



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

Wednesday, May 19, 2021

Board Members Present (via conference): Michael Chance, Elizabeth Low, Tanja Mitchell, Anton Mack, Kevin Brewer, Carl Person, Demar Roberts and Benjamin Orgel

Board Members Absent: Julie Lansky,

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Jaske Goff, Katie Flynn, Abram Lueders, Lauren Bermudez.

Guests (via conference): Charles Carpenter (Legal Counsel), Corbin Carpenter, Kris Shepherd, Suk Woo, James Stokes, Corrinne Kennedy, 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 attending board members. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from April 21, 2021, CCDC meeting. Demar Roberts motioned to approve the minutes as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer presented the financial report and an overview the FY22 budget.

Agenda Item IV:

Exterior Improvement Grant (EIG) Request – 413 Monroe Avenue

Katie Flynn presented the Exterior Improvement Grant request up to \$80,000 for property located at 413 Monroe Avenue. The applicant is proposing exterior improvements to the façade along Monroe, the eastern facing façade, and the paved drive to the east of the building. The applicant will be renovating the second floor apartment and the interior storefront space, separate from this application. The exterior improvements will greatly impact the pedestrian experience with fresh paint, new windows, a new overhead door, a new entrance, new awnings, new exterior lighting, sidewalk repairs, and added landscaping. Applicant Kris Shepherd was present to answer any questions. Demar Roberts motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed.

Exterior Improvement Grant (EIG) Request – 135 South Main Street

Katie Flynn presented the Exterior Improvement Grant request up \$15,000 for Bluefin, located at 153 South Main Street. Bluefin currently has an uncovered patio along the Main Street Mall with available outdoor dining furniture. The patio space is fenced with black metal; however, it is weather dependent due to the absence of a roof. . The applicant plans to use the EIG grant to install a high quality frame and awning to cover the existing patio. The awning will be treated as a permanent improvement and is rated for a 10-year minimum useful life. The royal blue fabric will match the existing blue storefront detail and theme of the business. Applicant Suk Woo was present to answer any project related questions. Board member Anton Mack thanked applicant for making the effort to improve the Main Street property. Anton Mack motioned to approve the grant request as presented, Kevin Brewer seconded the motion, after roll call vote, the motion passed.

Agenda Item V: President's Report

Paul Young updated board members on Downtown Projects and Downtown businesses returning to work and open for business.

Brett Roler updated board on new retail-focused program, Downtown Retail RX. The program is intended to strengthen existing Downtown businesses as they emerge from the COVID disruption. Whether it is adding an awning or outdoor patio, a fresh coat of paint or interior lighting upgrades, help with marketing, or putting a fresh set of eyes on pricing strategy and cash flow management, the DMC sees this new program as a strong tool for existing businesses as we welcome everyone back Downtown this summer and fall.

Agenda Item VI: Adjournment

Seeing no further business, the meeting was adjourned.