



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

Wednesday, May 17, 2023

Board Members Present (via conference): Anton Mack, Benjamin Orgel, Tanja Mitchell, Angel Price, and Elizabeth Low

Board Members Absent: Kevin Brewer, Carl Person, Dacquiri Baptiste, and Demar Roberts

DMC Staff Present: Paul Young, Brett Roler, Penelope Springer, Penelope Huston, Abe Lueders, Sara Barrera, Lauren Bermudez, Tori Haliburton, Darnesha Cotton, Halle Novarese, and Sam Caldwell

Guests: Charles Carpenter (Legal Counsel), Ester Wood, Chloe gray, Don Reeves, Danny Schattzin, Matthew Hodges, John Halford, Lawanda Thornton, Sherry Phillips, Dundalan Sain, Stephanie Wade, Corinne Kennedy, and Member of Public

Chairman Anton Mack determined that a quorum was present and called the meeting to order at 9:07 A.M. Darnesha Cotton called roll for attending board members to confirm quorum. Called for approval of the minutes from April 19, 2023, CCDC meeting. Elizabeth Low motioned to approve the minutes as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer reported that the financials will be reported at next month's meeting.

Agenda Item IV: Exterior Improvement Grant (EIG) Request

EIG Request – ESCO Restaurant, 156 Lt. George Lee

Sara Barrera presented the grant request for property located at 156 Lt. George Lee for an amount up to \$60,000. The subject property is a longtime restaurant bay vacancy in the 200 South Second parking garage—a block from the FedEx Forum and Beale Street. Applicants Mowbray and Dundalan of Rowand Restaurants, LLC have led a renovation of the large interior space to create an upscale restaurant and lounge. Additionally, they plan to include a robust outdoor patio for added seating and activity. ESCO Restaurant & Tapas is an upscale restaurant and lounge with American comfort food, tapas, clever cocktails, and hookah. The concept was developed by Tauheed “2-Chains” Epps and Mychel “Snoop” Dillard in Atlanta with franchises established in several cities nationwide. The exterior scope of work to realize the luxurious space will include repair and cosmetic improvements that would not only provide enjoyable outdoor seating space for patrons but also enhance the pedestrian experience. Applicant Dundalan Sain was

present to make comments and answer any questions. After board discussion, Elizabeth Low motioned to approve the grant request as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Exterior Improvement Grant (EIG) Request

EIG Request – 119 Madison Avenue

Abe Lueders presented the grant request for property located at 119 Madison Avenue for an amount up to \$60,000. The subject property is 119 Madison, a historic four-story commercial building noteworthy for its ornate glazed terra cotta façade. The building has now been vacant and blighted for over a decade. The applicant plans on fully renovating the building to accommodate commercial use on the ground floor and three short-term residential units on the floors above. In addition to a complete interior renovation, the owners plan on restoring the building’s exterior character. The prominent terra cotta siding will be cleaned and repaired, existing wood windows on the upper floors and storefront will be restored, and an existing elevator tower and penthouse on the southeast corner of the building will be re clad in new metal panels. Applicant Anahi Sanchez was present to answer any questions. After board discussion, Angel Price motioned to approve the grant request as presented, Elizabeth Low seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Retail Tenant Improvement (TI) Grant Request

TI Grant Request – Lavish Too, 676 Marshall, #102

Sara Barrera presented the grant request for property located at 676 Marshall for an amount up to \$27,000 Retail Tenant Improvement (TI) Grant. The subject property is a vacant ground-floor retail bay in a 1- story commercial building at the northeast corner of Marshall Avenue and South Orleans Street. Located in the Edge District, it is close to tourist destinations like Sun Studios and Blues City Tours and local haunts like Edge Alley and Inkwell. Lavish Too Boutique would be the second location of a successful boutique that originated in Whitehaven and has grown a loyal customer base over its 5 years in operation. The applicant intends to create a more luxurious space with improved lighting, shelving, and dressing rooms to elevate the shopping experience. Applicant Lawanda Thornton was present to answer any questions and make brief comments. After board discussion, Elizabeth Low motioned to approve the grant request as presented, Angel Price seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: President’s Report

Paul Young thanked the applicants for their investment into Downtown and thanked Sara, Abe and Darnesha Cotton for stepping in to help with today’s meeting while Christine is out. He updated the board on the return of Memphis in May back to Tom Lee Park, a successful Music Fest this past weekend and the BBQ fest will be held this weekend. Shout out to Tori Haliburton on leading the Emerging Developer’s program, which she was also a graduate. Thanked Penelope Springer for all of her hard work on the FY24 budget. We are getting close to finishing the Mobility Center and the DMC tower.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.