



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

**Wednesday, November 20, 2019**

**Board Members Present:** Michael Chance, Sharon Leicham, Anton Mack, Deni Reilly, Terry Woodard, Benjamin Orgel, Julie Lansky and Carl Person

**Board Member Absent:** Ray Brown

**DMC Staff Present:** Jennifer Oswalt, Christine Taylor, Brett Roler, Ellery Ammons, Penelope Springer, Penelope Huston and Erik Stevenson

**Guests:** Charles Carpenter (Legal Counsel), Ken Welch, Rick Mroch, Jennifer Rudolph, Raegan Le Douaron, Fran Mosley, Ted Farris, Angela Green and L. Brown.

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

Chairman Chance determined called the meeting to order at 9:05 A.M. Sharon Leicham made a motion to approve the minutes of the October 16, 2019 CCDC meeting and Deni Reilly seconded the motion, which passed unanimously.

**Agenda Item III: Financial Report**

Penelope Springer presented the October 2019 financials to the board.

**Agenda Item IV: Exterior Improvement Grant Request – 399 S. Second Street**

Ellery Ammons outlined the request for Exterior Improvement Grant for the property located at 399 South Second Street. The owner plans a full interior and exterior renovation to open a business called Upourium Social and Tap Haus. The business will be a concept similar to the regional chain, Pour Taproom, where customers can pour beer and pay by the ounce. Upourium will serve a variety of local craft beer, wine, cider, and kombucha. The space will also have a kitchen, live music, games, and karaoke rooms. Applicants Rick Mroch & Jennifer Rudolph was present to answer questions form board members. Benjamin Orgel made a motion to approve the request, Anton Mack seconded the motion, which passed unanimously.

**Agenda Item V: Retail TI Grant Request – WeCare, 119 S. Main, Suite 280**

Erik Stevenson outlined the request for a Retail TI Grant for the property located at 119 South Main, Suite 280. The applicant is planning a complete interior build out for the vacant bay and requests a Retail Tenant Improvement Grant to assist with the permanent interior improvements. This 6,730 sq. ft bay will house as small patient reception area, administrative offices, exam rooms, lab room and a councilor's office. The applicant Raegan Le Douaron was present to answer questions form board members. Carl Person made a motion to approve the request, Terry Woodard seconded the motion, which passed unanimously.

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

Jennifer Oswalt thanked the staff for all the hard work on several current projects. She also updated the board on the upcoming Tree Lighting November 30<sup>th</sup> at 5 o'clock. Seeing no further business, Chairman Chance adjourned the meeting at approximately