

# 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 – 588 Vance Ave.

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

**Project:** 588 Vance Ave. (NAACP)

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Applicant/Owner: Vickie Terry (Representative)  
NAACP  
588 Vance Ave.  
Memphis, TN 38126

Applicant's Request: South City Good Neighbor Grant up to \$50,000.

Project Description: The subject property is located on the north side of Vance Ave., in the block between S Lauderdale and Cynthia Pl. The site contains a 5,360 square feet two-story brick building with a surface parking lot to the east. Built in 1956, NAACP has occupied the space since the 1970s as it has been a center of activism, especially during the Civil Rights Movement. The site is also located along the Memphis Heritage Trail, a trail of local attractions throughout Downtown and South City where there has been significant African American contribution to the City of Memphis. As one of the oldest and largest branches in the NAACP organization, the Memphis chapter was founded in 1909, recently celebrating 100 years in Memphis.

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

- Repair/replace doors & windows
- New exterior lighting
- Exterior painting
- Regrade, resurface & stripe parking area
- Landscaping
- 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	\$30,850
South City Good Neighbor Grant (CCDC)	\$50,000
Total Sources	\$80,850

Uses:

General Conditions	\$2,800
Demolition & Hauling	\$3,000
New Windows/Doors & Hardware	\$19,800
Exterior Painting	\$14,250
Signage	\$8,500
Landscaping	\$8,000
Regrading the Parking Lot	\$2,000
Parking, Paving & Restriping	\$16,500
Exterior Lighting	\$2,000
Architectural Services (exterior work only)	\$3,600
Permit & Review	\$400
Total Uses	\$80,850

Design Review: This project will be reviewed at the April or 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 **\$20,213**.

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.

With the goal to strengthen and restore the character of important places within the South City neighborhood, NAACP is an ideal applicant for the South City Good Neighbor Grant as a cornerstone of the community. The proposed exterior improvements allow the NAACP to prepare for its next 100 years in Memphis with renovations that will extend the life of the building and improve its curb appeal in the neighborhood.

The scope of work will enhance the pedestrian experience in the neighborhood, increase lighting and safety, and allow the building to enhance its existing character.

Its location along Vance Avenue strengthens one of the main corridors of the South City Neighborhood, as well 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 \$50,000 based on approved receipts and subject to all standard closing requirements.**