



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

Wednesday, January 20, 2021

Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the CCDC has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety and welfare of the public, DMC staff, and CCDC applicants. This meeting of the CCDC was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.

Board Members Present (via conference): Michael Chance, Sharon Leicham, Anton Mack, Carl Person, Julie Lansky and Benjamin Orgel

Board Members Absent: Deni Reilly and Terry Woodard

DMC Staff Present: Ray Brown, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Erik Stevenson, Jaske Goff, Katie Flynn, Abram Lueders, Lauren Crabtree and Debra Streeter.

Guests (via conference): Charles Carpenter (Legal Counsel), Corbin Carpenter, Jayme Stokes, Jimmie Tucker, Corrinne Kennedy, Ben Schulman, Hugh Balthrop, Nykesha Cole, Al Jackson, Pat Magruder, John Halford, Mike Humes, Stephen Edwards, Tom Bailey, and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:02 A.M. Christine Taylor called roll for board members, staff and attending guest. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from December 16, 2020 CCDC meeting. Anton Mack motioned to approve the minutes as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the financial update. Banks, Finley and White will present the Audit report at next month's board meeting.

Agenda Item V: South City Good Neighbor Grant Request – 653 Madison Avenue

Katie Flynn presented the South City Good Neighbor Grant request for Mustard Seed Inc., located at 653 Mississippi Blvd. The applicant is planning exterior improvements to the building and site including the following: exterior building repair, tuck-point/masonry, exterior painting,

exterior signage, door repair/replacement, window repair/replacement, storefront repair/replacement, exterior lighting, exterior Art/Mural, Sharon Leicham motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed.

Agenda Item VI: Exterior Improvement Grant (EIG) Requests

655 Marshall Avenue

Katie Flynn presented EIG grant request up to \$80,000 for property located at 655 Marshall Avenue. The project team intends to renovate the building to accommodate new retail and restaurant tenants, such as Sweet Magnolia's Gelato Co. The exterior renovations will bring much-needed infill development to a heavily pedestrian and tourist activated corridor. Benjamin Orgel motioned to approve the grant request as presented, Carl Person seconded the motion, after roll call vote, the motion passed.

644 Madison Avenue

Katie Flynn presented EIG grant request up to \$80,000 for property located at 644 Madison Avenue. The proposed renovations will convert the existing building into 10,500 sq. ft. of rentable commercial space and 3,000 sq.ft. of residential space. The parking-lot to the west of the building will be repaired and utilized as shared parking for the building along with 631 Madison Ave. and 616 Marshall Ave. A linear park is planned for the full length of the south property line and a screen wall to limit views of the parking lot. Anton Mack motioned to approve the grant request as presented, Sharon Leicham seconded the motion, after roll call vote, the motion passed.

631 Madison Avenue

Katie Flynn presented EIG grant request up to \$80,000 for property located at 631 Madison Avenue. The proposed renovations will include demolition of the EIFS façade to expose an existing storefront with new glazing. Inkwell, a high-quality cocktail lounge, will be moving into the space once renovations are complete. The rear multi-family residential units will be remodeled and face into an interior courtyard with additional planting, lighting and shared outdoor patio space. Carl Person motioned to approve the grant request as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed.

Agenda Item VII: Downtown Business Continuity Grant

Penelope Huston presented the request that the CCDC Board consider converting the previously-approved COVID Forgivable Loans to grants. This will directly aid the business by eliminating a recurring monthly expense without significantly changing the financial risk borne by the CCDC since the funding has already been spent and reimbursed. In addition, relaunching the Downtown Business Continuity Program as a grant with a new round of funding will help promote business stability and offer an additional lifeline to our small business community as the global immunization protocol develops and businesses are allowed to return to more normal business practices. Carl Person motioned to approve the relaunching of the grant program as presented, Anton Mack seconded the motion, after roll call vote, the motion passed. Anton Mack motioned to approve converting the loans into grants, Carl Person seconded the motion, after roll call vote, the motion passed.

Agenda Item VIII: President's Report

Ray Brown update board on the progress of the Downtown Mobility Center. Penelope Huston made brief comments on the State of Downtown document that can be reviewed on the DMC website.

Agenda Item IX: Adjournment

Seeing no further business, the meeting was adjourned.