

# ANNUAL MEMBERSHIP MEETING

## ➡ AGENDA

**JUNE 16, 2025, 5:00 PM**



- I. Welcome
- II. Approval of the Minutes from the 2024 Annual Meeting
  - A. \*June 17, 2024, Annual Meeting p. 3
- III. Year-in-Review
  - A. Year-End Activity Report
  - B. \*Financial Report p. 5
- IV. Election of New Board Members p. 15
  - A. Nominating Committee Report
  - B. Nominations from the Floor
  - C. \*Close Nominations
  - D. Introduction of Candidates
  - E. Election of Board Members
  - F. Announcement of Results will be made on the website  
<https://www.downtownknoxville.org/alliance/board> by July 1
- V. \*Approval of Fiscal Year 2025-2026 Budget p. 17
- VI. Old Business
- VII. New Business
  - A. Tentative Dates for upcoming Board Meetings p. 18  
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

\*Denotes action items.

2026 Annual Meeting will be held on Monday, June 15, 2026, at 5:00 pm

This meeting, and all communications between Board Members, are subject to the provisions of the Tennessee Open Meetings Act.



# MINUTES FROM THE 2024 ANNUAL MEETING

The 2024 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on Monday, June 17, 2024, 5:00 p.m. at 17 Market Square #201.

Board members present included board chair, Matthew DeBardelaben, Chip Barry, Natalea Cummings, Vince Fusco, Lorie Matthews, and Adrienne Webster. DKA and Knoxville Chamber staff in attendance included: Callie Blackburn, Michele Hummel, Karen Kakanis, Angela Lunsford, and Robin Thomas.

## I. Welcome

Matthew DeBardelaben, chair, called the meeting to order and thanked everyone for attending. He announced that a quorum of the membership was present in person and by proxy.

## II. Approval of Minutes from 2023 Annual Meeting

Mr. DeBardelaben called for approval of the minutes from the 2023 Annual Meeting. Chip Barry made a motion to approve the minutes as presented. Lorie Matthews seconded the motion, and the minutes were approved as presented.

## III. Year in Review

### A. Activities Report

Matthew DeBardelaben highlighted the projects, programs, and services DKA accomplished during the Fiscal Year 2023 – 2024.

### B. Financial Report

The Corporation's financial report was presented, explaining the various reports included in the agenda materials. Natalea Cummings made a motion to approve the financial report. Adrienne Webster seconded the motion, and the financials were approved as presented.

## IV. Election of New Board Members

### A. Nominating Committee Report

Matthew DeBardelaben presented the Nominating Committee Report. He noted the committee met on May 1 and 6. They reviewed the responsibilities, the process, and the policies for nominations. After identifying potential nominees, DKA staff verified that all nominees were eligible and willing to serve on the Board. All nominees were then placed on the ballot, which was included in the agenda packet mailed to DKA members before the Annual Meeting.

### B. Nominations from the Floor

Matthew DeBardelaben opened the floor to nominations. There were no nominations.

### C. Close Nominations

With no nominations from the floor, a motion to close nominations was made and seconded, which was unanimously approved.

#### D. Introduction of Candidates

Mr. DeBardelaben asked the nominees to introduce themselves.

#### E. Election of Board Members

Mr. DeBardelaben asked everyone to return their completed ballot to DKA staff. An announcement of who was elected will be posted on our website after June 30.

Farris Eid (business), Bobbie McCarter (business), Nikki Elliott (resident) and Gay Lyons (stakeholder) were elected.

#### V. Approval of the Fiscal Year 2024 – 2025 Budget

Staff presented the budget for the Fiscal Year 2024 – 2025. Adrienne Webster made a motion to approve the budget. Vince Fusco seconded the motion, which was unanimously approved as presented.

#### VI. Old Business

Matthew DeBardelaben noted that Robin Thomas would retire from DKA on June 30 and thanked her for her leadership and service over the last several years. He introduced Callie Blackburn who will manage the marketing moving forward.

#### VII. New Business

##### A. Tentative Dates for FY 24-25 Board Meetings

Mr. DeBardelaben noted the tentative dates for upcoming board meetings were included in the agenda packet mailed to members. He reminded everyone that all DKA meetings are posted on the DKA website.

#### VIII. Public Forum

Nancy Voith asked about the trolleys and new downtown connector, which was answered by Vince Fusco.

Bernedette West and Melinda Grimac asked about the employee's pay and admin fee for the Ambassador Program, which was answered by staff.

Zack Roskop asked about expanding the DKA boundaries and if there is interest in expansion or possible new BIDs.

There was a discussion about the unhoused population. Staff recommended that we invite Erin Read to an upcoming meeting to discuss her new office and their initiatives.

#### IX. Adjournment

With no other business, Mr. DeBardelaben declared the Annual Meeting adjourned and thanked everyone for attending.

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Secretary

**Downtown Knoxville Alliance**  
**Statement of Cash Flows**  
**Fiscal YTD May 31, 2025**

	<b><u>Jul '24 - Jun '25</u></b>
<b>OPERATING ACTIVITIES</b>	
Net Income	(54,751)
Adjustments to reconcile Net Income to net cash provided by operations:	
1110 · Other Receivable	15,255
2020 · Accounts Payable	8,710
2600 · Accrued Payables	(24,250)
2700 · Accrued Wages	-
1350 · Prepaid Expenses	14,336
Net cash provided by Operating Activities	(40,700)
<b>INVESTING ACTIVITIES</b>	
1650 · Leasehold Improvements	-
Net cash provided by Investing Activities	-
Net cash increase for period	(40,700)
Cash at beginning of period	2,241,632
Cash at end of period	<b><u>2,200,932</u></b>
 <b>Current Liabilities</b>	 (39,024)
Accrued Payables	(1,094,312)
Accounts receivable and Other	19,628
Prepaid Expenses	14,548
Leasehold Improvements	12,500
Subtotal	<b>(1,086,661)</b>
 <b>Projected Remaining Budgeted Income (Expenses)</b>	
Revenue	-
Development	(100,000)
Quality of Life	(129,585)
Business Support	(15,939)
Marketing/Sponsorships	(51,426)
Administration	(82,609)
Subtotal	<b>(379,559)</b>
 <b>Projected Cash - Before Minimum Reserve</b>	 <b><u>734,713</u></b>
Minimum Cash Balance - Reserve	(150,000)
<b>Projected Cash Availability</b>	<b><u>584,713</u></b>

**Downtown Knoxville Alliance**  
**Statement of Cash Flows**  
**Fiscal YTD May 31, 2025**

Project	Grants	Permit Date	Comp Date	Accrued	YE 6/30/2024	Total
314 Union Ave (COK)	250,000			9/30/2022	0	0
YWCA Keys of Hope	250,000			6/30/2024	0	0
Tennessee Theatre	300,000			6/30/2024	0	0
Art & Cultural Alliance	200,000			6/30/2024	0	0
	<u>1,000,000</u>				<u>0</u>	<u>0</u>

\* City approval required

**Note: Farragut Building/Hyatt Place, 530 S. Gay Street**

In 2015, DKA Board agreed to receive \$4,578 and abate the increased incremental assessments during the project's 25-year PILOT term which ends 3/17/41.

**Note: Marble Alley/formerly Knox County property, 300 State Street**

In 2013, Knox County Commission and Knox County IDB approved a 10-year PILOT for Marble Alley Lofts. Knox County previously held this property and was tax-exempt; therefore they did not pay property taxes or DKA assessments. PILOT term ends 12/31/25

**Note: Church + Henley formerly State Supreme Court, 700 Henley Street**

In 2019, DKA approved a 10-year abatement of the incremental assessment for the State Supreme Court project starting 48 months after developers close on the two parcels to allow for construction and project stabilization. DKA will continue to receive assessments for both properties based on the acquisition cost. DKA's assessment is expected to be approx. \$3,208 during the abatement time. The City's 25 year PILOT term ends 3/4/48. The property closed on 9/30/19. DKA's abatement ends 9/30/2033.

Downtown Knoxville Alliance  
Profit & Loss Actual vs Budget May 31, 2025

Acct #	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	TOTAL	FY25 Budget	Reminder
<b>Income</b>														
4020 CBID Tax Assessments	6,239	66,631	5,530	527,164	183,176	88,412	103,526	174,832	67,471	34,883	19,428	1,277,492	1,125,000	(152,492)
4100 Investment Income	2,799	2,924	2,662	2,483	3,054	8,686	8,473	3,494	4,129	11,884	4,068	54,657	38,000	(16,657)
<b>Total Income</b>	<b>9,038</b>	<b>69,556</b>	<b>8,192</b>	<b>529,646</b>	<b>186,230</b>	<b>97,098</b>	<b>112,000</b>	<b>178,327</b>	<b>71,600</b>	<b>46,767</b>	<b>23,496</b>	<b>1,332,148</b>	<b>1,163,000</b>	<b>(169,148)</b>
<b>Expenses</b>														
<b>Development</b>														
5225 Path to Prosperity	-	-	-	-	-	-	-	15,000	-	-	-	15,000	15,000	-
5205 Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	100,000	100,000
<b>Total Development</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>115,000</b>	<b>100,000</b>
<b>Quality of Life</b>														
5659 Beautification	81	80	84	163	103	109	31,109	98	86	165	98	32,176	35,000	2,824
5657 Ambassador Program	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	14,265	14,265	115,617	130,766	15,149
5900 Residential - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5901 Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5662 Trash Compactor	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5663 Open Street Activation	-	-	-	-	-	-	-	-	-	-	-	-	75,000	75,000
5663 Security	3,080	5,225	2,475	1,650	2,214	4,455	61,549	19,546	4,634	3,982	4,579	113,388	140,000	26,612
<b>Total Quality of Life</b>	<b>12,837</b>	<b>14,981</b>	<b>12,235</b>	<b>11,489</b>	<b>11,993</b>	<b>14,240</b>	<b>102,334</b>	<b>29,321</b>	<b>14,396</b>	<b>18,412</b>	<b>18,942</b>	<b>261,181</b>	<b>390,766</b>	<b>129,585</b>
<b>Business Support</b>														
5150 Business Support	1,274	(979)	-	-	8,648	18,887	246	1,484	3,753	462	285	34,061	50,000	15,939
<b>Total Business Support</b>	<b>1,274</b>	<b>(979)</b>	<b>-</b>	<b>-</b>	<b>8,648</b>	<b>18,887</b>	<b>246</b>	<b>1,484</b>	<b>3,753</b>	<b>462</b>	<b>285</b>	<b>34,061</b>	<b>50,000</b>	<b>15,939</b>
<b>Marketing Expenses</b>														
5305 Advertising General	2,464	1,950	1,800	12,183	6,733	5,220	4,827	2,251	2,501	1,973	4,746	46,649	50,000	3,351
5306 Print and Content Development	798	802	3,187	2,551	1,700	2,107	5,964	2,998	10,669	2,805	12,797	46,377	55,000	8,623
5375 Website - All Committees	550	1,430	550	550	-	1,100	-	1,160	4,733	-	825	10,898	30,000	19,102
5344 Downtown Scavenger Hunt	-	-	-	-	-	-	-	(6,625)	-	6,305	3,845	10,150	20,000	9,850
5376 Brand Refinement	-	-	6,250	375	-	-	-	-	-	-	-	-	25,000	25,000
<b>Total Marketing Expenses</b>	<b>21,000</b>	<b>-</b>	<b>-</b>	<b>10,000</b>	<b>-</b>	<b>20,000</b>	<b>29,500</b>	<b>-</b>	<b>29,000</b>	<b>15,000</b>	<b>15,000</b>	<b>124,500</b>	<b>110,000</b>	<b>(14,500)</b>
<b>Total Marketing Expenses</b>	<b>24,812</b>	<b>4,182</b>	<b>11,787</b>	<b>25,659</b>	<b>8,433</b>	<b>28,426</b>	<b>40,291</b>	<b>(216)</b>	<b>17,904</b>	<b>40,084</b>	<b>37,213</b>	<b>238,574</b>	<b>290,000</b>	<b>51,426</b>
<b>Administration</b>														
5415 Office Relocation	-	-	-	-	-	-	-	-	-	-	-	-	65,000	65,000
5420 Meals/ Lodging/ Travel	-	-	945	724	499	491	285	282	353	282	402	4,263	6,000	1,737
5430 Office Expense	625	923	1,830	1,057	506	1,809	656	265	1,065	319	637	9,691	7,500	(2,191)
5435 Bank Fees	-	-	-	-	-	130	-	95	(95)	-	-	130	200	70
5440 Postage	17	34	15	15	20	14	22	23	12	10	473	658	2,500	1,842
5465 Professional Dev.	-	-	3,443	3,949	4,870	(59)	-	-	-	900	-	13,109	6,000	(7,109)
5450 Professional Svc	-	4,000	2,206	2,041	-	-	1,630	-	-	-	-	9,878	12,000	2,122
5460 Svc Contract - Operations	20,348	20,348	20,348	20,348	20,348	20,348	20,348	20,348	20,348	20,348	20,348	223,828	244,173	20,345
5490 Insurance Directors/Officers	75	75	75	71	71	71	71	71	71	71	71	792	900	108
5480 Software	69	69	75	75	75	75	75	75	75	75	75	816	1,500	684
5470 Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Administration</b>	<b>21,133</b>	<b>25,449</b>	<b>28,938</b>	<b>28,281</b>	<b>26,389</b>	<b>22,885</b>	<b>23,088</b>	<b>21,160</b>	<b>21,829</b>	<b>22,005</b>	<b>22,006</b>	<b>263,164</b>	<b>345,773</b>	<b>82,609</b>
<b>Total Expenses</b>	<b>40,055</b>	<b>43,633</b>	<b>52,961</b>	<b>65,429</b>	<b>55,464</b>	<b>84,438</b>	<b>165,959</b>	<b>66,749</b>	<b>57,882</b>	<b>80,964</b>	<b>78,446</b>	<b>811,980</b>	<b>1,191,539</b>	<b>379,559</b>
<b>Change in NAV</b>	<b>(51,017)</b>	<b>25,922</b>	<b>(44,769)</b>	<b>464,217</b>	<b>130,766</b>	<b>12,640</b>	<b>(53,959)</b>	<b>111,578</b>	<b>13,717</b>	<b>(34,197)</b>	<b>(54,751)</b>	<b>520,168</b>	<b>(28,539)</b>	<b>548,707</b>
Prior Year Sponsorships Reserve				40,833								40,833		
<b>NAV Total after Surplus Spending</b>	<b>(51,017)</b>	<b>25,922</b>	<b>(44,769)</b>	<b>423,384</b>	<b>130,766</b>	<b>12,640</b>	<b>(53,959)</b>	<b>111,578</b>	<b>13,717</b>	<b>(34,197)</b>	<b>(54,751)</b>	<b>479,335</b>		

# Downtown Knoxville Alliance

## Statement of Cash Flows

May 2025

	TOTAL
OPERATING ACTIVITIES	
Net Income	-54,750.77
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1110 Other Receivable	15,254.75
1350 Prepaid Expenses	14,335.84
2020 Acc. Payable:Accounts Payable	8,710.06
2600 Accrued Payables	-24,250.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	14,050.65
Net cash provided by operating activities	\$ -40,700.12
NET CASH INCREASE FOR PERIOD	\$ -40,700.12
Cash at beginning of period	2,241,632.29
CASH AT END OF PERIOD	\$2,200,932.17



**Downtown Knoxville Alliance**  
**Balance Sheet**  
As of May 31, 2025

	<u>Total</u>
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 Cash & Cash Equiv.	
1012 First Bank Checking	(17,570.50)
1014 First Bank ICS	1,352,995.96
1020 Investments - Cert Dep and MM	
1022 FirstBank CD 0680	103,966.25
1036 Home Federal CD 2895	250,611.26
1037 First Century CD 0328	256,981.97
1038 Truist CD 6084	253,947.23
Total 1020 Investments - Cert Dep and MM	\$ 865,506.71
Total 1000 Cash & Cash Equiv.	\$ 2,200,932.17
Total Bank Accounts	\$ 2,200,932.17
Accounts Receivable	
1110 Other Receivable	19,627.94
Total Accounts Receivable	\$ 19,627.94
Other Current Assets	
1350 Prepaid Expenses	14,548.26
Total Other Current Assets	\$ 14,548.26
Total Current Assets	\$ 2,235,108.37
Fixed Assets	
1650 Leasehold Improvements	12,500.00
Total Fixed Assets	\$ 12,500.00
<b>TOTAL ASSETS</b>	\$ 2,247,608.37
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Acc. Payable	
2020 Accounts Payable	39,024.25
Total 2000 Acc. Payable	\$ 39,024.25
Total Accounts Payable	\$ 39,024.25
Other Current Liabilities	
2600 Accrued Payables	1,094,312.49
Total Other Current Liabilities	\$ 1,094,312.49
Total Current Liabilities	\$ 1,133,336.74
Total Liabilities	\$ 1,133,336.74
Equity	
3900 Change in NA - unrestricted	634,936.90
Net Income	479,334.73
Total Equity	\$ 1,114,271.63
<b>TOTAL LIABILITIES AND EQUITY</b>	\$ 2,247,608.37

**Accrued Payables at 05.31.25**

City of Knoxville (314 Union Ave) accrued 9/30/22	FY23	\$250,000.00
Market Square Power Wash (total of 2)	FY24	\$3,200.00
Marketing/branding/activation requests COK street closures	FY24	\$6,127.50
YWCA Keys of Hope Grant	FY24	\$250,000.00
Art & Cultural Alliance - Emporium Project	FY24	\$200,000.00
Tennessee Theatre - \$300k total; \$100k current year Dev Grants	FY24	\$300,000.00
2025 Programming - East TN Historical Society	FY25	\$5,000.00
Old City Market & First Friday Block Party	FY25	\$5,000.00
Knoxville Museum of Art - Free Family Fun Day	FY25	\$1,000.00
KPD Mounted Patrol Unit Expansion	FY25	\$55,485.00
City of Knoxville / Concerts on the Square	FY25	\$2,000.00
Old City Association / Rhinestone Fest in the Old City	FY25	\$1,500.00
WDVX - Blue Plate Special	FY25	\$5,000.00
Asia Culture Center of TN - Knox Asian Festival	FY25	\$5,000.00
Nief-Norf - SYNENERGY	FY25	\$5,000.00
		<hr/>
		\$1,094,312.50

# Downtown Knoxville Alliance

## Profit and Loss

May 2025

	TOTAL
Income	
4020 CBID Assessment	19,627.94
4100 Interest on Cash Reserves	4,067.73
<b>Total Income</b>	<b>\$23,695.67</b>
<b>GROSS PROFIT</b>	<b>\$23,695.67</b>
Expenses	
5100 Business Support	
5150 Merchant Support	285.20
<b>Total 5100 Business Support</b>	<b>285.20</b>
5300 Marketing Expenses	
5305 Advertising	4,746.28
5306 Print and Content Development	12,797.09
5360 Sponsorships - Events	15,000.00
5364 Downtown Scavenger Hunt	3,845.08
5375 Website	824.62
<b>Total 5300 Marketing Expenses</b>	<b>37,213.07</b>
5400 Administration	
5420 Meals/Lodging/Travel	402.00
5430 Office Expenses	636.86
5440 Postage	473.34
5460 Services Contract	20,348.00
5480 Software	75.38
5490 Insurance D&O	70.84
<b>Total 5400 Administration</b>	<b>22,006.42</b>
5650 Quality of Life	
5655 Security	4,578.75
5657 Ambassador Program	14,265.00
5659 Beautification	98.00
<b>Total 5650 Quality of Life</b>	<b>18,941.75</b>
<b>Total Expenses</b>	<b>\$78,446.44</b>
<b>NET OPERATING INCOME</b>	<b>\$ (54,750.77)</b>
<b>NET INCOME</b>	<b>\$ (54,750.77)</b>

# Downtown Knoxville Alliance

## A/P Aging Detail

As of May 31, 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	DUE DATE	PAST DUE	AMOUNT	OPEN BALANCE
1 - 30 days past due							
05/30/2025	Bill	0729	New2Knox	05/30/2025	12	2,100.00	2,100.00
Total for 1 - 30 days past due						\$2,100.00	\$2,100.00
Current							
05/31/2025	Bill	INV013874	Knoxville Chamber	05/31/2025	11	20,348.00	20,348.00
05/31/2025	Bill	INV013872	Knoxville Chamber	05/31/2025	11	806.76	806.76
05/30/2025	Bill	207514	Graphic Creations	06/09/2025	2	2,860.47	2,860.47
05/29/2025	Bill	0001	Michael Galyean - Dancing Blue Shirt Guy	06/13/2025	-2	750.00	750.00
05/31/2025	Bill	05312025	Callie Blackburn	06/15/2025	-4	142.36	142.36
05/28/2025	Bill	LOCH-3354	Loch and Key Productions	06/27/2025	-16	6,461.00	6,461.00
05/28/2025	Bill	596	Poynter Photo Co.	06/27/2025	-16	250.00	250.00
05/29/2025	Bill	INV218295	Off Duty Management, Inc.	06/28/2025	-17	660.00	660.00
05/31/2025	Bill	0007108083	Knoxville News Sentinel	06/30/2025	-19	1,700.98	1,700.98
05/31/2025	Bill	DKA-50225	Southern Bloom Social	06/30/2025	-19	1,440.00	1,440.00
05/31/2025	Bill	05312025	Card Services Center - Mastercard	07/04/2025	-23	1,504.68	1,504.68
Total for Current						\$36,924.25	\$36,924.25
TOTAL						\$39,024.25	\$39,024.25

Downtown Knoxville Alliance  
A/R Aging Detail  
As of May 31, 2025

	Date	Transacti on Type	Num	Customer	Due Date	Amount	Open Balance
Current	05/31/2025	Invoice	5312025	City of Knoxville.	06/30/2025	19,627.94	19,627.94
Total for Current						\$ 19,627.94	\$ 19,627.94
TOTAL						\$ 19,627.94	\$ 19,627.94

Downtown Knoxville Alliance

1012 First Bank Checking, Period Ending 05/31/2025

RECONCILIATION REPORT

Reconciled on: 06/02/2025

Reconciled by: Karen Kakanis

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	0.00
Checks and payments cleared (30)	-100,363.06
Deposits and other credits cleared (17)	100,363.06
Statement ending balance	0.00

Uncleared transactions as of 05/31/2025	-17,570.50
Register balance as of 05/31/2025	-17,570.50

Uncleared checks and payments as of 05/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/23/2025	Bill Payment	2672	Stanford Eisenberg Knoxville ...	-5,000.00
05/23/2025	Bill Payment	2671	Southern Bloom Social	-1,440.00
05/30/2025	Bill Payment	2678	Knoxville Opera Company	-2,500.00
05/30/2025	Bill Payment	2679	Big Ears, LLC	-5,000.00
05/30/2025	Bill Payment	2680	Knox County Public Library	-1,500.00
05/30/2025	Bill Payment	2681	KUB	-98.00
05/30/2025	Bill Payment	2682	Off Duty Management, Inc.	-1,320.00
05/30/2025	Bill Payment	2677	Robin Easter Design	-712.50
Total				-17,570.50

# KNOXVILLE CBID MANAGEMENT CORPORATION

## 2025 ANNUAL MEETING ELECTION BALLOT

Membership will elect two board positions – one business and one resident. Their term starts July 1, 2025, serving a three-year term ending June 30, 2028.

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Business  
(select **one** of the following candidates)

\_\_\_\_\_ \*Natalea Riley Cummings, Mast General Store

\_\_\_\_\_ (write-in candidate if someone is nominated from the floor)

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Resident  
(select **one** of the following candidates)

\_\_\_\_\_ \*Ilana Lilienthal Brodt

\_\_\_\_\_ Zoe Fuller

\_\_\_\_\_ (write-in candidate if someone is nominated from the floor)

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\*Indicates the person is a DKA property owner.

Election results will be verified by Bible Harris Smith and can be found on our website at:  
[downtownknoxville.org/alliance/board/](https://downtownknoxville.org/alliance/board/) after July 10, 2025.

### **DKA OWNERS RECEIVE THEIR BALLOT FROM STAFF**

This ballot counts as one vote unless noted here:

# **KNOXVILLE CBID MANAGEMENT CORPORATION**

## **BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES**

### **Business Representative Candidates**

#### **Natalea Cummings**

Natalea Cummings has been the General Manager at Mast General Store for the past 10 years. She is currently on the DKA Board and has been involved with the organization for several years. Originally from Birmingham, AL and moved to Knoxville for school in the late 90s. She graduated from the University of Tennessee with a degree in Retail and after moving away post-graduation, she came back to work in her field shortly after. She has worked in the retail world in some capacity throughout her life. She is currently very involved with the retail program at the University of Tennessee and feels lucky to work in a field she loves. She is married with 3 kids and lives in south Knoxville. She enjoys all sports, loves the beach, good music, gardening, and spending time outside.

### **Resident Representative Candidate**

#### **Ilana Lilienthal Brodt**

Ilana Lilienthal Brodt is an artist, developer, and entrepreneur who has pioneered programs internationally throughout her career. She lived and worked as an artist in New York City from 1985-1992, developing an art program in hospitals and creating shows in many galleries and museums. From 1992-2018 Ilana lived in Miami, Florida, opening art studios and was part of developing Wynwood Walls - street art project, which developed into a big art center and urban development destination for shopping, cafes, and galleries. Ilana has been an investor in Knoxville since 1987 and moved her full-time residency to downtown Knoxville in 2018. Living downtown, after falling in love with the city and its people, was a dream come true.

Since 2018, Ilana has developed and invested in several buildings in the downtown area. Living in major cities like New York and Miami, as well as internationally in Israel and Germany. Ilana brings a cosmopolitan flair to all she does, adding to the cultural richness of her community. As a real estate developer in Knoxville, she has transformed Emory Place into an arts and culture hub of women-owned businesses, the 500 block on Gay St, 2 Market Square, and is currently working on TVA Credit Union building. As an artist, she has shown in museums and galleries around the world. She prioritizes bringing art into public spaces, like hospitals, shopping centers, and the streets like her recent project Knox Walls Mural Alley in partnership with Dogwood Arts and Visit Knoxville.

#### **Zoë Fuller**

With over 15 years of experience supporting nonprofit membership organizations, Zoë brings a track record of strategic leadership, financial planning, and community engagement. She has held executive and operations roles at national and international associations, where she has led initiatives in membership growth, governance, and event planning. She currently serves as Vice President (2025–2026) and previously as Treasurer (2023–2024) for Nourish Knoxville, a local nonprofit focused on food access and community markets. Zoë is passionate about supporting vibrant, connected communities and she is eager to contribute that passion to the Downtown Knoxville Alliance.

Throughout her career, Zoë has worked across sectors to foster collaboration, improve organizational sustainability, and amplify outreach efforts. Her roots in Knoxville run deep, she is a University of Tennessee alum and is proud to now give back to the city that shaped her. Whether she is volunteering at a farmers' market, attending community events, or walking her husky mix Indigo through downtown, she is energized by the creativity and momentum of our city and would be honored to help support its continued growth and vitality.



**Downtown Knoxville Alliance**  
**Draft Budget for FY 25-26**

	<b>AMENDED FY 24-25</b>	<b>DRAFT FY 25-26</b>
<b>Income</b>		
CBID Tax Assessment	\$ 1,125,000	\$ 1,200,000
Investment Income	\$ 38,000	\$ 30,000
<b>Total Income</b>	\$ 1,163,000	\$ 1,230,000
<b>Expenses</b>		
Business Support	\$ 50,000	\$ 50,000
Total Business Support	\$ 50,000	\$ 50,000
Development		
Economic Impact Program	\$ 100,000	\$ 100,000
Prosperity Through Innovation	\$ 15,000	\$ 15,000
Total Development	\$ 115,000	\$ 115,000
Marketing Expenses		
Advertising General	\$ 50,000	\$ 60,000
Print & Content Development	\$ 55,000	\$ 60,000
Website-all committees	\$ 30,000	\$ 30,000
Events and Sponsorships	\$ 110,000	\$ 125,000
Brand Refinement	\$ 25,000	\$ 10,000
Downtown Scavenger Hunt	\$ 20,000	\$ 20,000
Total Marketing Expenses	\$ 290,000	\$ 305,000
Quality of Life		
Security	\$ 140,000	\$ 120,000
Ambassador Program	\$ 130,766	\$ 171,180
Beautification	\$ 35,000	\$ 45,000
Trash Compactor	\$ 75,000	\$ -
Open Street Activation	\$ 10,000	\$ 10,000
Initiatives from Survey		\$ 125,000
Total Quality of Life	\$ 390,766	\$ 471,180
Administration		
Meals/Lodging/Travel	\$ 6,000	\$ 6,000
Rent, Insurance, etc	\$ 65,000	\$ 22,000
Office Expense/Supplies	\$ 7,500	\$ 8,000
Bank Fees	\$ 200	\$ 200
Postage	\$ 2,500	\$ 2,500
Professional Development	\$ 6,000	\$ 13,000
Professional Services	\$ 12,000	\$ 12,000
Services Contract	\$ 244,173	\$ 222,050
Insurance Directors/Officers	\$ 900	\$ 900
Software	\$ 1,500	\$ 1,500
Total Administration	\$ 345,773	\$ 288,150
<b>Total Expenses</b>	\$ 1,191,539	\$ 1,229,330
<b>Change in NAV</b>	\$ (28,539)	\$ 670

# **DOWNTOWN KNOXVILLE ALLIANCE**

## **2025 - 2026 BOARD MEETINGS**

July 21, 2025 - 11:30 am

August 18, 2025 - 11:30 am

September 15, 2025 - 11:30 am

October 20, 2025 - 11:30 am

November 17, 2025 - 11:30 am

December 15, 2025 - 11:30 am

January 26, 2026 - 11:30 am (moved due to MLK Day holiday)

February 16, 2026 - 11:30 am (budget workshop starting at 10:00 am)

March 16, 2026 - 11:30 am

April 20, 2026 - 11:30 am

May 18, 2026 - 11:30 am

June 15, 2026 - 5:00 pm (Annual Meeting & June Board Meeting)