



**MINUTES OF THE  
DESIGN REVIEW BOARD (DRB)**

Wednesday, January 6, 2016  
4:00 PM

**Board Members Present:** Chairman Ray Brown, Mr. Carl Person, Ms. Kelly Smith, Mr. Colin McDoniel, Mr. Rod DeBerry, Mr. David Schuermann, Mr. Bill Denton, and Ms. Nancy Jane Baker

**Board Members Absent:** Ms. Suhair Lauck, Ms. Joyce Selina Love, and Ms. Rebecca Conrad

**DMC Staff Present:** Mr. Terence Patterson, Mr. Jaske Goff, Ms. Debra Streeter, Ms. Jennifer Oswald, Mr. Larry Chan, Mr. Chris Porter, and Mr. Brett Roler

**Guests:** Mr. Taylor Berger, Mr. Brad Barnett, Mr. Mac Hopper, Mr. Chris Poff, Ms. Becky Beaton, Ms. Michelle Corbet, Mr. James Stokes, and Mr. Eric Robertson

**I-III. Call to Order & Approval of Minutes:**

Chairman Brown brought the meeting to order at 4:05 PM. Chairman Brown announced that this would be the last DRB meeting for Mr. Schuermann and Mr. Denton, who are term-limited and rolling off the Board. He thanked them for their excellent service over the past six years and presented them each with a certificate of appreciation from the DMC.

Chairman Brown then introduced Ms. Kelly Smith and Mr. Colin McDoniel as the newest DRB members. Ms. Smith was selected to replace Mr. Denton and represent the perspective of Downtown business owners. Ms. Smith has an extensive background in retail and currently operates Life is Good Memphis. Mr. McDoniel is a licensed Architect and was selected to replace Mr. Schuermann.

Mr. Schuermann made a motion to approve the minutes from the November 4, 2015 DRB meeting with the condition that the minutes be revised to reflect the Board's discussion regarding the Malco Theatre and Central Station Redevelopment Project. Mr. Schuermann asked that the minutes reflect the way in which the existing Powerhouse building will be renovated, particularly as it relates to keeping the exterior walls largely intact and functioning as interior partitions for the new addition of the theatre. Mr. DeBerry seconded the motion, which passed unanimously.

**IV. Project Application:**

**DRB #15-90 – Loflin Corner, SW corner of Florida St. & W. Carolina Ave.**

Mr. Roler presented the staff report and recommendation to approve the application for building renovation and site improvements with the condition that the final signage plans receive DRB approval prior to installation. Mr. Roler stated that the applicant is still investigating the potential need to receive approval from City Engineering or City Public Works regarding their plan to span the

Gayoso Bayou with a deck. Mr. Barnett, Mr. Berger, and Mr. Hopper spoke on behalf of the application and answered questions from the Board.

The Board had a general discussion and asked questions of the applicant to learn more about the project details. Chairman Brown stated that he is concerned with the lack of detail contained within the application and added that it would be unacceptable in most cases, but could be accepted in this case with significant staff oversight as the project moves forward. Chairman Brown also reminded the Board that the CCDC incentive programs that apply to this project are reimbursable programs, meaning that the applicant would not receive the grant or loan proceeds until after the work has been performed and certified to be complete and in keeping with the DRB-approved plans.

Mr. Schuermann made a motion to approve the application with the following conditions:

1. The applicant must submit detailed signage plans for review and approval prior to sign fabrication or installation.
2. Significant changes or refinements to the exterior scope of work may require administrative approval from the DRB Chairman. Given the limited detail contained in the application, the applicant must work closely with DMC staff throughout the construction process. DMC staff will monitor the progress as the project moves forward and will report progress to the DRB Chairman.

Mr. Person seconded the motion, which passed unanimously.

Seeing no further business, the meeting was adjourned at approximately 4:40 PM.