



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

Wednesday, March 15, 2023

Board Members Present (via conference): Anton Mack, Tanja Mitchell, Angel Price, Elizabeth Low, Kevin Brewer, Dacquiri Baptiste, and Demar Roberts,

Board Members Absent: Benjamin Orgel, and Carl Person

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Lauren Bermudez, Tori Haliburton, and Sam Caldwell

Guests: Charles Carpenter (Legal Counsel), Corbin Carpenter, Brad Barnett, Kevin Clarkson, Stephanie Wade, and Member of Public

The meeting was called to order at 9:03 A.M. Christine Taylor called roll for attending board members to confirm quorum. Called for approval of the minutes from February 15, 2023, CCDC meeting. Tanja Mitchell motioned to approve the minutes as presented, Dacquiri Baptiste seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item III: Financial Report

Penelope Springer reported that the financials and monthly highlights. Elizabeth Low asked about the process after projects are approved or closed and the general timeline. Her questions were answered by Penelope Springer and Brett Roler. They were both thanked for their detailed answer.

Agenda Item IV: Officer Nominations & Elections

Paul Young started the presentation, before losing connection. Christine Taylor stepped in to ask for officer nominations. Anton Mack has agreed to serve as chairman, and we now need nominations for secretary and treasurer. Tanja Mitchell and Kevin Brewer inquired about the duties of secretary and treasurer. After duties were explained by Penelope Springer, Tanja Mitchell volunteered to serve as secretary and Keven Brewer volunteered to serve as treasurer. Charles Carpenter presented the nominated slate of officers: Anton Mack as Chairman, Tanja Mitchell as secretary and Kevin Brewer as treasurer. Demar Roberts motion to approve the slate of officers as presented, Elizabeth Low seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item V: Exterior Improvement Grant (EIG) Request

EIG Request – 405 Monroe Avenue

Brett Roler presented the grant request for property located at 405 Monroe Avenue for an amount up to \$60,000. The owner plans to renovate the building and completely transform the façade to attract new commercial tenants to the building. The current plan is to divide the space for two future commercial tenants. With recent investment in the immediate vicinity including Orion FCU, The Rise Apartments, the Ravine, Memphis Made Brewing, The Cycle Shop, 413 Monroe, 345 Madison, and Leo Events, the building is well-positioned to be highly attractive for a variety of retail and similar commercial uses. The property owner will fully renovate the building including a new roof, HVAC, and upgraded electrical and plumbing work. With the assistance of the Exterior Improvement Grant (EIG), the property owner will make the following high-impact façade improvements with a total budget of approximately \$161,000: Demo existing façade, install new storefront system, add new exterior lighting, masonry repair and tuckpointing, exterior paint and stucco, new exterior signage, and repair public sidewalk. Project applicant, Brad Barnett was present to make a few brief comments and answer any questions. Tanja Mitchell motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: Special Grant Request

Special Grant Request – Central Station – Enhanced Pedestrian Lighting

Brett Roler presented the special grant request for property on located at the west side of South Main Street, between GE Patterson and Webster Avenue. The goal with this neighborhood project is 3-fold: (1) to enhance the safety and comfort of pedestrians, (2) to bring needed light to this prominent art display, and (3) to complete the lighting upgrade that HTC is overseeing for MATA. MATA is increasing the light levels in the concourse to promote the use and safety of the concourse. MATA is also adding signage and lighting to the South Main Trolley Stop to enhance the rider's experience while increasing light levels for pedestrian safety. The project will include the installation of 23 linear LED lights. The power will be pulled off an existing source and the lights will be triggered by the same photocell that turns on the MATA South Main Trolley Stop lighting. These lights will be mounted directly to the underside of the elevated rail platform and positioned to provide optimum lighting for both the art panels and the pedestrian walk. The Henry Turley Company has provided in-kind support to help scope and design the proposed lighting project with a "not to exceed" budget of \$76,341. The special grant request is \$38,171. It will enhance public safety and improve walkability. Applicant Kevin Clarkson made a few brief comments and board members Demar Roberts and Elizabeth Low expressed their support of the project and feels is much needed in the area. Elizabeth Low motioned to approve the grant request as presented, Demar Roberts seconded the motion, after roll call vote, the motion passed unanimously.

Agenda Item VI: President's Report

Paul Young gave a brief update on the upcoming budget season and an all-board tour being planned for late May.

Agenda Item VII: Adjournment

Seeing no further business, the meeting was adjourned.