



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

Wednesday, June 15, 2016

Board Members Present: Chairman Eric Mathews, Mr. Bob Lundy, Ms. Tanja Mitchell, Ms. Deni Reilly, Mr. Carl Person, Mr. Andre Jones, Mr. Melvin Jones, Mr. Michael Chance, and Ms. Julie Lansky

DMC Staff Present: Mr. Terence Patterson, Mr. Jaske Goff, Mr. Larry Chan, Ms. Lisa Brumleve, Mr. Brett Roler, Ms. Leslie Gower, Mr. Jerome Rubin, Ms. Christine Taylor, Ms. Jennifer Oswald, and Mr. Charles Carpenter

Guests: Mr. Wayne Risher, Ms. Madeline Faber, Mr. John Dudas, Mr. Rob Liddon, Ms. Shannon Sparks, Ms. Jamie Garrett, and Mr. Peter Tosches

Agenda item I-II: Call to Order and Minutes

Chairman Mathews determined that a quorum was present and called the meeting to order at 9:04 A.M. Ms. Reilly made a motion to approve the minutes of the May 18, 2016 CCDC meeting as prepared by staff. Mr. Lundy seconded the motion, which passed unanimously.

Agenda item III: Financial Reports

Ms. Oswald presented the financial reports to the Board.

Agenda item IV: ServiceMaster Commercial Office & Development Grant

Mr. Chance, Ms. Mitchell, and Ms. Lansky recused themselves from this agenda item.

Mr. Patterson discussed the recent effort to recruit ServiceMaster to relocate its corporate headquarters Downtown to the former site of the Peabody Place Retail Center. Mr. Patterson and Mr. Goff presented the request from ServiceMaster for a CCDC Development Grant in the amount of \$1,000,000 for permanent tenant improvements. Mr. Goff added that the Development Grant would be subject to Design Review Board (DRB) review and approval, compliance with the DMC's Equal Business Opportunity (EBO) Program, and that the Grant would be reimbursable and dispersed only after improvements are completed. Mr. Dudas and Mr. Tosches spoke on behalf of the project and thanked the Board for consideration of the request.

Following a brief discussion regarding the project timeline, EBO Program, and the amount of undesignated net assets remaining with CCDC if the Grant is approved, Mr. Jones made a motion to approve the request per staff's recommendation. Mr. Lundy seconded the motion, which passed unanimously with Mr. Chance, Ms. Mitchell, and Ms. Lansky recused from the vote.

Agenda items V: Officer Elections

Mr. Patterson announced that it is time to elect CCDC officers for the upcoming fiscal year. Mr. Patterson informed the Board that the current officers are as follows:

- Eric Mathews, Chairman
- Andre Jones, Secretary
- Michael Chance, Treasurer

By unanimous consensus, the board elected the current slate of officers to another year of service in their current positions.

Agenda item VII: President's Report

Mr. Patterson discussed the recent announcement by the City of Memphis administration that it agreed to accept an anonymous donation to install LED lighting on the Harahan Bridge and the Hernando de Soto Bridge. Mr. Jones expressed his concern that the bridge lighting project may not ultimately be subject to the DMC's Equal Business Opportunity (EBO) Program and reminded everyone that diversity and inclusion are core principles of the CCDC and DMC. Mr. Patterson and Mr. Carpenter stated that negotiations are ongoing and that the project donor understands the EBO program requirements. Following an extended discussion, Mr. Lundy and Mr. Person expressed faith in DMC staff to handle the project appropriately and reminded the Board that the DMC and CCDC have shown leadership locally in W/MBE inclusion and diversity.

Seeing no further business, Chairman Mathews adjourned the meeting at approximately 10:02 A.M.