

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)
From: DMC Staff
Date: September 6, 2026
RE: Exterior Improvement Grant Request,

The enclosed Exterior Improvement Grant application has been submitted for consideration at the September 16, 2026, CCDC Board Meeting.

Project: 272 S. Main Street, Suite 101 (The Lobbyist)

Applicant: Mr. James Gentry
272 S. Main Street, STE 101
Memphis, TN 38103

Property Owner: Mr. Jay Curtis
Sunshine Corporation
1355 Lynnfield Road, STE 120
Memphis, TN 38117

Applicant's Request: Exterior Improvement Grant in an amount up to \$34,893.

Project Description: The subject property is located on the east side of Main Street between Dr. M. L. King Jr. Ave. and E. Pontotoc Ave. The project involves exterior improvements to the ground floor restaurant space currently occupied as The Lobbyist.

Contingent upon CCDC and DRB approvals, construction is expected to begin in Q4 of 2026.

EIG Scope & Budget: The Exterior Improvement Grant is for exterior work only and requires minimum leverage of 1 to 1. The maximum grant for this location (The South Main Retail Node) is \$60,000.

The Exterior Improvement Grant (EIG) is designed to help Downtown commercial property owners and businesses make high-quality cosmetic improvements to the exterior of their property.

EIG Budget: The overall interior budget includes the following sources:

CCDC EIG Grant	\$34,893	(50%)
Tenant's Contribution	\$34,893	(50%)
Total	\$69,786	(100%)

Work Eligible for Grant: DMC Staff suggests that the following items are considered eligible for this exceptional EIG Grant:

Covered Walkway & Install	\$14,286	(20%)
Motorized Patio Screen Install	\$27,300	(39%)
Exterior Architectural Lighting	\$13,200	(19%)
Patio Irrigation/Landscape	\$15,000	(22%)
Total	\$69,786	(100%)

Design Review: This project will be submitted for review and approval at an upcoming meeting of the Design Review Board (DRB).

Staff Evaluation: Staff is supportive of approving an Exterior Improvement Grant for this project.

Renovating and activating existing buildings on Main Street helps advance the DMC's dual goals of improving commercial property values and increasing the Downtown population. Moreover, a key strategic focus of the Downtown Action Plan is to make Main Street the main thing.

The proposal for exterior improvements to 272 S. Main Street, Suite 101 helps increase walkability and beauty along Main Street by adding more architectural lighting and refreshing parts of the exterior with a covered walkway between the indoor restaurant and covered patio along with the irrigation and landscape improvements. The patio screen installation will also help increase Downtown dwell time. The Lobbyist has proved to attract people Downtown and staff is excited to help further enhance the outside atmosphere of this central location.

Recommendation: **Staff recommends approval of an Exterior Improvement Grant in an amount up to \$34,893, based on approved receipts and subject to all standard closing requirements and conditions.**