

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)
From: DMC Staff
Date: March 13, 2019
RE: Exterior Improvement Grant (EIG) Application – 679 Adams (Mollie Fontaine Lounge)

The enclosed Exterior Improvement Grant has been submitted for consideration at the March 20, 2019, CCDC Board of Directors Meeting.

Project: 679 Adams Ave. (Mollie Fontaine Lounge)

Applicant/Owner: Karen Carrier
Mollie Fontaine Lounge
679 Adams Ave.
Memphis, TN 38105

Applicant's Request: Exterior Improvement Grant in an amount up to \$60,000.

Project Description: The subject property is a circa 1886 2-story townhouse in the Eclectic Revival Style. This historic property is located within the Victorian Village neighborhood and is listed as a contributing structure on the National Register of Historic Places.

The current owner, Karen Carrier, first opened a fine dining restaurant in the space in 1995. After about ten years, Ms. Carrier converted the space into the Mollie Fontaine Lounge. The applicant is requesting CCDC approval of an Exterior Improvement Grant (EIG) to make exterior building improvements in support of the continued operation of the Mollie Fontaine Lounge.

A substantial portion of the development budget will be used to create an enhanced outdoor patio space towards the front of the property. This work will include new paver curb strips, sidewalk replacement, a new retaining wall, and new courtyard pavers. Exterior lighting (façade lighting, landscape lighting, and pole & fence lighting) will be prominently visible at the front of the property. Additional landscaping is also planned.

Façade repairs include replacing windows on the east elevation, restoring the north-facing front windows, roof repair and replacement, and repairing ornamental and fascia trim. Exterior

painting and brick tuck-pointing is also planned. The scope also includes ornamental metal work for the front rails and ADA access rails. The historic iron fence along the front of the property will be restored by the Ornamental Metal Museum.

The DMC’s Design Review Board (DRB) will review the project following CCDC approval. Once started, construction is expected to take 2-3 months to complete.

EIG Budget:

The Exterior Improvement Grant is designed to help Downtown commercial property owners and businesses make high-quality improvements to the exterior of their property. A secondary goal of the grant is to help new and existing businesses succeed by enhancing their curb appeal in ways that might not be possible without assistance. The Exterior Improvement Grant is for exterior work only and requires minimum leverage of 1 to 1. The maximum EIG grant for this location is \$60,000.

Sources:

MMDC Pre-Development Grant	\$5,000	4%
MMDC Grant	\$20,000	16%
DMC / CCDC EIG Grant	\$60,000	48%
Owner’s Contribution	\$39,450	32%
Total	\$124,450	100%

Uses:

MMDC Pre-Dev. Grant	\$5,000	4%
Outdoor dining area	\$30,525	25%
Building façade repairs	\$16,025	13%
Exterior lighting	\$17,450	14%
Ironwork & ADA railing	\$9,700	8%
Painting, fascia repair, tuck-pointing	\$5,500	4%
Landscaping	\$3,100	2%
Brickwork/wall	\$1,200	1%
New signage	\$2,200	2%
Roof repair/replacement	\$23,120	19%
Tree removal (3)	\$2,800	2%
Design services & project mgmt.	\$7,830	6%
Total	\$124,450	100%

EBO Program:

Any project that is awarded financial incentives from the Downtown Memphis Commission (DMC) shall include a best faith effort to reach no less than 25% participation by minority and/or women owned businesses (M/WBE) in the project’s development cost (design and construction hard costs). Compliance with this Equal Business Opportunity (EBO) Program is a closing requirement. **If the requirements of the EBO Program are not met, the CCDC will cancel the**

incentive. Based on the estimated budget, a 25% level of M/WBE inclusion is approximately **\$31,113.**

Staff Evaluation:

Staff is in full support of approving an Exterior Improvement Grant for this project. This project is closely aligned with key DMC goals of improving commercial property values and supporting investment in Downtown Memphis businesses. If approved, this EIG will aid a long-standing Victorian Village business in their efforts to improve the exterior appearance of their property and further enhance the neighborhood.

The Mollie Fontaine Lounge is an important destination and commercial landmark in the Medical District. The business acts as a beacon on Adams Avenue, attracting a broad and diverse crowd of people into the neighborhood.

Moreover, approving an EIG for this project is consistent with the DMC's current focus and past support of new businesses and commercial development in the Medical District including High Cotton Brewing, Arnold's BBQ, The Bakery redevelopment, The Marshall, Edge Motor Museum, Karen Adams Design, and The Ravine.

Staff Recommendation:

Staff recommends approval of an Exterior Improvement Grant (EIG) in an amount up to \$60,000 based on approved receipts and subject to all standard closing requirements.