



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

**Wednesday, February 21, 2017**

**Board Members Present:** Mr. Michael Chance, Ms. Deni Reilly, Ms. Terry Woodard, Mr. Ray Brown, Ms. Sharon Leicham, Mr. Gabriel Fotsing and Ms. Julie Lansky

**Board Member Absent:** Mr. Benjamin Orgel

**DMC Staff Present:** Ms. Jennifer Oswald, Mr. Charles Carpenter, Ms. Penelope Huston, Mr. Abram Lueders, Ms. Christine Taylor, Ms. Ellery Ammons, Mr. Jaske Goff and Mr. Brett Roler

**Guests:** Mr. Harold Urban, Mr. Greg Morrison, Mr. Brandon Pettes, Mr. Christopher Reyes, Mr. Scott Bojko, Mr. Doug Carpenter, Ms. Cara Greenstein and Ms. Elizabeth Ansbro, Ms. Crystal Epps and Mr. Tyrone Burroughs

**Agenda Item I-II: Call to Order and Minutes**

Mr. Carpenter determined that a quorum was present and called the meeting to order at 9:02 A.M. Ms. Reilly made a motion to approve the minutes of the November 15, 2017 CCDC meeting. Ms. Woodard seconded the motion, which passed unanimously.

**Agenda Item III: Officer Elections**

Ms. Oswald nominated Mr. Michael Chance to serve as the new CCDC Board Chair, Ms. Julie Lansky to serve as secretary and Mr. Brown to serve as Treasurer. Ms. Woodard made a motion to accept the nominations as proposed and Ms. Reilly seconded the motion which passed unanimously.

**Agenda Item IV: Financial Reports**

Ms. Oswald presented the financial reports to the board.

**Agenda Item V: EIG & Development Loan: 11 W Huling Ave.**

Ms. Ammons reviewed the EIG & Development Loan application for 11 W Huling Ave. which includes interior and exterior renovations on DCA's headquarters in the South Main neighborhood. Ms. Woodard made a motion to approve the EIG grant for \$44,941 and Development Loan for \$100,000, and Ms. Reilly seconded the motion, which passed unanimously.

**Agenda Item VI: Exterior Improvement Grant: 115 Union Ave.**

Mr. Roler reviewed the EIG application for 115 Union Ave. which includes exterior

renovations for a hidden bar on Union Ave. Mr. Brown made a motion to approve the EIG grant for \$25,336, and Ms. Reilly seconded the motion, which passed unanimously.

**Agenda Item VII: Exterior Improvement Grant: 1 S Main St.**

Mr. Roler reviewed the EIG application for 1 S Main St. which includes exterior renovations for a new restaurant and hidden bar at the corner of Main St. and Madison Ave. Mr. Chris Reyes spoke in opposition of the development and asked the board to delay their decision. Ms. Woodard made a motion to approve the EIG grant for \$100,000, and Mr. Brown seconded the motion, which passed with Ms. Reilly abstaining.

**Agenda Item VIII: Election of CCDC President**

Mr. Michael Chance announced the selection of Ms. Jennifer Oswalt to permanently serve as DMC President. Ms. Reilly made a motion to accept Ms. Oswalt as President of the CCDC, and Ms. Woodard seconded the motion, which passed unanimously.

**Agenda Item IX: President's Report**

Ms. Jennifer Oswalt thanked the board for their time and the applicants who were at the meeting for their investment downtown. She also announced that Penelope Springer had been hired as CFO and reminded all board members about the upcoming retreat at ServiceMaster.

**Agenda Item X: Other Business/Adjournment**

Seeing no further business, Mr. Chance adjourned the meeting at approximately 9:30 A.M.