



**MINUTES OF THE DOWNTOWN MEMPHIS COMMISSION  
BOARD OF DIRECTORS**

**Thursday, July 26, 2018  
9:00 A.M.  
114 North Main Street**

**Board Members Present:** Mr. John Zeanah (for Mayor Luttrell), Ms. Terry Woodard, Ms. Cheryl Pesce, Mr. John Pontius, Representative Barbara Cooper, Ms. Julie Ellis, Ms. Joann Massey (for Mayor Strickland) and Mr. Mauricio Calvo

**Board Members Not Present:** Councilman Edmund Ford, Senator Lee Harris, Commissioner Van Turner, Mr. Michael Whaley, Ms. Deni Reilly, Mr. Benjamin Orgel, Mr. Demar Roberts and Mr. Carl Person

**Staff Present:** Ms. Jennifer Oswald, Mr. Clint Burke, Ms. Christine Taylor, Mr. Jaske Goff, Mr. Abram Lueders, Ms. Ellery Ammons, Ms. Penelope Huston, Ms. Debra Streeter, Ms. Penelope Springer and Mr. Brett Roler

**Guests:** Mr. James Stokes, Ms. Maria Lopez, Ms. Larisa Ortiz, Ms. Sharon Leicham, Mr. Anton Mack and Mr. Ray Brown

**Call to Order**

Ms. Woodard called the meeting to order at 9:03 am.

**Treasurer Woodard called for agenda item II: Approval of June 28, 2018 Minutes**

Ms. Joann Massey made a motion to approve the minutes and Ms. Cheryl Pesce seconded the motion, which passed unanimously.

**Treasurer Woodard called for agenda item III: Chair's Report**

Ms. Woodard announced the banner on the Benchmark came down earlier in the week, signifying new ownership. She also celebrated the groundbreaking at the new Arrive hotel in South Main and the announcement of the Hyatt Centric joining the One Beale residential, office and garage complex, also incorporating the historic Ellis Machine Shop buildings. She also mentioned that the CCDC approved the Good Neighbor Grant program to assist South City redevelopment with a dedicated pool for Exterior Improvement Grants in addition to an Exterior Improvement Grant for Karen Adams Designs who is moving from Broad Ave to the Edge neighborhood. The CCRFC approved a PILOT for a 120 room boutique hotel at the corner of Beale St and 4<sup>th</sup> and the project at 18 S Main moved forward with PILOT approval and grant closing making way for a modern design, active storefront and fully utilized office and retail space.

**Treasurer Woodard called for agenda item IV: Financial Report**

Ms. Penelope Springer presented the financial report to the DMC Board.

**Treasurer Woodard called for agenda item V: Downtown Landscaping Proposal Recommendation**

Ms. Pesce announced the recommendation from the staff for landscaping downtown, highlighting the impressive MWBE participation.

**Treasurer Woodard called for agenda item VI: Update on Downtown Retail Strategy**

Ms. Larisa Ortiz with Larisa Ortiz Associates presented to the board on progress with the Market Analysis for downtown and the continuing work with the Retail Study.

**Treasurer Woodard called for agenda item VII: President's Report**

Ms. Jennifer Oswalt highlighted the success with the recent pop-ups on Main St. (Open on Main), recent events, and development projects downtown. She also announced the Annual Meeting would be on October 3<sup>rd</sup> and asked the board members to save the date, thanking them all for their time.

**Treasurer Woodard called for agenda item VIII: New Business/ Adjournment**

With no additional business, the meeting was adjourned at 10:05 am.