, Sean Norris seconded the motion, which passed unanimously.

Agenda item IV: PILOT – 80 Virginia Avenue

Brett Roler explained the request from PIC Memphis, for an extension of a previously approved PILOT for property located at 80 Virginia Avenue. The project at 80 Virginia is a warehouse conversion into 24 apartment units, multiple site amenities including a dog park, secured on-site parking, and other features specific and unique to the apartments. A motion was made to approve the request. Sean Norris seconded the motion, which passed unanimously.

Agenda item V: PILOT – 400 South Main Street

Brett Roler explained the request for a 15-year PILOT for mixed-use development for property located at 400 South Main Street. The applicant plans a complete renovation of this property for commercial use. Three new commercial/retail bays will be added to the ground-floor with frontage along South Main Street. Applicant was present to answer several questions from board members. Jim Crone made a motion to approve the request. Glenn Floyd seconded the motion, which passed unanimously.

Agenda item VI: President's Report

Jennifer Oswalt gave the board a brief update on upcoming projects and events, the Union Row project, Loews project, the EBO Mixer scheduled for January 23rd and the All-Board Retreat, scheduled for January 30th. Seeing no further businesses, Jennifer Oswalt adjourned the meeting.