



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

Tuesday, January 12, 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 DMC 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 CCRFC applicants. This meeting of the CCRFC 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: Bobbi Gillis, Brandy Johnson-Ward, Eric Mathews, Sean Norris, Jim Crone, Glenn Floyd, and Jeri Moskovitz

Board Members Not Present: Christina Kurdilla and Kevin Woods

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

Guests: James McLaren (Counsel), James Stokes, Dexter Muller, Deidre Malone, Stephen Edwards, Ceylon Mooney, Corinne Kennedy, Chris Miller, Chris Belenky, Carl Herron, Jayme Stokes, Dedrick Brittenum, Scott Fleming, Edie Love, Harvey Marcom, Clayton Kemker, Tom Bailey, and a Member of the Public.

Chairman Gillis 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 board quorum was confirmed Chairman Gillis called for approval of resolution that holding meeting electronically is necessary. Eric Mathews motion to approve resolution, Glenn Floyd seconded the motion, after roll call, the motion passed unanimously. Chairman Gillis gave a brief overview of meeting protocol before proceeding to the first agenda item. Chairman Gillis called for approval of the minutes from the December 8, 2020 CCRFC Board of Directors meeting. Jim Crone motioned to approve the December 8, 2020 minutes as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

Agenda item III: Financial Update

Penelope Springer presented the monthly financial report.

Agenda item IV: Audit Report

Penelope Springer introduced Chris Hearn to present the DMC FY20 Audit report. Eric Mathews made a motion to accept the Audit Report as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

Agenda item V: Central Yards

Brett Roler presented the 20-year PILOT request for Central Yards, a mixed-use development project. The proposed mixed-use development will include 348 apartment units and 51,865 sq. ft. of retail/office/commercial space. Board members questioned developers about experience working with minority-and-women-owned-business enterprises (MWBEs) and working on large projects in general. After board comments and questions were answered by Brett Roler and the Central Yard Development team (Clayton Kemker, Frank Kemker, Deidre Malone, Scott Fleming) Chairman Gillis addressed several public comments and questions. Chairman Gillis read a public comment from Chris Belenky that was submitted before the meeting. Eric Mathews made a motion to approve the request as presented, Sean Norris seconded the motion, after roll call, the motion passed unanimously.

Agenda item VII: President's Report

Ray Brown update board on the DMC President search.

Seeing no further business, the meeting was adjourned.