

ANNUAL MEMBERSHIP MEETING

AGENDA

JUNE 26, 2023, 5:00 PM



- I. Welcome
- II. Approval of the Minutes from the 2022 Annual Meeting
 - A. *June 2022 Annual Meeting
- III. Year-in-Review
 - A. Year-End Activity Report
 - B. *Financial Report
- IV. *Approval of Fiscal Year 2023-2024 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
 - F. Announcement of Results will be made on the website
<https://www.downtownknoxville.org/alliance/board> by July 10, 2023
- VI. Old Business
- VII. New Business
 - A. Tentative Dates for FY 2023-2024 Board Meetings
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

*Denotes action items.

2024 Annual Meeting will be held on Monday, June 17, 2024 at 5 pm

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

MINUTES FROM THE 2022 ANNUAL MEETING

The 2022 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on Monday, June 20, 2022, 5:00 p.m. at 17 Market Square #201.

Board members present included board chair, Matthew DeBardelaben, Vince Fusco, John Sanders, Daniel Smith, Adrienne Webster, Mary Katherine Wormsley. DKA and Knoxville Chamber staff in attendance included: Michele Hummel 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 2021 Annual Meeting

Mr. DeBardelaben called for approval of the minutes from the 2021 Annual Meeting. A motion was made by Mary Katherine Wormsley to approve the minutes as presented. Vince Fusco seconded the motion, and the minutes were approved as presented.

III. Year in Review

A. Activities Report

Matthew DeBardelaben provided highlights of the projects, programs, and services DKA accomplished during the Fiscal Year 2021 – 2022.

B. Financial Report

The financial report for the Corporation was presented, providing an explanation of the various reports, which were included with the agenda materials. A motion was made by Adrienne Webster to approve the financial report. John Sanders seconded the motion, and the financials were approved as presented.

IV. Approval of the Fiscal Year 2022 – 2023 Budget

Staff presented the budget for Fiscal Year 2022 – 2023. Mary Katherine Wormsley made a motion to approve the budget. Daniel Smith seconded the motion, which was unanimously approved as presented.

V. Election of New Board Members

A. Nominating Committee Report

Mary Katherine Wormsley presented the Nominating Committee Report. She noted the committee met on May 19. 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, Mary Katherine Wormsley made a motion to close nominations. Rick Emmett seconded the motion, 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 the staff. An announcement of who was elected will be posted on our website after June 30.

Drew McKenna and Vince Fusco were elected.

VI. Old Business

There was no Old Business.

VII. New Business

A. Tentative Dates for FY 2021-2022 Board Meetings

Mr. DeBardelaben 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

Ed Patrick asked about the status of Ft. Kid Playground.

Kevin Grimac asked about the ambassador program, their hours, and pay.

Captain Don Jones with KPD commented that he has found the ambassador program to be helpful in the downtown area.

There was a discussion of the noise ordinance and the city camera.

IX. Adjournment

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

Secretary

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD May 31, 2023

	<u>Jul '22 - Jun '23</u>
OPERATING ACTIVITIES	
Net Income	(62,524)
Adjustments to reconcile Net Income to net cash provided by operations:	
1110 · Other Receivable	23,561
2020 · Accounts Payable	(13,654)
2600 · Accrued Payables	1,176
2700 · Accrued Wages	-
Net cash provided by Operating Activities	(51,440)
FINANCING ACTIVITIES	
3900 · Change in NA - unrestricted	-
Net cash provided by Financing Activities	-
Net cash increase for period	(51,440)
Cash at beginning of period	1,450,438
Cash at end of period	<u>1,398,998</u>
Current Liabilities	(31,072)
Accrued Payables	(334,074)
Accounts receivable and Other	5,362
Subtotal	(359,784)
Projected Remaining Budgeted Income (Expenses)	
Revenue	-
Development	(50,000)
Quality of Life	(141,299)
Business Support	(12,323)
Marketing/Sponsorships	(3,700)
Administration	(26,021)
Subtotal	<u>(233,342)</u>
Projected Cash - Before Minimum Reserve	<u>805,872</u>
Minimum Cash Balance - Reserve	(150,000)
Projected Cash Availability	<u>655,872</u>

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD May 31, 2023

Project	Grants	Permit Date	Comp Date	YE 6/30/2023	Total
Cradle of Country Music	83,000			83,000	83,000
314 Union Ave (COK)	250,000			250,000	250,000
Hilton Parking Garage	50,000			50,000	50,000
	<u>383,000</u>			<u>383,000</u>	<u>383,000</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.

Downtown Knoxville Alliance
 Profit & Loss Actual vs Budget June 30, 2023

Acct #	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	YTD FY23	FY23 Budget	Remainder	
Income																
CBID Tax Assessments	4020	3,684	557	1,989	481,364	211,641	46,849	55,831	238,104	62,126	28,745	5,362	-	1,136,251	910,000	(226,251)
Investment Income	4100	12	19	18	45	21	184	171	217	292	1,084	941	-	3,004	500	(2,504)
Total Income		3,696	575	2,007	481,409	211,662	47,033	56,002	238,321	62,418	29,829	6,303	-	1,139,255	910,500	(228,755)
Expenses																
Development																
Path to Prosperity	5225	-	-	-	-	-	-	-	-	15,000	-	-	15,000	15,000	-	
Special Projects	5205	-	-	-	-	-	-	-	50,000	-	-	-	50,000	100,000	50,000	
Total Development		-	-	-	-	-	-	-	50,000	15,000	-	-	65,000	115,000	50,000	
Quality of Life																
Beautification	5659	33	68	77	4,073	83	90	82	32,079	72	2,489	73	-	39,219	90,000	50,781
Ambassador Program	5657	6,833	6,833	6,844	6,837	6,837	6,837	6,837	6,837	6,837	9,676	9,676	-	80,883	82,000	1,117
Residential - Other	5900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential	5901	-	-	(6,705)	-	-	-	-	-	-	-	-	-	(6,705)	3,000	9,705
Other	5650	-	-	-	-	-	-	-	200	-	-	-	-	-	-	-
Security	5700	2,204	1,904	1,100	2,104	1,524	3,739	3,212	4,204	3,855	2,604	3,855	-	30,303	110,000	79,697
Total Quality of Life		9,070	8,805	1,317	13,013	8,443	10,665	10,130	43,120	10,964	14,769	13,605	-	143,701	285,000	141,299
Business Support																
Business Support	5676	1,898	2,201	4,605	2,138	4,410	3,133	4,441	2,624	4,548	5,345	2,135	-	37,677	50,000	12,323
Total Business Support		1,898	2,201	4,605	2,138	4,410	3,133	4,441	2,624	4,548	5,345	2,135	-	37,677	50,000	12,323
Marketing Expenses																
Advertising General	5305	3,691	3,746	3,999	8,843	7,938	7,068	3,959	1,808	1,559	2,284	4,484	-	49,379	50,000	621
Print & Design	5306	211	486	813	5,728	9,194	2,548	5,204	3,462	1,493	3,590	3,594	-	36,321	35,000	(1,321)
Website - All Committees	5375	1,150	1,050	1,379	1,450	1,540	2,295	1,155	1,250	1,155	2,275	1,401	-	16,100	20,000	3,900
Sponsorship Prior Year	5362	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Events and Sponsorship	5360	-	5,000	4,000	-	-	5,000	27,500	-	25,000	-	23,000	-	89,500	90,000	500
Total Marketing Expenses		5,051	10,282	10,190	16,021	18,671	16,911	37,818	6,520	29,207	8,150	32,479	-	191,300	195,000	3,700
Administration																
Meals/ Lodging/ Travel	5420	362	488	241	383	726	194	249	66	2,317	671	328	-	6,026	5,500	(526)
Office Expense	5430	274	595	753	587	1,431	1,219	558	576	236	1,176	364	-	7,769	6,000	(1,769)
Bank Fees	5435	12	36	18	18	18	18	5	5	5	5	5	-	145	200	55
Postage	5440	-	151	10	9	-	23	17	6	-	14	506	-	737	2,500	1,763
Professional Dev.	5465	-	-	-	-	-	-	940	-	-	-	-	-	940	5,000	4,060
Professional Svc	5450	500	2,200	-	2,750	-	1,500	-	1,350	-	-	-	-	8,300	11,000	2,700
Svc Contract - Operations	5461	19,405	19,405	19,405	19,405	19,405	19,405	19,405	19,405	19,405	19,405	19,405	-	213,455	232,859	19,404
Insurance Directors/Officers	5750	-	-	-	828	-	-	-	-	-	-	-	-	828	800	(28)
Software	5480	-	-	-	-	415	-	-	-	-	-	-	-	415	1,000	585
Supplies	5470	-	-	-	223	-	-	-	-	-	-	-	-	223	-	(223)
Total Administration		20,554	22,875	20,427	24,202	21,995	22,359	21,174	21,408	21,963	21,272	20,608	-	238,838	264,859	26,021
Total Expenses		36,573	44,162	36,540	55,375	53,520	53,068	73,563	73,672	116,682	64,535	68,827	-	676,517	909,859	233,342
Change in NAV		(32,877)	(43,587)	(34,532)	426,034	158,142	(6,036)	(17,560)	164,649	(54,265)	(34,706)	(62,524)	-	462,738	641	462,097
Board Approved Spending																
314 Union Avenue				250,000	0	0	0	0	0	0	0	0	0	250,000	-	-
0										0				0		
Subtotal Board Approved Spending				250,000	0	0	0	0	0	0	0	0	0	250,000	-	-
NAV Total after Surplus Spending		(32,877)	(43,587)	(284,532)	426,034	158,142	(6,036)	(17,560)	164,649	(54,265)	(34,706)	(62,524)	0	212,738		

Downtown Knoxville Alliance

Profit and Loss

May 2023

	TOTAL
Income	
4020 CBID Assessment	5,362.47
4100 Interest on Cash Reserves	940.57
Total Income	\$6,303.04
GROSS PROFIT	\$6,303.04
Expenses	
5100 Business Support	
5150 Merchant Support	2,135.13
Total 5100 Business Support	2,135.13
5300 Marketing Expenses	
5305 Advertising	4,484.27
5306 Print and Content	3,593.87
5360 Sponsorships - Events	23,000.00
5375 Website	1,401.00
Total 5300 Marketing Expenses	32,479.14
5400 Administration	
5420 Meals/Lodging/Travel	327.92
5430 Office Expenses	363.71
5435 Bank Fees	5.00
5440 Postage	506.40
5460 Services Contract	19,405.00
Total 5400 Administration	20,608.03
5650 Quality of Life	
5655 Bike Patrol	3,855.20
5657 Ambassador Program	9,676.33
5659 Beautification	73.00
Total 5650 Quality of Life	13,604.53
Total Expenses	\$68,826.83
NET OPERATING INCOME	\$ -62,523.79
NET INCOME	\$ -62,523.79

Downtown Knoxville Alliance

Balance Sheet

As of May 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Cash & Cash Equiv.	0.00
1005 Cash	0.00
1012 First Bank Checking	318,139.86
1013 Regions - Public Funds	0.00
1016 Regions - Checking	581,609.52
1018 Regions - Adv Bus Chk	0.00
1019 Regions - Lifegreen chk	0.00
Total 1005 Cash	899,749.38
1020 Investments - Cert Dep and MM	
1011 Regions - MM	0.00
1021 First Bank 2774	0.00
1022 FirstBank CD 0680	96,075.51
1023 First Bank CD 2781	104,867.24
1024 First Bank MM 2976	0.00
1025 First Bank CD- 12 mth 5/16/2015	0.00
1026 First Century Bank	115,992.55
1027 SunTrust MM Account	138,872.36
1028 First Bank - MM Plus	0.00
1029 Home Federal Bank - MM	43,440.96
Total 1020 Investments - Cert Dep and MM	499,248.62
Total 1000 Cash & Cash Equiv.	1,398,998.00
Total Bank Accounts	\$1,398,998.00
Accounts Receivable	
1030 Notes Receivable - Current	0.00
1035 Keller Ent.	0.00
Total 1030 Notes Receivable - Current	0.00
1050 Parking Token Receivables	0.00
1060 Advertising Receivable	0.00
1102 Contribution Rec	0.00
1105 Interest Receivable	0.00
1106 Grant Funds Rec	0.00
1110 Other Receivable	5,362.47
Total Accounts Receivable	\$5,362.47

Downtown Knoxville Alliance

Balance Sheet

As of May 31, 2023

	TOTAL
Other Current Assets	
1340 Old City Courtyard Project	0.00
1345 Old City Marketing	0.00
1350 Prepaid Expenses	0.00
1400 Other	0.00
1499 Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$1,404,360.47
Fixed Assets	
1600 Equipment - Skating Rink	0.00
1700 Accumulated Depreciation	0.00
Total Fixed Assets	\$0.00
Other Assets	
1900 Notes Receivable - Non-current	0.00
1904 Lula	0.00
Total 1900 Notes Receivable - Non-current	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$1,404,360.47
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Acc. Payable	0.00
2020 Accounts Payable	31,072.41
2030 Grant Liability	0.00
Total 2000 Acc. Payable	31,072.41
Total Accounts Payable	\$31,072.41
Other Current Liabilities	
2035 Grants - Audit Basis	0.00
2400 Accrued Expenses - Marketing	0.00
2600 Accrued Payables	334,073.66
2625 Agency Transactions	0.00
2650 Parking Permit	0.00
2700 Accrued Wages	0.00
Total Other Current Liabilities	\$334,073.66
Total Current Liabilities	\$365,146.07
Total Liabilities	\$365,146.07

Downtown Knoxville Alliance

Balance Sheet

As of May 31, 2023

	TOTAL
Equity	
3000 Opening Bal Equity	0.00
3001 Fund Balance	0.00
3040 Equity	0.00
3900 Change in NA - unrestricted	826,675.99
Net Income	212,538.41
Total Equity	\$1,039,214.40
TOTAL LIABILITIES AND EQUITY	\$1,404,360.47

Accrued Payables at 5.31.23

Old City Association	FY23	\$3,000.00
Knoxville Opera	FY23	\$0.00
Two Bikes Mural	FY22	\$0.00
Dogwood Arts Festival	FY23	\$3,000.00
City of Knoxville (314 Union Ave)	FY23	\$250,000.00
Chalk Walk	FY23	\$1,250.00
Big Ears	FY23	\$0.00
East TN Historical Society	FY23	\$2,500.00
Conervation Cooperative	FY23	\$3,500.00
Nourish Knoxville - Market Square Farmers' Market		
Scheduled for May 3 - November 18	FY23	0.00
Grant for Hilton Parking Garage / 500 Clinch Ave.	FY23	50,000.00
Big Ears - Our Common Nature: An Appalachian Celebration		
Scheduled for May 25-27	FY23	\$2,500.00
Rhea Carmon - Southern Fried Poetry Slam		
Scheduled for June 7-11	FY23	\$1,750.00
Knox County Public Library - Children's Festival of Reading		
Scheduled for May 20	FY23	\$1,500.00
Old City Association - Rhinestone Fest		
Scheduled for June 2-4	FY23	\$1,000.00
Dogwood Arts - Southern Skies		
Scheduled for May 20-21	FY23	\$750.00
City of Knoxville Concerts on the Square	FY23	\$3,000.00
Asian Culture Center - Asian Festival 8/25 - 8/26/23	FY23	\$5,000.00
Anoor Academy - Int'l Food Fest August 19, 2023	FY23	\$5,000.00
East TN Historical Society, August - October 2023 events	FY23	\$5,000.00
WDVX Blue Plate Special	FY23	\$5,000.00
Ambassador Accrual April 2023	FY23	\$9,676.33
Ambassador Accrual May 2023	FY23	\$9,676.33
Ambassador reversal Jan - March 2023	FY23	-\$29,029.00
		\$334,073.66

Downtown Knoxville Alliance

A/R Aging Detail

As of May 31, 2023

DATE	TRANSACTION TYPE	NUM	CUSTOMER	DUE DATE	AMOUNT	OPEN BALANCE
Current						
05/31/2023	Invoice	356	City of Knoxville.	06/15/2023	5,362.47	5,362.47
Total for Current					\$5,362.47	\$5,362.47
TOTAL					\$5,362.47	\$5,362.47

Downtown Knoxville Alliance

A/P Aging Detail

As of May 31, 2023

DATE	TRANSACTION TYPE	NUM	VENDOR	DUE DATE	PAST DUE	AMOUNT	OPEN BALANCE
Current							
05/26/2023	Bill	190060	Graphic Creations	06/05/2023	7	49.85	49.85
05/22/2023	Bill	05222023	KUB	06/09/2023	3	73.00	73.00
05/30/2023	Bill	5570	Visit Knoxville	06/14/2023	-2	2,200.00	2,200.00
05/26/2023	Bill	2305526	High Resolutions, Inc	06/15/2023	-3	331.24	331.24
05/26/2023	Bill	2305525	High Resolutions, Inc	06/15/2023	-3	225.33	225.33
05/31/2023	Bill	INV010446	Knoxville Chamber	06/15/2023	-3	19,405.00	19,405.00
05/31/2023	Bill	05312023	Thomas, Robin	06/15/2023	-3	1,127.44	1,127.44
05/31/2023	Bill	INV010447	Knoxville Chamber	06/15/2023	-3	65.00	65.00
05/17/2023	Bill	05172023	Old City Association	06/16/2023	-4	1,000.00	1,000.00
05/31/2023	Bill	0005647902	Knoxville News Sentinel	06/20/2023	-8	1,836.10	1,836.10
05/31/2023	Bill	2305683	High Resolutions, Inc	06/20/2023	-8	1,249.10	1,249.10
05/26/2023	Bill	19201	Norris, Susie	06/25/2023	-13	87.50	87.50
05/31/2023	Bill	DKA-060123	Southern Bloom Social	06/30/2023	-18	2,051.00	2,051.00
05/31/2023	Bill	2703608-1	WBIR-TV 10	06/30/2023	-18	515.65	515.65
05/31/2023	Bill	2370	Loch and Key Productions	06/30/2023	-18	466.20	466.20
05/31/2023	Bill	8	Lauren LeBlanc	06/30/2023	-18	390.00	390.00
Total for Current						\$31,072.41	\$31,072.41
TOTAL						\$31,072.41	\$31,072.41

KNOXVILLE CBID MANAGEMENT CORPORATION

BUDGET FY 2023 – 2024

	BUDGET FY 22-23	DRAFT BUDGET FY 23-24
Income		
CBID Tax Assessment	\$ 910,000	\$ 1,125,000
Investment Income	\$ 500	\$ 500
Total Income	\$ 910,500	\$ 1,125,500
Expenses		
Business Support		
Merchant Support	\$ 50,000	\$ 50,000
Total Business Support	\$ 50,000	\$ 50,000
Development		
Special Projects/Impact Program	\$ 100,000	\$ 100,000
Path to Prosperity	\$ 15,000	\$ 15,000
Total Development	\$ 115,000	\$ 115,000
Marketing Expenses		
Advertising General	\$ 50,000	\$ 50,000
Print & Content Development	\$ 35,000	\$ 55,000
Website-all committees	\$ 20,000	\$ 30,000
Events and Sponsorships	\$ 90,000	\$ 110,000
Downtown Scavenger Hunt	\$ 15,000	\$ 15,000
Total Marketing Expenses	\$ 195,000	\$ 260,000
Quality of Life		
Security	\$ 110,000	\$ 100,000
Ambassador Program	\$ 82,000	\$ 117,000
Beautification	\$ 90,000	\$ 90,000
Special Art Project	\$ 50,000	\$ 50,000
Residential	\$ 3,000	\$ 3,000
Total Quality of Life	\$ 285,000	\$ 360,000
Administration		
Meals/Lodging/Travel	\$ 5,500	\$ 6,000
Office Expense/Supplies	\$ 6,000	\$ 7,000
Bank Fees	\$ 200	\$ 200
Postage	\$ 2,500	\$ 2,500
Professional Development	\$ 5,000	\$ 6,000
Professional Services	\$ 11,000	\$ 12,000
Services Contract	\$ 232,859	\$ 238,186
Insurance Directors/Officers	\$ 800	\$ 900
Software	\$ 1,000	\$ 1,000
Total Administration	\$ 264,859	\$ 273,786
Total Expenses	\$ 909,859	\$ 1,058,786
Change in NAV	\$ 641	\$ 66,714

KNOXVILLE CBID MANAGEMENT CORPORATION

BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES

Business Representative Candidates

Natalea Cummings

I am Natalea Cummings. I have been General Manager at Mast General Store for the past 8 years. I am originally from Birmingham, AL and moved to Knoxville for school in the late 90's. I graduated from Tennessee with a degree in Retail and after moving away post-graduation I came back to work in my field shortly after. I have worked in the retail world in some capacity all of my life. I am very involved with the retail program at the University of Tennessee and am very lucky to work in a field I love to be in. I am married with 3 kids and live in south Knoxville. I enjoy any and all sports, love the beach, good music, gardening, and spending time outside.

Blaine Wedekind

Blaine Wedekind is the Vice President of Neat Concepts and is a Director of Operations for Square One Holding Company, which owns, operates, and designs restaurants and breweries.

Blaine co-founded Balter Beerworks in 2016 and is part owner of STIR Knoxville in the Old City.

Blaine was born and raised in Knoxville and is a graduate of the University of Tennessee and holds a BS in Business Administration.

Blaine is passionate about the growth and development of downtown Knoxville. He currently serves on the Downtown Alliance Business Support Committee and volunteers with the Helen Ross McNabb Foundation.

Stakeholder Representative Candidate

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 and her husband, Jordan, have two young daughters and a third boy due in the middle of June 2023.

Mary Katherine greatly values downtown Knoxville and has been involved in the development of numerous downtown projects. Mary Katherine is the project lead in a \$30 million-dollar mixed-use development on the 200 Block of Gay Street- "Lone Tree Pass" that is currently under construction. Previous projects in the downtown market include the JC Penney Building, 500 Block of Gay Street, 131 S Gay Street, the 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:

Downtown Knoxville Alliance Board of Directors and Board Secretary (2020-present)

Knoxville Chamber of Commerce, Board of Directors (2017-present)

CareCuts of Knoxville, Board of Directors and Board President (2021- present)

Bearden Village Council, Board of Directors and Board Secretary (2020-present)

United Way of Greater Knoxville, Finance and Operations committee (April 2023- present)

United Way of Greater Knoxville, Board of Directors (2016-2022)

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 resident – that will be open effective July 1, 2023, serving a three-year term ending June 30, 2026.

Business

(select 1)

_____ *Natalea Cummings

_____ *Blaine Wedekind

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

Stakeholder

(select 1)

_____ *Mary Katherine Wormsley

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

*Indicates the person is a property owner.

This ballot counts as one vote unless noted differently here:

OWNER

Election results will be verified by Bible Harris Smith and can be found on our website at:
downtownknoxville.org/alliance/board/ after July 10, 2023.

BOARD OF DIRECTORS

► FY 2022 - 2023

Matthew DeBardelaben, Chair
Term began: 7/21
Term expires: 6/24, 2nd term
Stakeholder Representative

Chip Barry
City of Knoxville
Term began: 4/23
Appt by Mayor of the City of Knoxville
Owner

Vince Fusco
Term began: 7/22
Term expires: 6/25, 2nd term
Resident Representative
Owner

Lorie Matthews, Vice-Chair
Term began: 7/21
Term expires: 6/24, 2nd term
Residential Representative
Owner

John Sanders
Sanders Pace Architecture
Term began: 7/21
Term expires: 6/24, 1st term
Business Representative
Owner

Drew McKenna
One Knoxville SC
Term began: 7/22
Term expires: 6/25, 1st term
Business Representative

Daniel Smith
Term began: 8/20
Term expires: 6/23, 1st term
Business Representative
Owner

Adrienne Webster, Treasurer
AOWebster Tax & Accounting
Term began: 7/21
Term expires: 6/24, 1st term
Business Representative

Mary Katherine Wormsley, Secretary
Hatcher-Hill Properties, LLC
Term began: 8/20
Term expires: 6/23, 1st term
Stakeholder Representative
Owner

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

DOWNTOWN KNOXVILLE ALLIANCE 2023 - 2024 BOARD MEETINGS

July 17, 2023 - 11:30 am

August 21, 2023 - 11:30 am

September 18, 2023 - 11:30 am

October 16, 2023 - 11:30 am

November 20, 2023 - 11:30 am

December 18, 2023 - 11:30 am

January 22, 2024 - 11:30 am (moved due to MLK Day holiday)

February 19, 2024 - 11:30 am (budget workshop starting at 10)

March 18, 2024 - 11:30 am

April 15, 2024 - 11:30 am

May 20, 2024 - 11:30 am

June 17, 2024 - 5:00 pm (Annual Meeting & June Board Meeting)