



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

Wednesday, February 17, 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, Terry Woodard, Tanja Mitchell, Anton Mack, Carl Person, Julie Lansky and Benjamin Orgel

Board Members Absent: Deni Reilly

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

Guests (via conference): Charles Carpenter (Legal Counsel), Corbin Carpenter, Jayme Stokes, Jimmie Tucker, Corrinne Kennedy, Anasa Troutman, Christopher Hearn, Brandon Ingram, Colby Mitchell, Heather Koury, Jaye Mosby, Margot Payne, Sarah Cai, Diamond Young, Edward Cabigao, Andrew Young, 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 January 20, 2021 CCDC meeting. Anton Mack motioned to approve the minutes as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the January financial report.

Agenda Item IV: Audit Report

Penelope Springer introduced Chris Hearn to present the DMC Audit Report. Terry Woodard motioned to accept the Audit Report as presented, Anton Mack seconded the motion, after roll call vote, the motion passed.

Agenda Item V: South City Good Neighbor Grant Request & Development Loan

337 South 4th Street (Brown Girls Inc.)

Katie Flynn presented the South City Good Neighbor Grant request for up to \$50,000 and a \$200,000 development loan for Brown Girls Inc., located at 337 South 4th Street. The applicant is proposing a complete renovation of the commercial structure into a mixed-use building with retail on the ground floor and residential units on the second floor. The renovation will include fifteen (15) retail spaces, twelve (12) of which will operate as micro-suites. Four (4) multi-family apartment units will be accessible through an exterior staircase along the western façade of the building. Terry Woodard motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed. Tanja Mitchell motioned to approve the development loan request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed.

Agenda Item VI: South City Good Neighbor Grant Request – 294 Hernando Street (Clayborn Temple)

Katie Flynn presented the South City Good Neighbor Grant request up to \$50,000 for Clayborn Temple, located at 294 Hernando Street. The applicant is planning exterior improvements to the building and site including the following: stained glass removal, window jamb removal and repair, restoration of existing stained glass, and the creation of new stained glass. Anton Mack motioned to approve the grant request as presented, Terry Woodard seconded the motion, after roll call vote, the motion passed.

Agenda Item VII: Exterior Improvement Grant (EIG) Request

361 South Main Street (Good Fortune Company)

Abe Lueders presented EIG grant request up to \$20,120 for property located at 361 South Main Street. The applicant is the owner of Good Fortune Company, is proposing a package of exterior improvements to the building that will help make the building an even more welcoming presence on South Main. New awning, planters, and benches will be added for curb appeal. The applicant also would like to enclose the existing patio to make it viable for year-round dining. Benjamin Orgel motioned to approve the grant request as presented, Kevin Brewer 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.