

# Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)  
From: DMC Staff  
Date: February 10, 2021  
RE: South City Good Neighbor Grant Application – 294 Hernando St.

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The enclosed South City Good Neighbor Grant has been submitted for consideration at the February 17th, 2021, CCDC Board of Directors Meeting.

**Project:** 294 Hernando St. (Clayborn Temple)

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Applicant: Anasa Troutman, Executive Director  
Clayborn Temple  
294 Hernando St.  
Memphis, TN 38126

Representative Jayme Stokes, Engagement Practice Leader  
Bass River Advisors  
280 Hernando St.  
Memphis, TN 38126

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

Project Description: The subject property is located south of M.L.K. Jr. Ave., on the northeast corner of E. Pontotoc Ave. and Hernando St. The Romanesque Revival church was built in 1892 as Second Presbyterian Church. In 1949, the church was sold to an African-American congregation, who changed the property's name to Clayborn Temple in honor of a local African Methodist Episcopal (AME) bishop.

Clayborn Temple is a valuable piece of Memphis history, as it was the meeting place for civil rights and labor activists to organize throughout the civil rights movement of the 1960's. The congregation later moved from the church (ca. 1999), leaving the building vacant for a number of years, until 2015.

Today, Clayborn Temple operates as a 501(c)3 organization committed to developing new programs and community engagement processes inspired by the work of Dr. M.L.K. Jr. and the sanitation workers through storytelling, community building and wealth-building for African-American communities. The Romanesque Revival building is currently undergoing the renovation process guided by staff, the board of

directors, and a small team of consultants. Restoration of the stained glass is part of phase 2 of the entire building’s renovation project. The stained glass restoration focuses specifically on the North, South and West facades.

Pearl River Glass Studio will lead the design of the new state-of-the-art glass replacement. The new window designs will feature animations of the work of the Sanitation Workers Strike in 1968. The commissioned artwork must receive approval by the National Park Service, the State Historic Preservation Office of Tennessee and Clayborn’s selection panel prior to installation. The selected artists will collaborate closely with site engineers, landscape architects and Pearl River Glass Studio to digitally translate the final design.

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

- Stained glass removal
- Window jamb removal and repair
- Restoration of existing stained glass
- Creation of new stained glass

The applicant plans to begin renovation work this spring.

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.

The entire stained glass restoration project is predicted to cost \$478,347. Storage of the stained glass will cost \$10,000 and the community engagement strategy will cost \$20,000. The remaining \$448,347 is eligible to receive exterior improvement funding through the South City Good Neighbor Grant.

Sources:

Owner-funded	\$398,347
<u>South City Good Neighbor Grant (CCDC)</u>	<u>\$50,000</u>
Total Sources	\$448,347

Uses:

Artist Stipend	\$15,000
Stained Glass Removal	\$25,000
Window Jamb Removal and Repair	\$133,867
Restoration of Existing Stained Glass	\$188,689
<u>Creation of New Stained Glass</u>	<u>\$85,791</u>
Total Uses	\$448,347

Design Review: This project will be reviewed at the April 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 **\$112,087**.

Staff Evaluation: Due to the building's neglect in previous years, many of the windows along the pedestrian-facing facades have been damaged or removed entirely. Several of the original windows were destroyed during the riots after the assassination of Reverend Martin Luther King Jr. Others are generally in good condition and only need minor cleaning and/or repairs.

The South City Good Neighbor Grant is designed to help South City commercial property owners and businesses, such as Clayborn Temple, strengthen or restore the character of important places within the community with high-quality improvements to the exterior of their property.

The windows of Clayborn Temple are a major feature of the historic building that provide beautification, identity and pride to the South City neighborhood. The restoration process of the stained glass windows allows Clayborn Temple the opportunity to involve local artists and additional M/WBE inclusion in the design process. Staff believes that restoration of the historic windows will greatly enhance the appearance of the building, further strengthening the pedestrian experience and character of the building.

**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.