



ANNUAL MEMBERSHIP MEETING

AGENDA

JUNE 21, 2021, 5:00 PM

- I. Welcome
- II. Approval of the Minutes from the 2020 Annual Meeting
 - A. *August 17, 2020 Annual Meeting
- III. Year-in-Review
 - A. Year End Activity Report
 - B. *Financial Report
- IV. *Approval of Fiscal Year 2021-2022 Budget
- V. Election of New Board Members
 - A. Nominating Committee Report
 - B. Nominations from the Floor
 - C. *Close Nominations
 - D. Introduction of Candidates
 - E. Election of Board Members (send ballots to Bible Harris Smith)
 - F. Announcement of Results will be made on website
<https://www.downtownknoxville.org/alliance/board> by June 30, 2021
- VI. Old Business
- VII. New Business
 - A. Tentative Dates for FY 2021-2022 Board Meetings
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

*Denotes action items.

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

MINUTES FROM THE 2020 ANNUAL MEETING

The 2020 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on Monday, August 17, 2020, at 5:30 p.m. via Zoom due to COVID-19.

Board members present included chair – Tim Hill, Matthew DeBardelaben, Robin Easter, Vince Fusco, Becky Hancock, Lorie Matthews, and Michael Riley. DKA and Knoxville Chamber staff in attendance included: Michele Hummel, Angela Lunsford, Terry Tabors, and Robin Thomas.

I. Welcome

Tim Hill chaired the meeting. He announced that a quorum of the membership was present in person via Zoom or proxy and thanked everyone for attending the meeting.

II. Approval of Minutes from 2019 Annual Meeting

Mr. Hill called for approval of the minutes from the 2019 Annual Meeting. A motion was made by Lorie Matthews to approve the minutes as presented. Becky Hancock 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, 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 that was mailed to DKA members prior to the Annual Meeting.

B. Nominations from the Floor

Mr. Hill opened the floor to nominations. There were no nominations.

C. Close Nominations

With no nominations from the floor, Robin Easter made a motion to close nominations. Vince Fusco seconded the motion, which was unanimously approved by the members.

D. Introduction of Candidates

Mr. Hill asked the nominees to introduce themselves.

E. Election of Board Members

Mr. Hill asked members to return their ballots to Bible Harris Smith by August 24. An announcement of who was elected will be posted on our website.

Daniel Smith and Mary Katherine Wormsley were elected.

The Board thanked Nanci Solomon and Tim Hill for their service to the Board.

IV. Year in Review

A. Activities Report

Staff provided highlights DKA accomplished during Fiscal Year 2019 – 2020.

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 2020 – 2021 Budget

Staff presented the budget for Fiscal Year 2020 – 2021. Matthew DeBardelaben made a motion to approve the budget and Vince Fusco seconded the motion, which was unanimously approved as presented.

VI. Old Business

There was no Old Business.

VII. New Business

A. Tentative Dates for FY 2020-2021 Board Meetings

Mr. Hill noted the tentative dates for upcoming board meetings were included in the agenda. He reminded everyone all DKA meetings are posted on the DKA website.

VIII. Public Forum

Ken Voith said the City is considering the option of billing property owners versus tenants for trash pickup in the BID district and asked if DKA would help off-set these additional costs. In addition, he noted there has been an uptick in the number of panhandling problems.

Ed Patrick asked for an update on the National Museum of American Presidents (NMAP). Staff updated members that they understood the NMAP team was still trying to move forward with the project, but COVID was causing delays in fundraising.

IX. Adjournment

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

Secretary

Downtown Knoxville Alliance
Profit & Loss Actual vs Budget May 31, 2021

| Acct # | YTD FY20 | Jul 20 | Aug 20 | Sep 20 | Oct 20 | Nov 20 | Dec 20 | Jan 21 | Feb 21 | Mar 21 | Apr 21 | May 21 | Jun 21 | YTD FY21 | FY21 Budget | Remainder |
|--|------------------|-----------------|-----------------|-----------------|----------------|----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------|----------------|----------------|----------------|
| Income | | | | | | | | | | | | | | | | |
| 4020 CBID Tax Assessments | 779,629 | 1,031 | 8,416 | 14,451 | 363,415 | 82,270 | 31,784 | 43,500 | 72,701 | 151,295 | 24,328 | - | - | 793,192 | 790,000 | (3,192) |
| 4100 Investment Income | 1,818 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Income | 781,448 | 1,031 | 8,416 | 14,451 | 363,415 | 82,270 | 31,784 | 43,500 | 72,701 | 151,295 | 24,328 | 8 | 8 | 793,192 | 790,000 | (3,192) |
| Expenses | | | | | | | | | | | | | | | | |
| Development | | | | | | | | | | | | | | | | |
| 5225 Path to Prosperity | 15,000 | - | - | - | - | - | - | - | - | 15,000 | - | - | - | 15,000 | 15,000 | - |
| 5205 Special Projects | 1,000 | - | - | - | - | - | - | - | (22,315) | - | - | - | - | (22,315) | 60,000 | 82,315 |
| Total Development | 16,000 | - | - | - | - | - | - | - | (22,315) | 15,000 | - | - | - | (7,315) | 75,000 | 82,315 |
| Residential | | | | | | | | | | | | | | | | |
| 5900 Meeting expenses/other | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 8,000 | 8,000 |
| 5901 Placemaking Program | 8,611 | - | - | - | - | - | - | - | - | 12,352 | - | - | - | 12,352 | 40,000 | 27,648 |
| 5901 Projects/Initiatives | 2,156 | - | 220 | 49 | - | - | - | - | 4,288 | - | - | 70 | - | 4,627 | - | (4,627) |
| Total Residential | 10,767 | - | 220 | 49 | - | - | - | - | 4,288 | 12,352 | - | 70 | 70 | 16,979 | 48,000 | 31,021 |
| Quality of Life | | | | | | | | | | | | | | | | |
| 5650 Beautification | 85,260 | 45 | 568 | 70 | 18,406 | 79 | 585 | 85 | 967 | 25,569 | 69 | 17,944 | - | 64,387 | 80,000 | 15,613 |
| 5700 Security | 45,593 | 3,305 | 1,853 | 4,810 | 2,355 | 1,602 | 3,002 | 1,900 | 2,279 | 2,112 | 9,228 | 8,270 | - | 40,717 | 55,000 | 14,283 |
| Total Quality of Life | 130,853 | 3,350 | 2,421 | 4,880 | 20,761 | 1,681 | 3,587 | 1,985 | 3,246 | 27,681 | 9,297 | 26,214 | - | 105,104 | 135,000 | 29,896 |
| Business Support | | | | | | | | | | | | | | | | |
| 5675 Market Data/Recruitment | - | - | - | - | - | 275 | 280 | - | 625 | 500 | - | - | - | 1,680 | 10,000 | 8,320 |
| 5676 Merchant Support | 32,343 | 1,600 | 627 | 9,322 | 5,795 | 1,798 | 3,877 | 1,061 | 3,015 | 3,009 | 4,120 | 2,005 | - | 36,229 | 45,000 | 8,771 |
| Total Business Support | 32,343 | 1,600 | 627 | 9,322 | 5,795 | 2,073 | 4,157 | 1,061 | 3,640 | 3,509 | 4,120 | 2,005 | - | 37,909 | 75,000 | 37,091 |
| Marketing Expenses | | | | | | | | | | | | | | | | |
| 5305 Advertising General | 75,117 | 4,836 | 5,478 | 6,660 | 5,925 | 6,045 | 14,760 | 6,771 | 9,578 | 5,863 | 4,221 | 8,568 | - | 78,705 | 85,000 | 6,295 |
| 5306 Print & Design | 29,260 | - | 2,619 | 3,008 | 1,000 | 2,102 | 7,235 | 3,113 | 2,830 | 2,213 | 1,111 | 1,616 | - | 26,845 | 30,000 | 3,155 |
| 5375 Website - All Committees | 30,689 | 394 | 745 | 1,840 | 1,766 | 1,949 | 1,724 | 1,333 | 2,007 | 1,940 | 495 | 830 | - | 15,022 | 20,000 | 4,978 |
| 5360 Events and Sponsorship | 33,000 | - | - | 20,000 | - | - | (7,485) | 21,000 | 9,975 | - | 16,500 | - | - | 59,990 | 60,000 | 10 |
| Total Marketing Expenses | 168,066 | 5,229 | 8,842 | 11,507 | 28,691 | 10,096 | 16,234 | 32,216 | 24,389 | 10,016 | 22,328 | 11,015 | - | 180,562 | 195,000 | 14,438 |
| Administration | | | | | | | | | | | | | | | | |
| 5420 Meals/ Lodging/ Travel | 3,214 | - | - | - | - | - | - | - | - | - | - | - | - | - | 5,500 | 5,500 |
| 5430 Office Expense | 7,259 | 499 | - | 246 | 407 | 1,210 | 290 | 580 | 955 | 63 | 384 | 554 | - | 5,188 | 6,000 | 812 |
| 5440 Postage | 345 | - | - | - | - | - | - | - | - | - | 609 | - | - | 609 | 2,500 | 1,891 |
| 5465 Professional Dev. | 948 | - | - | - | - | - | - | - | - | - | - | - | - | - | 8,500 | 8,500 |
| 5450 Professional Svc | 9,273 | - | - | - | 4,500 | 2,500 | - | - | 5,000 | - | - | - | - | 12,000 | 10,000 | (2,000) |
| 5461 Svc Contract - Operations | 213,504 | 18,277 | 18,277 | 18,277 | 18,277 | 18,277 | 18,277 | 18,277 | 17,061 | 18,125 | 18,125 | 18,125 | - | 199,375 | 217,000 | 17,625 |
| 5750 Insurance Directors/Officers | 759 | - | - | - | 781 | - | - | - | - | - | - | - | - | 781 | 800 | 19 |
| 5480 Software | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,000 | 1,000 |
| 5470 Supplies | 622 | - | - | 1,139 | 51 | - | 531 | - | - | - | - | - | - | 1,721 | - | (1,721) |
| Total Administration | 235,924 | 18,776 | 18,277 | 19,662 | 24,016 | 21,987 | 19,097 | 18,857 | 23,016 | 18,188 | 19,118 | 18,679 | - | 219,674 | 251,300 | 31,626 |
| Total Expenses | 593,953 | 28,956 | 30,387 | 45,421 | 79,264 | 35,838 | 43,076 | 54,120 | 36,264 | 86,745 | 54,862 | 57,981 | - | 552,914 | 779,300 | 226,386 |
| Change in NAV | 187,495 | (27,925) | (21,953) | (30,960) | 284,192 | 46,431 | (11,281) | (10,603) | 36,430 | 64,552 | (30,318) | (57,974) | - | 240,590 | 11,200 | 229,390 |
| Surplus spending | | | | | | | | | | | | | | | | |
| Approved Events/Support Now Save Local | 7,958 | 0 | 2,154 | 10,892 | 0 | 0 | 0 | 0 | 3,053 | 0 | 724 | - | - | 24,781 | 32,500 | 7,719 |
| Facade Grant Commitment (Cal Johnson Bldg) | 75,000 | - | - | - | - | - | - | - | - | - | - | - | - | 75,000 | 150,000 | 75,000 |
| COVID Related Initiatives | 1,065 | 2,671 | 6,225 | 7,747 | 4,520 | 2,167 | 2,167 | 56 | 0 | 380 | 60 | 0 | 0 | 24,892 | 125,000 | 100,108 |
| Subtotal Surplus Spending | 84,024 | 2,671 | 8,379 | 18,639 | 4,520 | 2,167 | 2,167 | 56 | 3,053 | 380 | 784 | 0 | 0 | 124,673 | 307,500 | 182,827 |
| NAV Total after Surplus Spending | (111,948) | (24,624) | (39,339) | 265,553 | 41,911 | -13,449 | -31,102 | -10,659 | 33,377 | 64,172 | -31,102 | -57,974 | 0 | 115,918 | | |

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD May 31, 2021

| | Jul '20 - Jun '21 |
|---|--------------------------|
| OPERATING ACTIVITIES | |
| Net Income | 115,918 |
| Adjustments to reconcile Net Income | |
| to net cash provided by operations: | |
| 1110 · Other Receivable | 8,176 |
| 2020 · Accounts Payable | (71,156) |
| 2600 · Accrued Payables | 26,680 |
| Net cash provided by Operating Activities | 79,617 |
| FINANCING ACTIVITIES | |
| 3900 · Change in NA - unrestricted | - |
| Net cash provided by Financing Activities | - |
| Net cash increase for period | 79,617 |
| Cash at beginning of period | 1,050,799 |
| Cash at end of period | 1,130,417 |
| | |
| Current Liabilities | (54,828) |
| Approved Events/Quality of Life Sponsorships not booked | |
| Support Now Safe Local Initiatives \$32,500 | (7,719) |
| Cradle of Country Music Park \$83,000 | (83,000) |
| Accounts receivable and Other | - |
| Approvals contingent on future events: | |
| Façade Grant Commitment (Cal Johnson Bldg) | (75,000) |
| COVID Related Initiatives | (100,108) |
| Transit Alliance of East Tennessee (match required) | (25,000) |
| Fort Kid | (250,000) |
| Subtotal | (595,656) |
| Projected Remaining Budgeted Income (Expenses) | |
| Revenue | (3,004) |
| Development | (82,315) |
| Quality of Life | (29,896) |
| Business Support | (37,091) |
| Marketing/Sponsorships | (14,438) |
| Residential | (31,021) |
| Administration | (31,626) |
| Subtotal | (229,390) |
| Projected Cash - Before Minimum Reserve | 305,371 |
| Minimum Cash Balance - Reserve | (50,000) |
| Projected Cash Availability | 255,371 |

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06/14/21

Accrual Basis

Central Business Improvement District

Balance Sheet

As of May 31, 2021

| | May 31, 21 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Cash & Cash Equiv. | |
| 1005 · Cash | |
| 1016 · Regions - Checking | 313,815.05 |
| Total 1005 · Cash | 313,815.05 |
| 1020 · Investments - Cert Dep and MM | |
| 1026 · First Century Bank | 114,757.98 |
| 1029 · Home Federal Bank - MM | 249,755.47 |
| 1011 · Regions - MM | 14,885.26 |
| 1021 · First Bank 2774 | 71,647.09 |
| 1024 · First Bank MM 2976 | 23,728.41 |
| 1023 · First Bank CD 2781 | 104,200.00 |
| 1027 · SunTrust MM Account | 237,627.28 |
| Total 1020 · Investments - Cert Dep and MM | 816,601.49 |
| Total 1000 · Cash & Cash Equiv. | 1,130,416.54 |
| Total Checking/Savings | 1,130,416.54 |
| Total Current Assets | 1,130,416.54 |
| TOTAL ASSETS | 1,130,416.54 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Acc. Payable | |
| 2020 · Accounts Payable | 25,648.71 |
| Total 2000 · Acc. Payable | 25,648.71 |
| Total Accounts Payable | 25,648.71 |
| Other Current Liabilities | |
| 2600 · Accrued Payables | 29,179.58 |
| Total Other Current Liabilities | 29,179.58 |
| Total Current Liabilities | 54,828.29 |
| Total Liabilities | 54,828.29 |
| Equity | |
| 3900 · Change in NA - unrestricted | 959,670.52 |
| Net Income | 115,917.73 |
| Total Equity | 1,075,588.25 |
| TOTAL LIABILITIES & EQUITY | 1,130,416.54 |

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06/14/21

Central Business Improvement District

A/P Aging Summary

As of May 31, 2021

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|-----------------------------------|-------------------------|------------------------|--------------------|--------------------|------------------------|-------------------------|
| East Tennessee Historical Society | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 | 2,500.00 |
| Knoxville Chamber | 18,125.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,125.00 |
| Planters Unlimited | 0.00 | 2,823.71 | 0.00 | 0.00 | 0.00 | 2,823.71 |
| Visit Knoxville | 2,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,200.00 |
| TOTAL | <u>20,325.00</u> | <u>2,823.71</u> | <u>0.00</u> | <u>0.00</u> | <u>2,500.00</u> | <u>25,648.71</u> |

Downtown Knoxville Alliance**Statement of Cash Flows****Fiscal YTD May 31, 2021**

| 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 |
| Transit Alliance of East TN | 25,000 | | | 0 | 0 | 25,000 | 0 | 25,000 |
| Fort Kid | 250,000 | | | | | 250,000 | 0 | 250,000 |
| | <u>425,000</u> | | | <u>0</u> | <u>75,000</u> | <u>350,000</u> | <u>0</u> | <u>425,000</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.

KNOXVILLE CBID MANAGEMENT CORPORATION

BUDGET FY 2021 – 2022

| | BUDGET FY 20-21 | DRAFT BUDGET FY 21-22 |
|---------------------------------|--------------------|--------------------------|
| Income | | |
| CBID Tax Assessment | \$ 790,000 | \$ 835,000 |
| Investment Income | \$ 500 | \$ 500 |
| Total Income | \$ 790,500 | \$ 835,500 |
| Expenses | | |
| Business Support | | |
| Merchant Support | \$ 45,000 | \$ 50,000 |
| Total Business Support | \$ 45,000 | \$ 50,000 |
| Development | | |
| Special Projects/Impact Program | \$ 60,000 | \$ 100,000 |
| Path to Prosperity | \$ 15,000 | \$ 15,000 |
| Total Development | \$ 75,000 | \$ 115,000 |
| Marketing Expenses | | |
| Advertising General | \$ 85,000 | \$ 75,000 |
| Print & Content Development | \$ 30,000 | \$ 30,000 |
| Website-all committees | \$ 20,000 | \$ 20,000 |
| Events and Sponsorships | \$ 60,000 | \$ 80,000 |
| Total Marketing Expenses | \$ 195,000 | \$ 205,000 |
| Quality of Life | | |
| Security | \$ 55,000 | \$ 100,000 |
| Beautification | \$ 120,000 | \$ 95,000 |
| Residential | \$ 8,000 | \$ 8,000 |
| Total Quality of Life | \$ 183,000 | \$ 203,000 |
| Administration | | |
| Meals/Lodging/Travel | \$ 5,500 | \$ 5,500 |
| Office Expense/Supplies | \$ 6,000 | \$ 7,000 |
| Postage | \$ 2,500 | \$ 2,500 |
| Professional Development | \$ 8,500 | \$ 6,000 |
| Professional Services | \$ 10,000 | \$ 12,000 |
| Services Contract | \$ 219,325 | \$ 226,464 |
| Insurance Directors/Officers | \$ 800 | \$ 800 |
| Software | \$ 1,000 | \$ 1,000 |
| Total Administration | \$ 253,625 | \$ 261,264 |
| Total Expenses | \$ 751,625 | \$ 834,264 |
| Change in NAV | \$ 38,875 | \$ 1,236 |

KNOXVILLE CBID MANAGEMENT CORPORATION

ANNUAL MEETING ELECTION BALLOT

There are four Board positions – two business, one resident, and one stakeholder – that will be open effective July 1, 2021, serving a three-year term ending June 30, 2024.

Business

(select 2)

_____ *Robin Easter

_____ John Sanders

_____ Adrienne Webster

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

Resident

(select 1)

_____ Christopher Deal

_____ *Lorie Matthews

_____ Sandi Swilley

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

Stakeholder

(select 1)

_____ Jay Cobble

_____ *Matthew DeBardelaben

_____ Monica Lebron

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

*Individual is currently serving on the Board

**BALLOTS WILL NOT BE COLLECTED AT THE ANNUAL MEETING.
THEY NEED TO BE SUBMITTED DIRECTLY TO BIBLE HARRIS SMITH**

After the Annual Meeting, please submit ballots directly to Bible Harris Smith by June 25, 2021. 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/alliance/board/ after June 30, 2021.

BOARD OF DIRECTORS

➡ FY 2020 - 2021

Matthew DeBardelaben, Chair
thetwohundredblock@gmail.com
Term began: 7/18
Term expires: 6/21, 1st term
Business Representative

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

Rick Emmett
City of Knoxville
remmett@knoxvilletn.gov
Term began: 9/10
Appt by Mayor of the City of Knoxville

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

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

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

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

Daniel Smith
daniel@smithlawtn.com
Term began: 8/20
Term expires: 6/23, 1st term
Business Representative

Mary Katherine Wormsley
Hatcher-Hill Properties, LLC
marykatherine@hatcherhill.com
Term began: 8/20
Term expires: 6/23, 1st term
Stakeholder Representative

Ex-officio Board Members

Representative Sam McKenzie
State House of Representatives
rep.sam.mckenzie@capitol.tn.gov

Senator Richard Briggs, M.D.
State Senate
sen.richard.briggs@capitol.tn.gov

KNOXVILLE CBID MANAGEMENT CORPORATION

BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES

Business Representative Candidates

ROBIN EASTER

As principal and creative director of Robin Easter Design, Robin has conducted business in Knoxville, Tennessee for 33 years. Key to her professional longevity is her sharp intuition for discovering talented designers and providing them with an environment in which they can do their best work. Robin and her designers are committed to the philosophy that excellent service and communication are as important as good design. This commitment has forged strong relationships with her clients and suppliers, many of whom have been with her since the beginning. She works directly with all clients – defining their needs, developing the solutions, and collaborating with her team to create beautiful and functional results.

She holds a Bachelor of Fine Arts in Graphic Design from the University of Tennessee and is a member of AIGA (American Institute of Graphic Arts). She was the first designer in the state of Tennessee to be inducted as an AIGA Fellow, an award given to those who have made a significant contribution to raising the standards of excellence in practice and conduct within their local or regional design community.

Robin also has served as adjunct professor of graphic design at the University of Tennessee and on the Advisory Board for the Pellissippi State Graphic Design Department. She has participated on UT's graphic design faculty selection committee and is often asked to judge design competitions, critique design classes, and mentor students.

Core to her success has always been Robin's commitment to give back to the community in which she lives and works. She is currently on the Downtown Knoxville Alliance Board and serves on the Quality of Life Committee and Marketing Committee. She is a member of the Rotary Club of Knoxville (the downtown club) and was awarded the prestigious honor of Rotarian of the year in 2015. She is also a member of the Executive Women's Association (EWA) and serves on the Executive Committee. Since 2014 Robin has been president of The Old City Association where they have grown membership from less than 10 people to 200+, developed events such as Old City Market, Dolly Fest, and Oktoberfest, and coordinated beautification efforts. In addition, she served on the board for Keep Knoxville Beautiful for 5 years and the Knox Mercury Board for 1 year. She volunteers her time and supports organizations that work to improve the community, such as Knoxville History Project, Legacy Parks Foundation, and Knox Heritage, among others.

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.

He 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 East Tennessee – Programming Committee Chair [2021-Present]
AIA Tennessee Convention – Programming/Lecture Series Committee Chair [2019]
AIA East Tennessee – Programming/Lecture Series Committee [2015-2020]
The Historic Bijou Theatre - Facilities Committee [2017-2020]
City of Knoxville - Greenways Commission [2013-2020]
Knox County – Greenways Commission [2017-2020]
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]

ADRIENNE WEBSTER

Adrienne Webster is a Knoxville native who obtained her BA from the University of Tennessee in 2000. After working in the downtown business community for 5 years, she opened her firm, AOW Tax & Accounting in 2008. Although she has clients city-wide, her firm has focused on the greater downtown community.

Adrienne is an advocate for the small business community and believes that all businesses should be given the resources to thrive, regardless of their ability to pay. She offers free business consultations to anyone who contacts her. Since 2016, she has volunteered her expertise by speaking twice a year in the Co-Starters Program at the Knoxville Entrepreneur Center. She has also been a part of numerous Expert Sessions at the Makers City Summit. Most recently, Adrienne was the lead accountant for the "What's The CARES" webinar series that helped small businesses navigate the CARES Act and PPP Loans.

Adrienne has always been active in the Knoxville Community and currently serves as the second vice president of Knox Heritage, the treasurer of the Historic Fort Sanders Neighborhood Association and the Fort Sanders Community Development Corporation and is the treasurer and founding member of BreastStrokes Knoxville.

Residential Representative Candidates

CHRISTOPHER DEAL

Christopher Deal works as an administrator at Sarah Moore Magnet Academy in East Knoxville and has worked for the Knox County School District for the past 10 years. Christopher served as an elementary teacher for two years at Hardin Valley Elementary when he first arrived to Knoxville. During that time, he applied for the Leadership Academy at the University of Tennessee. He along with 10 other candidates were accepted and awarded the opportunity to earn a free EdS in Leadership Administration while being placed as administrators in the district. Since completing the Leadership Academy, Christopher has worked at Dogwood Elementary in South Knoxville, Lonsdale Elementary just on the north side of downtown, and at Sarah Moore Greene Magnet Academy in East Knoxville.

Prior to coming to Knoxville, Christopher lived in North Carolina where his 2nd residence is located and lived in his home state of Florida. Christopher is from the east coast of Florida. When he decided to not follow in his parent's footsteps of being in the FBI, he left home at 18 years old and never looked back. Christopher appreciated that tough love from his parents and would like to note that he has a great relationship with them, today. Christopher put himself through community college at Indian River State College in Fort Pierce. Then, he earned his Bachelor's degree from Florida Atlantic University in Vero Beach and his masters in Reading from Nova Southeastern University in Fort Lauderdale.

While pursuing his PhD in Miami in 2006, Christopher recalled three billboards throughout the city that said 'Come to North Carolina.' Christopher always wanted a house in the 'country' and made the leap to purchase a home in North Carolina. Two years later, he moved to North Carolina and became a Curriculum Coordinator of a Reading and English department at a local community college. On a vacation trip to Florida a year later, Christopher would meet the person who would become his future husband of 10 years by asking, "Will you take my picture?"

A year later, Christopher made the leap to move to Downtown Knoxville and has been blessed ever since. Brandon, Christopher's husband, purchased the condo in the Phoenix in 2009 at the time when it was a buyer's market. Since coming to Knoxville, Christopher has been active in the community. He is a member of City People, has been a part of Circle of Friends with the Knoxville Zoo, has volunteered with many organizations, and continues to promote the downtown lifestyle as is evident in his Social Media weekly postings.

The highlight of Christopher's life was in July 2020. Christopher entered the Sirius XM Virtual Wedding with Billy Idol and won! At this time, this is when the Supreme Court passed the bill where gay people could not be fired for being gay. It was a pivotal moment not only because of the marriage to his long-time partner, but the impact this would have on the LGBTQ community. Billy Idol was his best man, performed two of his biggest number one songs, and Alan Hunter, MTV 80's VJ who opened MTV to the world, hosted. The wedding was broadcasted internationally from their condo. Christopher and Brandon rented out Sapphire downtown where local attendees could view. Recently, Inside of Knoxville covered the story.

Christopher has seen the growth of downtown Knoxville in the past ten years. He constantly promotes downtown living and life every chance he can. With that, Christopher takes pride in everything that comes to downtown. With the growth of downtown, Christopher has also recognized that there are things coming to downtown that could jeopardize all the hard work that is happening. He wants to get involved to see how to work with the companies, residents, and the public venturing downtown which is his reason for running for the Downtown Knoxville Alliance Board of Directors.

LORIE MATTHEWS

A native of Knoxville, Lorie Matthews has a passion for people and community and has loved being involved in the resurgence of Downtown Knoxville. She has been a resident in Downtown Knoxville for 15 years and currently lives in Kendrick Place with her husband David. She has worked in Downtown for 13 years at non-profits including Leadership Knoxville and is currently on staff with The Knoxville Fellows at 4 Market Square. Deeply engaged, Lorie has served on several community boards including The Opera Guild, the Y.W.C.A. of Knoxville & the Tennessee Valley, Volunteer East Tennessee, Knox Heritage, the Downtown Design Review Board, and the Historic Zoning Commission. She is completing her first term on the Downtown Alliance Board and is excited about the opportunity to serve an additional term, continuing to grow a thriving community in Downtown Knoxville.

SANDI SWILLEY

Sandi Swilley has called Knoxville home for the past 25+ years and currently lives downtown at Kendrick Place. She is Vice President of Leadership Knoxville, a non-profit that works to build a stronger Knoxville by developing people and groups, leading to a greater community. She is team lead for the Introduction Knoxville program which helps native Knoxvilleians and newcomers alike, explore, discover, connect, and engage with our community.

She is a member of the National Association of Leadership Programs and a graduate of East Tennessee Regional Leadership, class of 2017. She is also a graduate of the Knoxville Police Department Citizens Academy (2019) and the FBI Citizens Academy (2014).

She is committed to serving the Knoxville community both personally and professionally as a servant leader. Her passion is to connect people to people to help propel positive and progressive civic change. She loves to support the arts, historic preservation, and our downtown core, where she resides.

Locally, she has served as a commissioner on both the Knoxville Historic Zoning Commission and the Downtown Design Review Board, appointed by former Mayor Madeline Rogero. She is also a past chair of the University of Tennessee Chancellor's Associates. Statewide, she has served on the board of the Tennessee Association of Community Leadership Programs (TACL).

Sandi currently serves on the board of directors of the Historic Tennessee Theatre and the YWCA of Knoxville and the Tennessee Valley.

On weekends, you will often find her enjoying a concert or play. However, if the sun is shining, you will likely find her exploring our beautiful East Tennessee waterways by kayak or hiking in our Urban Wilderness.

Stakeholder Representative Candidates

JAY COBBLE

Jay Cobble, a native to Knoxville and UT Grad, is the Principal Broker and a Founding Partner at Providence Commercial Real Estate serving clients across East Tennessee. He began his career in Memphis at Highwoods Properties and has received honors such as the 2010 CCIM Deal of the Year Award for \$20,000,000+ office lease deal and was named to the Knoxville Business Journal's 40 under 40 in 2012. Jay has earned SIOR and CCIM designations. Jay serves on the boards of the Knoxville Chamber and 4 Market Square both in Downtown Knoxville, is the Membership Chair for SIOR Middle & East TN and is a member of Nucleus Knoxville. Jay participated in the Leadership Knoxville 2016 class, was selected for UT Chancellor's Associates 2017 class, was 2013 President of the Knoxville CCIM Chapter and has served on the Board of Directors for local organizations including East Tennessee CCIM, Young Professionals of Knoxville and Dogwood Arts. He is a founder and former chairman of the Knoxville Fellows Program and devotes his free time towards his family and various ministries in Knoxville. Jay has a passion for Downtown Knoxville as he has seen it grow from a ghost town in his youth to the thriving driver of our community that it is today. Jay misses the old days living at Sterchi Lofts or visiting his grandmother at Promontory Point but still partakes in the many exceptional establishments at play for entertainment or while working at First Horizon Plaza where he founded his business in 2011.

Business Owner – Providence Commercial Real Estate – Partner | Principal Broker – 800 S Gay St.
Business Representative – Knoxville Fellows Program – Board Member & Chair – 4 Market Sq
Stakeholder – 4MS LLC – President - Owner of 4 Market Square

MATTHEW DEBARDELABEN

Matthew made Knoxville and East Tennessee his home in 2012. He is a Commercial Real Estate Professional with Realty Executive Associates and the Fox and Fogarty Team.

Prior to his current career, Matthew was Director of International Partnerships with Blühen Botanicals, and Sales Manager with Synergy Business Environments.

Matthew is a PechaKucha Knoxville curator and founder of the Square on the Square, square dances. He is also an activist with the American Institute of Architects. He currently serves as Board Chair of the Knoxville Downtown Alliance, as well as Board Member for the Knoxville Chamber and the Design Review Board.

Matthew has a BA in Asian Studies and a Masters in Divinity (MDiv).

Before landing in Knoxville, Matthew lived in Miami, Alabama, Seattle and Chicago, as well as six years in Shanghai, China.

MONICA LEBRON

Dr. Mónica Lebrón joined Tennessee's executive leadership team in February 2021 as Deputy AD for Championship Resources.

Prior to her hiring at Tennessee, Lebrón oversaw all internal and external day-to-day operations for Tulane athletics as deputy AD/chief operating officer dating to 2016. She also served as chief diversity officer for the Green Wave.

A native of San Jose, California, Lebrón was Tulane's sport administrator for football, women's basketball, beach volleyball and sailing. In addition to facilitating scheduling and budget management for those programs, she also directed revenue-generation efforts for Tulane's comprehensive athletics program.

Lebrón's time at Tulane was preceded by four years of senior-level experience in the Southeastern Conference. She worked as an assistant AD for development at Ole Miss in 2012 before being elevated to associate AD in 2014. She then transitioned to Georgia, where she served as associate AD for development. Under her direction, the UGA athletics development team raised a then-record \$56.96 million for the 2016 fiscal year.

In addition to her time at Georgia and Ole Miss, Lebrón served as senior major gifts officer (2008-11) and senior associate director (2011-12) at Cal, where she fostered a portfolio of more than 500 donors. She also worked in various capacities at Florida with Gator Boosters, Inc., from 2004-08, working closely with UF's athletics alumni base.

A 2001 Yale graduate, Lebrón was a four-year letterwinner and starter on the Bulldogs' softball team. She then earned her master of Sports Administration and MBA from Ohio University in 2003.

Most recently, in the spring of 2019, she earned her Ph.D. in Interdisciplinary Studies from Tulane.

2021 – 2022 BOARD MEETINGS

July 19, 2021 - 11:30 am

August 16, 2021 – 11:30 am

September 20, 2021 - 11:30 am

October 18, 2021 - 11:30 am

November 15, 2021 - 11:30 am

December 20, 2021 - 11:30 am

January 24, 2022 - 11:30 am (moved due to MLK Day holiday)

February 21, 2022 - 11:30 am (budget workshop starting at 10)

March 21, 2022 - 11:30 am

April 18, 2022 - 11:30 am

May 16, 2022 - 11:30 am

June 20, 2022 - 5:00 pm (Annual Meeting & June Board Meeting)

Meetings are held at 17 Market Square #201

Please check our website for any changes downtownknoxville.org/alliance/meetings