

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)
From: DMC Staff
Date: July 8, 2020
RE: South City Good Neighbor Grant Application – 571 Vance Ave.

The enclosed South City Good Neighbor Grant has been submitted for consideration at the July 15, 2020 CCDC Board of Directors Meeting.

Project: 571 Vance Ave. (Health-Tech Institute Memphis)

Applicant/Owner: Ron Washington (Applicant)
Health-Tech Institute Memphis (HTIM)
571 Vance Ave.
Memphis, TN 38126

Applicant's Request: South City Good Neighbor Grant up to \$49,762.

Project Description: The subject property is located on the south side of Vance Ave., in the block between S Lauderdale and Cynthia Pl. The site contains a 3,800 sq. ft. one-story brick building with a surface parking lot to the north. The building was built in 1960, and has been occupied by Mt. Nebo M. B. Church since 1981. Health-Tech Institute of Memphis (HTIM) moved into the building as a tenant in 2002. HTIM is a minority-owned, nationally accredited post-secondary institution with approved Department of Education programs in healthcare and business services. HTIM provides certifications, job training, and job placement for patient care technicians, office administrators, medical assistants, and health professionals.

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

- New exterior lighting
- Exterior painting
- Parking area asphalt
- Landscaping
- New signage
- Exterior building repair

The applicant plans to begin renovation work in Fall 2020.

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 90% of the total project cost up to \$50,000.

Sources:

Owner-funded (10%)	\$ 5,529
South City Good Neighbor Grant (90%)	\$49,762
Total Sources	\$55,292

Uses:

Exterior Painting	\$4,382
Signage	\$1,590
Landscaping	\$7,355
Asphalt Parking Lot	\$8,064
Exterior Lighting	\$2,694
Panel Façade Materials & Labor	\$31,205
Permit & Review	\$400
Total Uses	\$55,292

Design Review: This project will be reviewed at the August 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 **\$13,823**.

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 help existing businesses succeed by enhancing their curb appeal, HTIM makes an ideal candidate for the South City Good Neighbor Grant Program. The proposed exterior improvements to HTIM encourage additional property investment in the surrounding area and enhance the pedestrian experience along a major corridor in the neighborhood.

The scope of work will increase lighting and safety while providing an attractive, modern approach to commercial renovation in the neighborhood.

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 Neighborhood and Downtown Memphis. 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 \$49,762 based on approved receipts and subject to all standard closing requirements.