



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

Tuesday, February 9, 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, Kevin Woods, and Jeri Moskovitz

Board Members Not Present: Christina Kurdilla and Glenn Floyd

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

Guests: Jay Campbell (Counsel), Chance Carlisle, Mark Grambergs, Scott Kern, Yi Lo, Malcom Wilson, Miles Miller, Stewart Austin, Suzanne Carlson, Erik Stevenson, Ben Schulman, Corbin Carpenter, Charles Carpenter, Diamond Young, James Maclin, Mariko Krause, William Garavelli, Mike Humes, Chris Miller, De'Neia Mabry Whitted, Virginia McLean, Jayme Stokes, James Stokes, Stephen Edwards, Corinne Kennedy, Tom Bailey, and a Member of the Public.

Chairman Gillis determined that a quorum was present, and the meeting was called to order at 9:01 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. Jim Crone motion to approve resolution, Eric Mathews 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 January 12, 2021 CCRFC Board of Directors meeting. Jeri Moskovitz motioned to approve the January 12, 2021 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: 1030 Poplar Avenue

Abe Lueders presented the 14-year PILOT request for 1030 Poplar Avenue, for the renovation of an existing multifamily property. The subject property is a vacant multifamily property located at 1030 Poplar Ave, consisting of two vacant two-story buildings. The applicant plans on restoring the buildings as an 84-unit multifamily complex, with a mix of 66 studio apartments, and 19 one bedroom apartments. Applicant William Garavelli was present to answer questions regarding WMBE participation, neighboring occupancy, and pedestrian access. 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 V: URBN on Union

Abe Lueders presented the 20-year PILOT request for 1338 Union Avenue (URBN on Union), for new construction of a mixed-use development. The proposed development consists of three structures: two five story mixed-use buildings with ground-floor retail and apartments above, and a 411-space parking structure. In total, the development will feature 270 multifamily units, and 17,500 square feet of ground-floor commercial space. Applicants Scott Kern and Malcom Wilson were present to answer questions and Ben Schulman from MMDC made brief comments on project. MMDC has worked closely with applicants and supports the project. Sean Norris made a motion to approve the request as presented, Eric Mathews seconded the motion, after roll call, the motion passed unanimously.

Agenda item V: 7 Vance Avenue

Brett Roler presented the 19½ -year PILOT request for 7 Vance Avenue, for approximately 210 multi-family apartments, 10,000 sf retail, and a 244-space parking garage. The developer plans to demolish the existing building and build a new 7-story commercial building with 210 apartment units, over 244 parking spaces, class A apartment amenities, and 10,000 sq. ft. of ground-floor commercial space along Vance Avenue. Applicant James Maclin was present to answer questions and make brief comments. This is his first Downtown project and he feels it is a catalytic project. Sean Norris made a motion to approve the request as presented, Jeri Moskovitz seconded the motion, after roll call, the motion passed unanimously.

Chairman Gillis thanked staff for working with developers bringing projects to be presented to the board. Although we don't have an agenda item Chairman Gillis would like to form a policy committee meeting at the end of the month, before the CCRFC March meeting, to reevaluate CCRFC policies. Chairman Gillis asked for volunteers to serve on the committee. It was decided that the entire board would participate on the policy committee.

Jim Crone wanted to bring to the boards attention that during these times with the ease of having virtual meetings, that he is concerned that owners of some projects are not in attendance to answer question may cause a delay in voting. He feels that project representatives may not be able to address boards questions as clearly. Would like staff to encourage the primary owners to be present. Chairman Gillis agrees with the comment. Sean

Norris suggest that this concern is discussed at the policy meeting. Brett Roler assured board that going forward staff will make sure owner is aware that attendance is mandatory.

Agenda item VII: President's Report

Ray Brown commends board on the work it does for CCRFC, thanked board members for all their hard work. Ray Brown also update board on the DMC President search, the search committee plans to have a President selected by the end of March. Penelope Huston asked Lauren Crabtree, Transportation Program Manager, to update board on Groove On Demand that launches on February 10th. Penelope Huston and Lauren Crabtree answered questions and asked board members to visit Downtown Memphis website for more information. The board was also updated on the progress of the Downtown Mobility Center.

Seeing no further business, the meeting was adjourned.