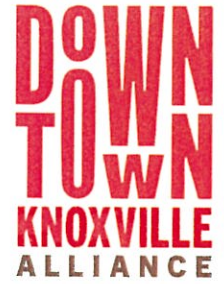


ANNUAL MEMBERSHIP MEETING

AGENDA

AUGUST 17, 2020, 5:30 PM, VIA ZOOM



- I. Welcome
- II. Approval of Minutes
 - A. *June 17, 2019 Annual Meeting p. 2
- III. Year-in-Review
 - A. Year End Activity Report (Hummel)
 - B. *Financial Report (Tabors) p. 5
- IV. Discussion of Fiscal Year 2020-2021 Budget p. 11
- V. Election of New Board Members p. 12
 - A. Nominating Committee Report (Hummel)
 - 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 website
<https://www.downtownknoxville.org/alliance/board/> on August 28, 2020
- VI. Old Business
- VII. New Business
 - A. Tentative Dates for FY 2020-2021 Board Meetings p. 17
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

*Denotes action items

MINUTES FROM THE 2019 ANNUAL MEETING

The 2019 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on

Monday, June 17, 2019 at 5:30 p.m. in the Market House Room of 17 Market Square. Board members present included Rick Emmett, Vince Fusco, Becky Hancock, and Lorie Matthews. DKA and Knoxville Chamber staff in attendance included: Michele Hummel, Larry Johnson, Terry Tabors, and Robin Thomas.

I. Welcome

Becky Hancock chaired the meeting. She announced that a quorum of the membership was present in person or proxy and thanked everyone for attending the meeting.

II. Approval of Minutes from 2018 Annual Meeting

Ms. Hancock called for approval of the minutes from the 2018 Annual Meeting. A motion was made by Suzy Allen to approve the minutes as presented. Scotty Sheer seconded the motion, which was unanimously approved by the DKA members.

III. Election of New Board Members

A. Nominating Committee Report

Michele Hummel presented the Nominating Committee Report. She noted the committee reviewed the responsibilities, 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 that was mailed to DKA members prior to the Annual Meeting.

B. Nominations from the Floor

Ms. Hancock opened the floor to nominations. There were no nominations.

C. Close Nominations

With no nominations from the floor, Faris Eid made a motion to close nominations. Sandy Swilley seconded the motion, which was unanimously approved by the members.

D. Introduction of Candidates

Ms. Hancock asked the nominees to introduce themselves.

E. Election of Board Members

As the two elections were uncontested, Ms. Hancock asked for a voice vote to approve the two candidates. Michael Riley was elected as business representative and Vince Fusco was elected as a residential representative.

IV. Year in Review

A. Activities Report

Staff provided highlights DKA accomplished during Fiscal Year 2018 – 2019.

B. Financial Report

Terry Tabors presented the financial report for the Corporation. He provided an explanation of the various reports, which were included with the agenda materials. A motion was made, seconded, and unanimously approved as presented.

V. Approval of the Fiscal Year 2019 – 2020 Budget

Staff presented the budget for Fiscal Year 2019 – 2020. Chad Boetger made a motion to approve the budget and Brad Blackwell seconded the motion, which was unanimously approved as presented.

VI. Old Business

There was no Old Business.

VII. New Business

A. Clarification of Board Terms for By-Laws

While the Nominating Committee met this year there was a question regarding term limits as it is not well defined in the bylaws. Board members can serve two consecutive terms on the Board; however, there is not clarification if that member can come back after being absent for a period of time. The Board recommends that a Director who has previously served two consecutive terms and has been absent from the Board for at least three years shall be eligible for election to the Board. Faris Eid made a motion to accept the Board's recommendation as presented. Ken Knight seconded the motion, which was unanimously approved by the members.

B. Tentative Dates for FY 2019-2020 Board Meetings

Ms. Hancock noted that the tentative dates for upcoming board meetings were included in the agenda. She reminded everyone that all DKA meetings are posted on the DKA website.

VIII. Public Forum

Ed Patrick thanked the Board for their service to DKA. He asked for an update to the President's Museum. The Board noted that the project must meet specific criteria before another grant is considered.

A resident raised concerns over the safety of pedestrians from scooters. Staff will relay the concerns to KPD and the City.

Suzy Allen raised concerns over the speeding in downtown and what can be done to reduce the problem.

IX. Adjournment

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

Secretary

Downtown Knoxville Alliance

Profit & Loss Actual vs Budget June 30, 2020

	Acct #	YTD FY19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	YTD FY20	FY20 Budget	Remainder
Income																	
CBID Tax Assessments	4020	766,549	4,451	1,420	335	394,964	150,368	32,952	43,108	71,696	69,061	3,099	5,427	2,749	779,629	790,000	10,371
Investment Income	4100	2,023	139	139	63	287	72	6	67	59	1	222	7	757	1,818	500	(1,318)
Total Income		768,572	4,589	1,559	397	395,251	150,440	32,958	43,175	71,755	69,062	3,321	5,435	3,506	781,448	790,500	9,052
Expenses																	
Development																	
Innovation Valley	5225	15,000	-	-	-	-	-	-	-	-	-	15,000	-	-	15,000	15,000	-
Special Projects	5205	(3,000)	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000	60,000	59,000
Total Development		12,000	-	-	-	1,000	-	-	-	-	-	15,000	-	-	16,000	75,000	59,000
Residential																	
Meeting expenses/other	5900	323	-	-	-	-	-	-	-	-	-	1	-	-	-	8,000	8,000
Placemaking Program	5901	-	-	-	-	3,755	-	-	-	2,095	220	275	1,034	1,232	8,611	40,000	31,389
Projects/Initiatives		-	-	385	-	275	275	940	-	-	-	281	-	-	2,156	20,000	17,844
Total Residential		323	-	385	-	4,030	275	940	-	2,095	220	557	1,034	1,232	10,767	68,000	57,233
Quality of Life																	
Beautification	5650	21,590	500	375	-	1,475	24,245	-	500	-	200	40,140	17,825	-	85,260	70,000	(15,260)
Security	5700	41,621	2,404	2,858	2,551	8,193	3,854	3,203	2,929	6,605	4,281	3,108	3,404	2,204	45,593	55,000	9,407
Total Quality of Life		63,211	2,904	3,231	2,551	9,668	28,099	3,203	3,429	6,605	4,481	43,248	21,229	2,204	130,853	125,000	(5,853)
Business Support																	
Market Data/Recruitment	5675	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000
Merchant Support	5676	11,542	2,544	770	1,013	4,466	9,441	3,748	5,568	(4,775)	1,335	-	5,412	2,822	32,343	30,000	(2,343)
Office Support		-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000
Total Business Support		11,542	2,544	770	1,013	4,466	9,441	3,748	5,568	(4,775)	1,335	-	5,412	2,822	32,343	90,000	57,657
Marketing Expenses																	
Advertising General	5305	40,164	3,775	4,565	1,600	8,491	6,100	6,136	4,365	3,365	6,905	4,990	8,261	16,544	75,117	65,000	(10,117)
Print & Design	5306	13,567	1,531	980	6,303	7,905	636	5,789	2,016	228	1,605	313	1,031	925	29,260	30,000	740
Website - All Committees	5375	12,760	150	-	-	636	1,595	784	-	3,120	9,566	945	3,393	10,500	30,689	25,000	(5,689)
Events and Sponsorship	5360	25,500	7,000	-	-	(1,500)	-	2,500	34,500	(14,500)	-	-	-	5,000	33,000	60,000	27,000
Total Marketing Expenses		91,991	12,456	5,545	7,903	15,532	8,331	15,209	40,881	(7,767)	18,076	6,247	12,685	32,969	168,066	180,000	11,934
Administration																	
Meals/ Lodging/ Travel	5420	3,727	595	146	916	402	194	292	240	308	62	-	-	59	3,214	5,500	2,286
Office Expense	5430	5,542	967	-	2,449	343	365	-	569	655	281	-	226	1,405	7,259	6,000	(1,259)
Postage	5440	554	-	-	345	-	-	-	-	-	-	-	-	-	345	2,500	2,155
Professional Dev.	5465	4,001	8	-	-	-	-	-	-	-	-	-	-	940	948	8,500	7,552
Professional Svc	5450	7,145	1,800	-	-	2,038	-	2,520	1,515	-	-	-	-	1,400	9,273	10,000	727
Svc Contract - Operations	5461	157,662	17,792	17,792	17,792	17,792	17,792	17,792	17,792	17,792	17,792	17,792	-	35,584	213,504	213,500	(4)
Insurance Directors/Officers	5750	742	-	-	759	-	-	-	-	-	-	-	-	-	759	800	41
Software	5480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000
Supplies	5470	37	-	364	-	35	-	(14)	237	-	-	-	-	-	622	-	(622)
Total Administration		179,410	21,162	18,302	22,261	20,610	18,351	20,591	20,352	18,754	18,135	17,792	226	39,387	235,924	247,800	11,876
Total Expenses		358,477	39,066	28,233	33,728	55,306	64,497	43,690	70,230	14,912	42,247	82,845	40,585	78,614	593,952	785,800	191,848
Change in NAV		410,095	(34,477)	(26,674)	(33,331)	339,945	85,943	(10,732)	(27,055)	56,843	26,814	(79,524)	(35,151)	(75,108)	187,495	4,700	182,795

DKA Assessment Trend

2020	YTD May
2019	779,629
2018	807,489
2017	752,596
2016	593,638
	559,753

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08/13/20

Accrual Basis

Downtown Knoxville Alliance

Balance Sheet

As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1000 • Cash & Cash Equiv.	
1005 • Cash	
1019 • Regions - Lifegreen chk	3,269.99
1018 • Regions - Adv Bus Chk	2,554.50
1016 • Regions - Checking	376,881.03
Total 1005 • Cash	382,705.52
1020 • Investments - Cert Dep and MM	
1026 • First Century Bank	114,617.56
1029 • Home Federal Bank - MM	98,555.33
1011 • Regions - MM	14,883.62
1021 • Clayton Bank CD - 6 mth 5/31/15	71,436.27
1028 • First Bank - MM Plus	1,959.57
1024 • Clayton Bank - Triple Play MM	21,718.55
1023 • Clayton Bank CD- 12 mth 5/31/15	104,200.00
1027 • SunTrust MM Account	237,623.70
Total 1020 • Investments - Cert Dep and MM	664,994.60
Total 1000 • Cash & Cash Equiv.	1,047,700.12
Total Checking/Savings	1,047,700.12
Accounts Receivable	
1110 • Other Receivable	8,175.86
Total Accounts Receivable	8,175.86
Other Current Assets	
1499 • Undeposited Funds	3,099.24
Total Other Current Assets	3,099.24
Total Current Assets	1,058,975.22
TOTAL ASSETS	1,058,975.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 • Acc. Payable	
2020 • Accounts Payable	79,804.70
2030 • Grant Liability	25,000.00
Total 2000 • Acc. Payable	104,804.70
Total Accounts Payable	104,804.70
Other Current Liabilities	
2600 • Accrued Payables	2,500.00
Total Other Current Liabilities	2,500.00
Total Current Liabilities	107,304.70
Total Liabilities	107,304.70
Equity	
3900 • Change in NA - unrestricted	764,174.19
Net Income	187,496.33
Total Equity	951,670.52
TOTAL LIABILITIES & EQUITY	1,058,975.22

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD June 30, 2020

	Jul '19 - Jun 20
OPERATING ACTIVITIES	
Net Income	(75,108)
Adjustments to reconcile Net Income to net cash provided by operations:	
1110 · Other Receivable	351
1400 · Other	-
2020 · Accounts Payable	21,398
Net cash provided by Operating Activities	(53,360)
FINANCING ACTIVITIES	
3900 · Change in NA - unrestricted	-
Net cash provided by Financing Activities	-
Net cash increase for period	(53,360)
Cash at beginning of period	1,104,159
Cash at end of period	1,050,799
Current Liabilities	(104,805)
Approved Events/Quality of Life Sponsorships not booked	(25,500)
Shakespeare on the Square \$2,500; Support Now Safe Local Initiatives \$23,000	
Accounts receivable and Other	8,526
Approvals contingent on future events:	
Grants Payable - NMAP, Inc.	(250,000)
Façade Grant Commitment (Cal Johnson Bldg)	(75,000)
COVID Related Initiatives (funded from FY20 surplus)	(125,000)
Transit Alliance of East Tennessee (match required)	(25,000)
The Grove in Market Square (City approval required)	(31,000)
Summit Hill Development LLC	(50,000)
Subtotal	(677,778)
Projected Remaining Budgeted Income (Expenses)	
Revenue	9,052
Development	(59,000)
Quality of Life	5,853
Business Support	(57,657)
Marketing/Sponsorships	(11,934)
Residential	(57,233)
Administration	(11,876)
Subtotal	(182,795)
Projected Cash - Before Minimum Reserve	190,226
Minimum Cash Balance - Reserve	(50,000)
Projected Cash Availability	140,226

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD June 30, 2020

Project	Grants	Permit Date	Comp Date	YE 6/30/2019	YE 6/30/2020	YE 6/30/2021	YE 6/30/2022	Total to Pay
Cal Johnson - 301 State St	150,000			0	75,000	75,000	0	150,000
NMAP, Inc.	500,000			250,000	250,000	0	0	500,000
Transit Alliance of East TN	25,000			0	25,000	0	0	25,000
The Grove in Market Square *	31,000				31,000			31,000
Summit Hill Development LLC	50,000			0	0	50,000	0	50,000
	<u>756,000</u>			<u>250,000</u>	<u>381,000</u>	<u>125,000</u>	<u>0</u>	<u>756,000</u>

* City approval required

Note: Disclosure of Tax Abatement for Farragut Building. CBID Board agreed to receive current assessment of \$4,578 and forgo \$19,012/year for 25 years - total abatement \$475,302. Based on estimated increase in projected value \$18.4mm versus \$3.6mm. Tax is .32 per \$100 on 40% of projected value.

Note: In 2013, Knox County Commission and Knox County Industrial Development Board approved a 10 year PILOT for Marble Alley Lofts, LLC. The property was held by Knox County and did not pay property taxes because of its tax exempt status. The property is now held by the Knox County Industrial Development Board. Based on the current appraised value, at the end of the 10 year PILOT, CBID would be entitled to a projected assessment of \$36,800 annually.

Note: In July of 2019, the Board of the Downtown Knoxville Alliance agreed to approve a 10-year abatement of the incremental CBID assessment for the State Supreme Court projects starting 48 months after the Dover Signature Properties closes on the two parcels of property from the City of Knoxville to allow for construction and project stabilization. CBID will receive an assessment for both properties based on the acquisition cost of \$2.6mm or approximately \$320 for the property that will house the hospitality project, purchased for \$250,000 and \$3,008 for the parcel that houses the apartment project, purchased for \$2,350,000. Downtown Knoxville Alliance will receive this yearly assessment during the 48 month construction and stabilization period and during the 10-year abatement, after which the CBID assessment will be paid at full value.

A/P Aging Summary

As of June 30, 2020

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Apex Window Cleaning	0.00	0.00	0.00	11,640.00	0.00	11,640.00
CrowdRiff	3,600.00	0.00	0.00	0.00	0.00	3,600.00
Designsensory	6,200.00	0.00	0.00	0.00	0.00	6,200.00
Dogwood Arts	0.00	0.00	0.00	25,000.00	7,000.00	32,000.00
Downtown District Association	0.00	0.00	0.00	0.00	23,046.74	23,046.74
East Tennessee PBS	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Grove Market Square Lighting	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Hannah Gils	2,456.00	0.00	0.00	0.00	0.00	2,456.00
Hummel, Michele	2,540.24	0.00	0.00	0.00	0.00	2,540.24
Knoxville News Sentinel	0.00	4,200.76	0.00	0.00	0.00	4,200.76
Nourish Knoxville	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Old City Neighborhood Association	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Robin Easter Design	125.00	0.00	0.00	0.00	0.00	125.00
Thomas, Robin	646.57	0.00	0.00	0.00	0.00	646.57
Various - Enhance Holiday Experience	0.00	0.00	0.00	0.00	3,149.39	3,149.39
VIP Knoxville Magazine	1,200.00	0.00	0.00	0.00	0.00	1,200.00
WBIR-TV 10	2,500.00	0.00	0.00	0.00	0.00	2,500.00
TOTAL	20,767.81	4,200.76	0.00	36,640.00	43,196.13	104,804.70

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07/16/20

Downtown Knoxville Alliance
A/R Aging Summary
As of June 30, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Buy It Local	0.00	0.00	0.00	0.00	0.00	0.00
City of Knoxville.	0.00	5,427.15	0.00	0.00	0.00	5,427.15
Home Federal Bank	0.00	0.00	0.00	0.00	0.00	0.00
Tomato Head	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	<u>0.00</u>	<u>5,427.15</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,427.15</u>

KNOXVILLE CBID MANAGEMENT CORPORATION

BUDGET FY 2020 – 2021

	FY 19-20	FY 20-21
Income		
CBID Tax Assessments	790,000	790,000
Investment income	500	500
Total Income	790,500	790,500
Expenses		
Development		
Special Projects	60,000	60,000
Path to Prosperity	15,000	15,000
Total Development	75,000	75,000
Residential		
Meeting expenses/other	8,000	8,000
Placemaking Program	40,000	40,000
Projects/Initiatives	20,000	0
Total Residential	68,000	48,000
Quality of Life		
Security	55,000	55,000
Beautification	70,000	80,000
Total Quality of Life	125,000	135,000
Business Support		
Merchant Support	30,000	45,000
Office Support	30,000	20,000
Market Data/Recruitment	30,000	10,000
Total Business Support	90,000	75,000
Marketing Expenses		
Advertising General	65,000	85,000
Print & Design	30,000	30,000
Website - All Committees	25,000	20,000
Events and Sponsorship	60,000	60,000
Total Marketing Expenses	180,000	195,000
Administration		
Meals/ Lodging/ Travel	5,500	5,500
Office Expense	6,000	6,000
Postage	2,500	2,500
Professional Dev.	8,500	8,500
Professional Svc	10,000	10,000
Svc Contract - Operations	213,500	217,000
Insurance		
Directors/Officers	800	800
Software	1,000	1,000
Total Administration	247,800	251,300
Total Expenses	785,800	779,300
Change in NAV	4,700	11,200

KNOXVILLE CBID MANAGEMENT CORPORATION

BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES

Business Representative Candidates

KIMBERLY DIXON HAMILTON

Kimberly Dixon Hamilton is the founder, owner, and principal broker of Downtown Realty, a premiere residential brokerage specializing in condominiums and loft-style properties in Knoxville's center city and urban waterfront. Kimberly has been involved in marketing more than \$100 million in multi-unit and individual downtown and waterfront residential properties – more multi-unit developments in the center city than any other real estate professional. Kimberly's market knowledge and expertise is frequently sought by developers planning new projects in Downtown's established and up-and-coming areas. Kimberly's well-earned reputation for being an enthusiastic ambassador for Downtown living and an effective spokesperson for new projects has prompted numerous developers to select Kimberly to represent their creative vision in new-construction, multi-unit residential developments.

Having been a downtown resident for more than a decade, Kimberly is committed to downtown's continued renaissance and growth. Kimberly has also demonstrated her commitment to community service, having served on the board of directors for the historic Tennessee Theatre, Lindsay Young Downtown YMCA, Community School of the Arts, City People, and Market Square District Association.

Kimberly is a graduate of the University of Virginia. She is a member of the Leadership Knoxville 2010 class, and her downtown-focused entrepreneurship has been recognized by the Knoxville Business Journal through her selection as one of Knoxville's "40 under 40" business leaders. Kimberly is also a member of the Knoxville Chamber Partnership and a member emeritus of Nucleus Knoxville, an organization that identifies, supports, and educates new dynamic leadership in the greater Knoxville area.

DANIEL SMITH

Daniel is the president and founder of Legacy Capital, a commercial real estate development firm that acquires and develops retail and mixed-use, multi-family properties in the South East. The company developed the Crozier Condominium building in the Old City, and is currently under construction on Stockyard Lofts, a 152-unit, mixed-use apartment building in the Old City; and Main Street Lofts, a 226-unit apartment complex in the heart of Oak Ridge, Tennessee.

Prior to founding Legacy Capital, Daniel developed and leased property to a number of national and regional tenants such as Comcast Xfinity, Family Dollar Store, Cookout, First Watch, American Family Care, and Which Wich.

Daniel is a former infantry officer, Army Ranger, and combat veteran of Operation Iraqi Freedom. He is a graduate of Emory University School of Law and is a member of the Tennessee bar. Daniel attended undergraduate school at the University of Tennessee, where he received his Bachelor of Science degree in Accounting

Stakeholder Representative Candidates

JOHN LYNCH SANDERS, FAIA LEED AP

B Arch, University of Tennessee

John is a founding partner of Sanders Pace Architecture, created in 2002 primarily for focus on design opportunities within Knoxville's Downtown Central Business District and its immediate surrounding neighborhoods. His passion for design can be seen on the challenging projects that he and his firm have been involved with in those areas. Along with his professional investment comes his personal redevelopment endeavors of several properties within the district that have been successfully completed, returning blighted or unusable properties back to vibrant reuses. His influence is evident in the thoughtful rehabilitation of forgotten, neglected buildings in fringe neighborhoods, elevation of overlooked project typologies, and energetic service through teaching and civic engagement. John's work is meaningful, creative, and inspirational. John has been an Adjunct Studio Professor at the University of Tennessee and continues to participate as an invited studio critic and juror for the College of Architecture and Design. John was elevated to the AIA College of Fellows in 2018 recognizing his body of work since 2002. John has maintained a residence in Downtown Knoxville since 1997 and has maintained his practice within the CBID since 2002.

LEADERSHIP / COMMUNITY ENGAGEMENT

City of Knoxville | KKCP - Re:Code Steering Committee - AIA ETN Rep. [2017-Present]
AIA Tennessee Convention – Programming/Lecture Series Committee Chair [2019]
AIA East Tennessee – Programming/Lecture Series Committee [2015-Present]
The Historic Bijou Theatre - Facilities Committee [2017-Present]
City of Knoxville - Greenways Commission [2013-Present]
Knox County – Greenways Commission [2017-Present]
AIA Tennessee Convention - State Convention Chair [2015]
AIA Tennessee - State Board of Directors [2013-2015]
AIA East Tennessee - Chapter President [2013]
AIA East Tennessee - Board Member [2010-2014]
AIA East Tennessee - Programming Committee [2015-2017]
City of Knoxville | MPC - Downtown Design Board - AIA ETN Rep. [2007-2011]
AIA Tennessee Convention - Tour Committee Chair [2009]
Knoxville Area Transit [KAT] - Citizen's Advisory Committee [2011-2012]
American Institute of Architects - Member [2005-Present]
Central Business Improvement District - Board Member [2008-2011]
National Trust for Historic Preservation - Member [2008-present]
Knox Heritage - Member [2004-present]
NCARB - Member [1997-present]

MARY KATHERINE WORMSLEY

Mary Katherine is the Senior Vice President of Hatcher-Hill Properties and the Principal Broker for Hatcher-Hill Brokerage. She joined Hatcher-Hill Properties in 2012. She oversees construction projects, development, property management and leasing. Mary Katherine earned her Bachelor of Science from Belmont University in 2010 and gained 2.5 years of real estate experience in Nashville with the Charles Hawkins Company before moving to Knoxville with her husband and joining Hatcher-Hill Properties. Mary Katherine earned her MBA at the University of Tennessee in 2016.

Mary Katherine greatly values downtown Knoxville and has been involved in the development of numerous downtown projects. Projects include the JC Penney Building,

500 Block of Gay Street (Douglas J, Kopita, Knox Karaoke and Elizabeth Eason Architecture), 131 S Gay Street, Northern Block of Emory Place, 9 Market, 34 Market, 710 S Gay Street, 300 W Fifth, 117-127 W. Jackson, 127 E. Jackson Avenue, and the City House Town Homes on Vine Avenue. Historic renovation is a passion of hers and Hatcher-Hill's. She takes great pride in bringing historic buildings back to service and life. She focuses greatly on the recruitment and retention of tenants to Knoxville and takes great pride anytime she can show others how great downtown is.

Community Involvement

Knoxville Chamber of Commerce, Board of Directors

United Way of Greater Knoxville, Board of Directors

United Way Young Leaders Society, Chair of the Engagement Committee

Bearden Village Council, Secretary

Downtown Knoxville Alliance Recruitment and Retention Committee member

Senior Citizens Home Assistance, Board of Directors (2013-2017)

First Tee, Board of Directors (2015-2018)

KNOXVILLE CBID MANAGEMENT CORPORATION

ANNUAL MEETING ELECTION BALLOT

There are two Board positions – one business and one stakeholder – that will be open effective immediately serving a three-year term ending June 30, 2023.

Business

(select 1)

_____ Kimberly Dixon-Hamilton

_____ Daniel Smith (owner)

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

Stakeholder

(select 1)

_____ John Sanders (owner)

_____ Mary Katherine Wormsley (owner)

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

THIS BALLOT COUNTS AS ONE VOTE UNLESS NOTED DIFFERENTLY HERE:

DKA Owner Name

PLEASE NOTE A NEW PROCESS THIS YEAR DUE TO COVID-19

After watching the Annual Meeting, please submit ballots directly to Bible Harris Smith by August 24, 2020.

To submit this ballot to Bill Snyder:

Scan/email: snyder@bhspc.com

Fax: 865.524.7454

Mail: 507 Clinch Ave, Knoxville, TN 37902

Election results can be found on our website at:

downtownknoxville.org/about/meetings/ after August 28.

BOARD OF DIRECTORS

FY 2019 - 2020

Tim Hill, Chair
Hatcher-Hill Properties, LLC
thill8231@msn.com
Term began: 7/17
Term expires: 6/20, 2nd term
Stakeholder Representative
OWNER

Matthew DeBardelaben, Vice Chair
Bluhm Botanicals
matthew@bluhmbotanicals.com
Term began: 7/18
Term expires: 6/21, 1st term
Business Representative

Becky Hancock, Secretary
The Tennessee Theatre Foundation
bhancock@tennesseetheatre.com
Term began: 7/18
Term expires: 6/21, 2nd term
Stakeholder Representative
OWNER

Michael Riley, Treasurer
michael@theoliverhotel.com
Term began: 7/19
Term expires: 6/22, 1st term
Business Representative
OWNER REP

Vince Fusco
Vince.Fusco@regalcinemas.com
Term began: 7/19
Term expires: 6/22, 1st term
Resident Representative
OWNER

Robin Easter
Robin Easter Designs
robin@robineaster.com
Term began: 7/18
Term expires: 6/21, 1st term
Business Representative
OWNER

Rick Emmett
City of Knoxville
remmett@cityofknoxville.org
Term began: 9/10
Appt by Mayor of the City of Knoxville
OWNER

Lorie Matthews
tnlorie@gmail.com
Term began: 7/18
Term expires: 6/21, 1st term
Residential Representative
OWNER

Nanci Solomon
Rala
shopralla@gmail.com
Term began: 7/17
Term expires: 6/20, 1st term
Business Representative

Ex-officio
Representative Rick Staples
State House of Representatives
615/741-0768
rep.rick.staples@capitol.tn.gov

Senator Richard Briggs, M.D.
State Senate
615/741-1766
sen.richard.briggs@capitol.tn.gov

FY 2020-2021 BOARD MEETINGS

July 20, 2020 - 11:30 am

August 17, 2020 - 5:30 pm (Annual Meeting & August Board Meeting)

September 21, 2020 - 11:30 am

October 19, 2020 - 11:30 am

November 16, 2020 - 11:30 am

December 21, 2020 - 11:30 am

January 25, 2021 - 11:30 am (moved due to MLK Day holiday)

February 15, 2021 - 11:30 am (budget workshop starting at 10)

March 22, 2021 - 11:30 am

April 19, 2021 - 11:30 am

May 17, 2021 - 11:30 am

June 21, 2021 - 5:30 pm (Annual Meeting & June Board Meeting)

*Nominations for Annual Meeting 2021 will be due May 10, 2021 at
nominations@downtownknoxville.org

4 representatives: 2 Business, 1 Resident, 1 Stakeholder