



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

Wednesday, September 21, 2016

Board Members Present: Mr. Benjamin Orgel, Ms. Tanja Mitchell, Ms. Julie Lansky, Mrs. Deni Reilly, Mr. Michael Chance, and Mr. Carl Person

Board Member Absent: Mr. Andre Jones and Mr. Melvin Jones

DMC Staff Present: Mr. Terence Patterson, Mr. Jaske Goff, Mr. Abram Lueders, Ms. Ellery Ammons, Mr. Brett Roler, Ms. Jennifer Oswald, and Mr. Charles Carpenter

Guests: Mr. Wayne Risher Mr. Pete Evans, Mr. Dave Moore, Mr. Henry Doggrell, Mr. Gray Fiser, Mr. Alex Turley, and Mr. Corbin Carpenter

Agenda item I-II: Call to Order and Minutes

Mr. Person joined the meeting via conference call. President Patterson determined that a quorum was present and called the meeting to order at 9:03 A.M. Ms. Mitchell made a motion to approve the minutes of the August 17, 2016 CCDC meeting. Mr. Chance seconded the motion, which passed unanimously.

Agenda item III: Financial Reports

Ms. Oswald presented the financial reports to the Board.

Agenda item IV: Consideration of Waiver of Grant Conditions to Permit Sale of 477 S. Main Street.

Mr. Doggell introduced the sale of this property by first discussing the conditions of MCA originally developing 477 S. Main St. for its Post-Graduate Program as well as the present decision to re-unite both campuses at Overton Park. An original provision of MCA's purchase of 477 S. Main included a 15-year stay, which if MCA left before 15 years had passed, they should return the \$200,000 that had been used to improve the storefront. Mr. Doggell asked for consideration to waive this grant condition considering their positive presence on S. Main for the past 6 years and the new buyer of the property. Mr. Gray Fiser introduced the plans of the new developer which is looking to buy the property and develop a boutique hotel. Though he did not reveal the identity of the developer, he confirmed that he already owns property in Memphis, and multiple hotels in the Coachella Valley. President Patterson discussed how the building being sold by a non-profit to a for-profit business would enhance the tax base and serve as a CBID

investment. Following a brief discussion, Ms. Deni Reilly made a motion to approve consideration of the waiver of grant conditions to permit sale of 477 S. Main Street. Mr. Benjamin Orgel seconded the motion, which passed unanimously.

Agenda items V: Special Grant Request: Sugar Services Site Enhancements, 15 W. G.E. Patterson.

Mr. Roler discussed the Sugar Services Property and presented a PowerPoint illustrating the requested improvements to 15 W. G.E. Patterson including a privacy fence, landscaping, and a mural. The total price of these improvements would be \$23,600 and would be executed alongside Sugar Services paying to repave the sidewalks on their property on G.E. Patterson and Tennessee Street. Mr. Turley also presented a PowerPoint discussing the transition of the neighborhood and the collaboration between Sugar Services and the South End Improvement Alliance. Following a short discussion, Mr. Orgel made a motion to grant Sugar Services \$23,600 contingent upon their investment in repaving the sidewalks on their property. Ms. Mitchell seconded the motion, which passed unanimously.

Agenda item VI: Storefront Activation Project: 101 S. Main St.

Mr. Orgel recused himself from this agenda item.

Mr. Roler proposed the Storefront Activation Project on 101 S. Main St. as a community space serving as an art gallery, event space, and potential pop-up shop on the Main St. Mall. With a grant proposal of \$10,000, the property could be rented, prepped, and programmed for the next 4 months. Mr. Roler also discussed ideas for both mid-day programming and weekend/weeknight hours. Additionally serving as a location for Brigadiers to stop on Main St., the space would be open to the public and activate a storefront on a block of Main Street Mall that is nearly 100% occupied. Following a short discussion, Ms. Reilly made a motion to approve the Storefront Activation Project on 101 S. Main Street. Mrs. Mitchell seconded the motion, which passed unanimously with the exception of Mr. Benjamin Orgel recusing himself from the vote.

Agenda item VII: President's Report

President Patterson expressed that he was pleased with the projects discussed and anticipated the completion of the 101 S. Main St. Storefront Activation.

Seeing no further business, President Patterson adjourned the meeting at approximately 9:58 A.M.