

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC) Board of Directors
From: DMC Staff
Date: May 13, 2020
RE: South City Good Neighbor Grant Application – 540 South B.B. King Blvd.

The enclosed South City Good Neighbor Grant has been submitted for consideration at the May 20, 2020 CCDC Board of Directors Meeting.

Project: 540 South B.B. King Blvd. (Tom Martin’s Body Shop)

Applicant/Owner: Mr. Tom Martin
Tom Martin’s Inc.
540 S. B.B. King Blvd.
Memphis, TN 38126

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

Project Description: The subject property is located on the southeast corner of South B.B. King Blvd. and G.E. Patterson, just a few blocks east of South Main Street. The site contains an 11,060 square foot auto service garage. Built in 1923, Tom Martin’s has occupied the space since the 1960s, when Tom Martin Sr. opened it. Through the years, the auto body shop has established a loyal clientele and has become a local favorite family business to many.

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

- New exterior lighting
- Exterior painting
- Tuck-pointing/masonry
- New awnings
- New signage
- Sidewalk repair
- Door repair/replacement

The applicant plans to begin renovation work as soon as the grant is approved.

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	\$31,500
<u>South City Good Neighbor Grant (CCDC)</u>	<u>\$50,000</u>
Total Sources	\$81,500

Uses:

Cost estimations include labor cost

Wall Mounted Awning	\$8,016
Paint Brick, Windows & Wood Frame	\$20,510
Repair Parapets and Roof	\$6,500
Exterior Plaster Repair	\$3,201
Demolish Sidewalk	\$15,163
Repave Sidewalk	\$17,339
Exterior Lighting	\$2,357
Gutters	\$1,070
<u>10% Contingency</u>	<u>\$7,400</u>
Total Uses	\$81,500

Design Review:

This project will be reviewed at the June 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 **\$20,375**.

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, Tom Martin's Inc. is an ideal applicant for the South City Good Neighbor Grant as a longstanding business in the community. The proposed exterior improvements allow Tom Martin's Inc. to participate in the revitalization efforts already happening in this part of Downtown. The renovations will extend the life of the building and improve its curb appeal in the neighborhood.

The scope of work will enhance the pedestrian experience where the South Main and South City neighborhood meet, as well as increase lighting and safety, and allow the building to enhance its existing character.

Its location at the corner of S. B.B. King Blvd. and G.E. Patterson St. strengthens a prime corner 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.