

**MEMPHIS CENTER CITY
REVENUE FINANCE CORPORATION**

TUESDAY, FEBRUARY 10, 2015
9:00 A.M.
DMC CONFERENCE ROOM
114 N. MAIN, MEMPHIS, TN 38103

AGENDA (REVISED)

- I. Call to order
- II. Approval of minutes from the meeting held January 13, 2015
- III. Finance Reports
- IV. Consideration of the request from CTB, LLC, for refinancing of the property located at 10 South Main Street, Memphis, Tennessee; explanation of request; authorization of execution of necessary documents; and consideration of any other matters in connection therewith.
- V. Consideration of the request from 66-113 South Main, L.P, for refinancing and the consolidation of ownership of three properties located at 66 S. Main, 99-105 S. Main, and 113 S. Main, Memphis, Tennessee; explanation of request; authorization of execution of necessary documents; and consideration of any other matters in connection therewith.
- VI. Project Introduction and Discussion – One Beale:
One Beale, LLC, will present its conceptual proposal for One Beale, a mixed-use development near the corner of Beale Street and Riverside Drive. The new construction will include 280 residential apartments, a 300-guestroom four star hotel, 40,000 SF of retail & hotel meeting space, 20,000 SF of Class “A” office space, and an 800-space public parking garage. One Beale is estimated to cost approximately \$150,000,000 and be housed in two towers with the tallest reaching 30 stories.

At this time, the development team is seeking only to introduce the CCRFC Board to the project and to start soliciting public feedback given the development’s scope, complexity, and location. As design plans, development costs and further financial analyses are being finalized, the development team and DMC staff will continue working together to determine the terms of a proposed private-public partnership necessary to make this a financially viable project. The developer and DMC staff expect to present such terms to the CCRFC at a later date.
- VII. President’s Report
- VIII. Adjournment
 - Next CCRFC meeting: Tuesday, March 10, 2015 at 9:00 AM