



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

Wednesday, August 17, 2016

Board Members Present: Chairman Eric Mathews, Mr. Benjamin Orgel, Ms. Tanja Mitchell, Mr. Carl Person, Ms. Julie Lansky, Mr. Andre Jones, Mr. Melvin Jones, and Mr. Michael Chance

Board Member Absent: Ms. Deni Reilly

DMC Staff Present: Mr. Terence Patterson, Mr. Jaske Goff, Mr. Abram Lueders, Ms. Lisa Brumleve, Mr. Brett Roler, Ms. Leslie Gower, Ms. Jennifer Oswalt, and Mr. Charles Carpenter

Guests: Mr. Wayne Risher, Ms. Madeline Faber, Mr. Tony Bologna, and Mr. Corbin Carpenter

Agenda item I-II: Call to Order and Minutes

Chairman Mathews determined that a quorum was present and called the meeting to order at 9:05 A.M. Mr. Melvin Jones made a motion to approve the minutes of the July 20, 2016 CCDC meeting. Mr. Person seconded the motion, which passed unanimously.

Agenda item III: Financial Reports

Ms. Oswalt presented the financial reports to the Board.

Agenda item IV: Storefront Grant Request – Malco Theater, SE corner of S. Front & G.E. Patterson Ave.

Mr. Roler presented a project overview and the staff recommendation to approve a Storefront Improvement Grant for the Malco Theatre project at the Southeast corner of S. Front Street & G.E. Patterson Ave. Staff recommends limiting the Storefront Grant eligible scope of work to the brick tuckpointing (\$150,000) and window repair & modification (\$100,000) for a total budget of \$250,000. This scope of work is consistent with the intent of the Grant and will be highly visible from the public right-of-way. Additionally, the repair of character-defining features, such as exterior masonry and original windows, is an important goal of the Downtown Memphis Design Guidelines. With the standard 1:1 match, the recommended Storefront Grant will be a maximum of \$125,000. Mr. Bologna spoke on behalf of the applicant and answered questions from the Board. Following a brief discussion, Mr. Person made a motion to approve a Storefront

Grant in an amount up to \$125,000 for Malco Theatres, based on approved receipts and subject to all standard closing requirements and conditions. Mr. Chance seconded the motion, which passed unanimously.

Agenda items V: Policy Committee Recommendations

Chairman Mathews discussed the recent Policy Committee meeting and summarized their recommendations to make minor updates to the Development Loan program and to replace the Storefront Grant program with the recently created Exterior Improvement Grant (EIG) program. Chairman Mathews outlined the proposed changes to the Development Loan program. Seeing no further questions, Mr. Chance made a motion to approve the updated Development Loan program as presented by Chairman Mathews. Ms. Mitchell seconded the motion, which passed unanimously.

Chairman Mathews described the new Exterior Improvement Grant program in detail. Mr. Roler provided additional clarification as to how the design assistance feature would function. Following a short discussion, Mr. Person made a motion to adopt the Exterior Improvement Grant program for a 36-month period, beginning September 1, 2016. Mr. Chance seconded the motion, which passed unanimously.

Agenda item VI: President's Report

Mr. Patterson discussed his recent visits to peer cities to learn best practices that could apply to Downtown Memphis. He also introduced Mr. Abram Lueders who is replacing Mr. Larry Chan as the DMC's Planning & Development Analyst.

Seeing no further business, Chairman Mathews adjourned the meeting at approximately 9:43 A.M.