



To: Center City Development Corporation (CCDC) Board of Directors  
From: DMC Staff  
Date: June 8, 2022  
RE: Special Exterior Improvement Grant Request – 317 N. Main St. (Alcenia’s)

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**Background:**

An Exterior Improvement Grant (EIG) is being requested to complete the transformation of a well-loved landmark in the Pinch District. Ms. BJ Chester-Tamayo is nearing completion of a complete interior and exterior renovation at her long-standing restaurant, Alcenia’s.

The CCDC board approved a Special Retention and Development Grant of \$60,000 in December 2020. The Retention & Development Grant helped Ms. Chester-Tamayo purchase the building, become her own landlord, and make key property improvements. The effort was a strategic partnership between Alcenia’s, Memphis Medical District Collaborative (MMDC), River City Capital, EpiCenter, Downtown Memphis Commission (DMC), and the CCDC.

The original scope included full renovation including electrical, HVAC, roof repair, floor repair, and window replacement. A key component of the original construction plans was to add an outdoor patio to allow for additional seating capacity. Due to increased construction costs and unforeseen budget changes, Ms. Chester-Tamayo is returning to CCDC with an additional request of \$8,000 in matching funds to complete construction of the \$16,000 patio.

Although the original renovation budget was \$80,000, the final construction cost was around \$216,000. The building has been completely modernized inside and out and includes a new roof. Unfortunately, no funding remains to complete the patio, which is considered a key component of the original plans. The applicant needs the additional seating capacity and the opportunity to draw new customers. The outdoor dining space will provide 23 additional seats to the restaurant, while also adding vibrancy and activity visible along Main St.

**Scope of Work:**

The one-story landmark (ca.1949) has been newly renovated, and the owner is looking to add a deck to the north measuring approximately 12 ft. (w) by 48 ft. (l). The new EIG grant would be used to match funding for the \$16,000 design, material, and construction cost of the deck.

**Budget:**

**Sources**

CCDC Grant Funding Request	\$8,000	50%
Owner's Contribution	\$8,000	50%
<b>TOTAL SOURCES</b>	<b>\$16,000</b>	<b>100%</b>

**Uses**

Patio	\$14,000	88%
Gutters	\$ 1,000	6%
Design Fee	\$ 1,000	6%
<b>TOTAL USES</b>	<b>\$16,000</b>	<b>100%</b>

**EBO Program:**

Any project that is awarded a financial incentive from the DMC must comply with the Equal Businesses Opportunity (EBO) Program. The EBO program requires that the applicant make a best faith effort to reach no less than 25% participation by minority and women-owned businesses (MWBE) for the portion of the project scope that is eligible for bidding or subcontracting. The portion of a project subject to meeting the EBO requirements typically involves the hard and soft costs for design and construction.

With an estimated budget of \$16,000, the minimum goal (25%) for MWBE participation in the project would be **\$4,000**. The applicant is firmly committed to meeting or exceeding the goal through an open and inclusive outreach and bidding process.

**Staff Request:**

Staff is in full support of approving an EIG in an amount **up to \$8,000** in matching funds to help Ms. Chester-Tamayo complete the physical improvements necessary to continue business at the location. The original special retention grant of \$60,000 assisted in retaining the business and improving the important Downtown landmark that has anchored the Pinch District for over 20 years. This final grant request will help complete the renovation and provides a new outdoor dining option in Downtown.