

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)
From: DMC Staff
Date: March 20, 2019
RE: South City Good Neighbor Grant Application – 618 Vance Ave.

The enclosed South City Good Neighbor Grant has been submitted for consideration at the March 20, 2019 CCDC Board of Directors Meeting.

Project: 618 Vance Ave. (Memphis Magnetic Recording)

Applicant/Owner: Claire McEwen
618 Vance Ave.
Memphis, TN 38126

Applicant's Request: South City Good Neighbor Grant up to \$28,344.

Project Description: The subject property is located on the north side of Vance Ave., in the block between Cynthia Pl. and S Orleans St. The site contains a one-story brick building that has been vacant prior to its recent purchase. Claire & Scott McEwen purchased the building to renovate it and build a recording facility in the South City Neighborhood.

The applicant is planning exterior improvements to the building and site including the following:

- Tuck-pointing & Masonry
- Exterior Painting
- New Concrete Parking & Driveway
- Sidewalk Repair
- New Awning
- New Sculpture/Bike Racks
- New Signage

The applicant plans to begin renovation work in Spring 2019.

Estimated Budget: The South City Good Neighbor Grant is a special program offered by the Downtown Memphis Commission (DMC) and the Center City Development Corporation (CCDC) in partnership with the City of Memphis Division of Housing and Community Development (HCD) and the South City Choice Neighborhood Initiative (CNI). This grant is designed to help commercial property owners and businesses in the South City Neighborhood make exterior improvements to their property.

The South City Good Neighbor Grant is for exterior work only and provides up to 75% of the total project cost up to \$50,000.

Sources:

Owner-funded	\$9,449
South City Good Neighbor Grant (CCDC)	\$28,344
Total Sources	\$37,793

Uses:

Exterior Painting	\$2,510
Electrical	\$500
Concrete Driveway, Sidewalk Repair & Parking	\$6,400
Masonry Repair	\$3,700
New Awning	\$2,250
Signage	\$3,200
Sculpture/Bike Racks	\$11,233
Architectural Services (exterior work only)	\$5,000
Total Uses	\$37,793

Design Review: This project will be reviewed at the April and May meeting of the Design Review Board (DRB).

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 **\$9,449**.

Staff Evaluation: The South City Good Neighbor Grant is designed to help South City commercial property owners and businesses strengthen or restore the character of important places within the community with 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. This project is aligned with the goals of the DMC and the Good Neighbor Grant to improve commercial property values and encourage property investment within the South City Neighborhood.

The proposed project is renovating a previously vacant building into a recording studio that hopes to serve as a new

destination for Memphis music in the South City neighborhood. The exterior improvements compliment an extensive interior renovation to construct the recording studio.

The scope of work will help support a new business in the South City Neighborhood, improve the pedestrian experience in the neighborhood, and increase lighting and safety.

Memphis Magnetic Recording is ideally located along Vance Avenue, one of the strongest corridors of the South City Neighborhood. Supporting an exterior renovation to complement the investment in the interior will strengthen Vance Ave. as a critical connection between the South City and South Main neighborhoods. Staff is in full support of approving a South City Good Neighbor Grant for this project.

Staff Recommendation:

Staff recommends approval of a South City Good Neighbor Grant in an amount up to \$28,344 based on approved receipts and subject to all standard closing requirements.