



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

Wednesday, March 23, 2022

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

Board Members Absent: Julie Lansky, and Tanja Mitchell

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Halle Novarese, Katie Koleini, Lauren Bermudez, Abram Lueders, and Sam Caldwell

Guests: Charles Carpenter (Legal Counsel), Corinne Kennedy, Clint Anderson, Jayme Stokes, Stephanie Wade, Neil Strebbig, and Blair Perry

Chairman Michael Chance determined that a quorum was present, and the meeting was called to order at 9:03 A.M. Christine Taylor called roll for attending board members. After reviewing meeting protocols, Chairman Chance called for approval of the minutes from February 16, 2021, CCDC meeting. Elizabeth Low motioned to approve the 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 monthly financial report.

Agenda Item IV: Retail TI Program

Katie Koleini presented the Retail Tenant Improvement Grant 2022 updates. The Downtown Retail Tenant Improvement (TI) Grant was adopted in 2019 to help attract and grow diverse retail in Downtown Memphis. Staff recommends continuation and re-adoption of the Retail TI program with a new sunset date of March 19, 2025. The revised Retail TI program will be modified with the following changes: 1. Remove grant formula and allow up to \$30k per project based on reimbursable approved receipts, and size and lease term have a small impact on the overall retail TI budget, the formula was intended as a place to start. 2. Expand South Main retail node by overlap eligible area with the South City neighborhood boundary, and the Main Street and Edge retail nodes will remain as they are. Staff requests that CCDC approve the updated version of the Retail Tenant Improvement (TI) Grant and make it operative as of March 23, 2022. After board discussion, Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Exterior Improvement Grant Request – Soul & Spirits Brewery

EIG Grant Request – Soul & Spirits Brewery

Abe Lueders presented the grant request for Soul & Spirits Brewery located at 845 North Main Street for an amount up to \$40,000. Soul & Spirits is a craft brewery located at 845 N. Main, a 39,000 square foot industrial building near the intersection of Keel and Henry in the Uptown neighborhood. The applicant is planning to enhance the brewery with a new outdoor beer garden space on the south side of the building. This space will include a large, paved patio with shaded outdoor seating, a gravel pad for food trucks, a dog pocket park, and room for a stage to facilitate outdoor performances. An existing accessible stair and ramp on the south side of the space will be incorporated into the space. Applicant Blair Perry was present to answer board questions and concerns regarding parking and food truck participation. After board discussion, Kevin Brewer motioned to approve the grant request as presented, Anton Mack seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: President's Report

Paul Young updated board members on the progress of the 114 North Main renovations, the Main Street Beautification projects taking place and all the upcoming Downtown events.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.