



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

Wednesday, October 27, 2021

Board Members Present (via conference): Michael Chance, Tanja Mitchell, Anton Mack, Benjamin Orgel, and Demar Roberts

Board Members Absent: Julie Lansky, Elizabeth Low, Kevin Brewer, and Carl Person

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

Guests (via conference): Charles Carpenter (Legal Counsel), Emma Crystal (Amani), Clint Anderson, Corbin Carpenter, Greg Sowell, James Stokes, Rida AbuZaineh, Emily Todd, Mike Todd, Corinne Kennedy and Member of the Public

Chairman Chance determined that a quorum was present, and the meeting was called to order at 9:01 A.M. Christine Taylor called roll for attending board members. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from September 15th and 30th, CCDC meetings. Tanja Mitchell motioned to approve the September 15, 2021 minutes as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously. Tanja Mitchell motioned to approve the Special Called September 30, 2021 minutes as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously

Agenda Item III: Financial Report

Penelope Springer presented the financial report.

Agenda Item IV: Retail Tenant Improvement Grant Request

Retail Tenant Improvement Grant Request – 306 South Main Street (Amani)

Katie Flynn presented the Retail Tenant Improvement Grant request up to \$20,400 for property located at 306 South Main Street. The subject property is located on the southwest corner of S. Main St. and E. Pontotoc, adjacent to O.D.D.S. Atelier and Cupcake Cutie. Amani: A Cleansing Place, LLC, is a one-of-a-kind, therapeutic bath spa experience. The applicant plans to fully renovate the space with interior demolition, plumbing, electrical, HVAC, new permanent lighting, flooring, doors, and new interior walls. Applicant Emma Crystal was available to answer any questions. Benjamin Orgel motioned to approve the grant request as presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Retail Tenant Improvement Grant Request – 121 South Main St (Peanut Shoppe)

Katie Flynn presented the Retail Tenant Improvement Grant request up to \$30,000 for property located at 121 South Main Street. The subject property is located on the west side of S. Main St., between Gayoso Avenue (north) and Peabody Place (south). Mr. AbuZaineh has operated the Peanut Shoppe in its existing space for over 29 years, the oldest business on the Main St. mall. The applicant plans to fully renovate the space with interior demolition, plumbing, electrical, HVAC, new permanent lighting, flooring, doors, windows, new walls, and a new cash wrap counter. A new ventless hood and exhaust system will be installed for the peanut roaster. Applicant Rida AbuZaineh was available to answer any questions. Anton Mack motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Interior Improvement Grant

Interior Improvement Grant – 24 South Main Street

Abe Lueders presented the Interior Improvement Grant request up to \$80,000. The applicant is the owner of 24 S. Main, a historic 3-story commercial building on the Main Street Mall, located on the east side of Main Street between Madison and Monroe. The owner plans on performing a complete renovation of the building, including a significant amount of restoration on the building's Main Street façade. The existing exterior stucco will be removed, and the building's original masonry will be repaired and restored to the greatest possible extent. New windows that match the building's historic windows will be installed on the upper floors. The building's ground floor commercial space, which is currently divided into two narrow bays, will be united into one larger bay, with a new storefront system. Applicant John Halford was available to answer any questions. Anton Mack motioned to approve the grant request as presented, Benjamin Orgel seconded the motion, after roll call vote, the motion passed unanimously.

Interior Improvement Grant – 307 Madison Avenue (Service Master by Stratos)

Katie Flynn presented the Interior Improvement Grant request up to \$60,000. The subject property is a 2-story commercial building on the south side of Madison Avenue, in the block between Fourth Street and Danny Thomas Blvd. The exterior renovations include select re-grouting of the historic terra cotta façade, masonry cleaning, tuck-pointing of the brick, window and door trim caulking, and paint. New LED puck lighting will be installed to the main building, and period style bronze gooseneck lighting will be installed along the auxiliary building's façade. Extensive landscaping along Madison Ave. and into the parking lot is planned to be completed later. Tanja Mitchell motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Pre-Development Grant Update & Funding Request

Brett Roler presented the Pre-Development Grant Update & Funding Request. The CCDC created the Downtown Pre-Development Grant Program in August 2020 with \$50,000 in funding for the first year. Grants were used for 11 projects, 2 new construction and 9 renovation/adaptive reuse. Staff requests that the CCDC reauthorize the program with a new budget of \$50,000 for the current fiscal year, ending June 30, 2022. Anton Michell motioned to approve the request as

presented, Tanja Mitchell seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VII: President's Report

Paul Young updated board members on the 114 North Main Tower Renovation, 100 North Main Street Main and the upcoming State of Downtown will be held November 3rd at 11 o'clock.

Agenda Item VIII: Adjournment

Seeing no further business, the meeting was adjourned.