

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC) Board of Directors
From: DMC Staff
Date: August 11, 2021
RE: South City Good Neighbor Grant Application – 626 Vance Ave.

The enclosed South City Good Neighbor Grant has been submitted for consideration at the August 18th, 2021 CCDC Board of Directors Meeting.

Project: 626 Vance Ave.

Applicant/Owner: Carolyn A. Warren & Rickey W. Montgomery
626 Vance Ave.
Memphis, TN 38103

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

Project Description: The subject property is located on the northern side of Vance Ave., in the block between Cynthia Pl. and S Orleans St. The site contains a 2,200 sq. ft. building, built in 1951. The ground floor is occupied by the owner, and the second floor is used as an apartment. There are two entrances along the Vance Ave. façade, one door that leads to the apartment on the second floor, and one into the ground floor commercial space. There is a third entrance at the rear of the building.

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

- Exterior building repair
- Tuck-pointing/masonry
- Sidewalk repair
- Exterior painting
- Exterior signage
- New awning(s)
- Door repair/replacement
- Exterior lighting

The applicant plans to begin renovation work following approval of grant funding and DRB approval.

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	\$6,000
<u>South City Good Neighbor Grant (CCDC)</u>	<u>\$50,000</u>
Total Sources	\$56,000

Uses:

Concrete	\$10,000
New Windows	\$12,080
New Doors	\$7,600
New Awning	\$6,800
Mural	\$5,000
Exterior building repair	\$7,400
Planters	\$620
<u>Exterior Lights</u>	<u>\$6,500</u>
Total Uses	\$56,000

Design Review: This project will be reviewed at the September 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 **\$14,000**.

Staff Evaluation: The South City Good Neighbor Grant (SCGN) is designed to help new and existing businesses succeed by enhancing their curb appeal in ways that might not be possible without assistance. This project joins a network of approved SCGN projects along the Vance Ave. corridor, with Memphis Magnetic Recording to the direct west of the property.

A new vibrant, occupied, commercial space along Vance Ave. helps to support the new and existing businesses in the South

City Neighborhood. The new outdoor seating space, exterior lighting, art, and planters create an inviting atmosphere for pedestrians. An increase in pedestrian activity, lighting, and ownership in the neighborhood increases perceived safety with business owners, pedestrians, and residents.

The owner intends to hire qualified applicants from the neighborhood to occupy the ground floor retail space as a coffee shop. The ground floor will also sell and display local Memphis artwork. The second-floor apartment tenant will remain.

Staff is supportive of approving a SCGN grant with such high visibility on a primary gateway into Downtown. This application is a prime example of the type of project the SCGN was designed to support, a local minority applicant transforming an idle building into an active space, that hires local workers and sells local art.

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.