


APPENDIX I: GRANT APPLICATION

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|--|--|---|
| Date of Application: | September 1, 2020 | |
| Building/Property Address: | 337 S. Fourth St. and 0 Vance Ave. Memphis, TN 38126 | |
| Applicant's Name: | Brown Girls LLC | |
| Ownership Status: (check all that apply) | <input checked="" type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I lease the property <input type="checkbox"/> Other _____ | |
| If you lease the property, when does your lease expire? | | |
| Primary Project Contact: | Name: <u>Candace Gregory</u> | |
| | Phone: 901-921-8909 | Email: <u>browngirlsllc@gmail.com</u> |
| | Mailing Address: 4914 W. Lions Gate Dr. Memphis, TN 38116-7820 USA | |
| Proposed Improvements: (check all that apply) | <input checked="" type="checkbox"/> Exterior building repair <input checked="" type="checkbox"/> Tuck-pointing/masonry <input checked="" type="checkbox"/> Exterior painting <input checked="" type="checkbox"/> Exterior signage <input checked="" type="checkbox"/> New awning(s) <input checked="" type="checkbox"/> Fencing <input checked="" type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Sidewalk repair <input checked="" type="checkbox"/> Door repair/replacement <input checked="" type="checkbox"/> Window repair/replacement <input checked="" type="checkbox"/> Storefront repair/ replacement <input checked="" type="checkbox"/> Exterior lighting <input checked="" type="checkbox"/> Other (describe below) |
| If you listed <i>Other</i> above, Please briefly describe | Brown Girls, LLC desires to renovate the building as a mixed-use retail/residential property. As the building was built in 1920, it is our desire to retain and restore the historical attributes of the property. | |
| Project Goals: Why are you applying for the grant? What positive impacts do you anticipate for your business and the neighborhood? | Brown Girls, LLC desires to renovate the approximately 9,000 SQFT building as a mixed-use retail/residential property. Other amenities will include a rooftop common area, patio space, and the adjacent lot, 0 Vance will be converted into a parking lot. As the building was built in 1920, it is our desire to retain and restore the historical attributes of the property. We desire to restore the exterior to the original design. We desire to design the interior as specified in the renderings in the attachment. Because of the unique design of 337 4th, restoring it to its original 1920's architectural design with been a compliment to the South City development and historical structures such as Clayborne Temple. | |
| Architect (if applicable) | Name: Jimmy Tucker Company: Self Tucker Architects | Phone: 901-295-7396 |
| Total Project Budget: | \$2,700,000.00 | |
| Total Grant Requested: | \$60,000.00 | |

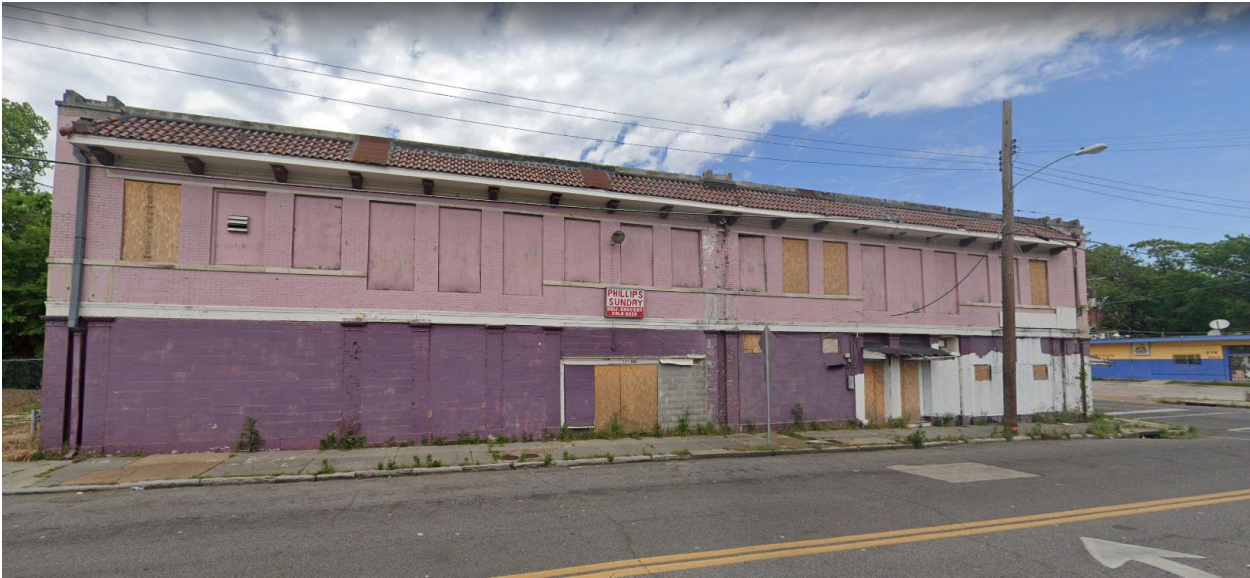
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|---|---|
| Property Owner: (If not the applicant) | Name: |
| | Phone: Email: |
| | Mailing Address: |
| Legal Disclosure: | <p>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment.</p> <p>Please see disclosure attached.</p> |
| Applicant's Certification: | <p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority contractors. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <p style="text-align: center;">  <small>Candace Gregory (Dec 1, 2020 15:45 CST)</small> Dec 1, 2020 </p> <p>Signature: Date:</p> |

Attachments

In addition to this completed and signed application, don't forget to include the following attachments when you submit your grant request:

- Photograph(s) showing all sides of the building or property facing a public street
- Drawing(s) showing proposed improvements
- Itemized budget for proposed improvements
- Copy of all bids submitted for the project
- Lease agreement and approval letter from property owner (if applicable)

Existing Conditions (March 2020):



**337 4th Development Loan
Attachment A**

Sources:

| | | |
|-----------------------|-----------|---------------------|
| Owner's Equity | \$ | 230,000.00 |
| CCDC Development Loan | \$ | 200,000.00 |
| CCDC SCGN Grant | \$ | 50,000.00 |
| Bank Financing | \$ | 1,920,000.00 |
| Total Sources | \$ | 2,400,000.00 |

Uses:

| | | |
|-------------------------|-----------|---------------------|
| Hard Construction Costs | \$ | 1,460,119.90 |
| Soft Costs | \$ | 549,726.09 |
| Professional Fees | \$ | 207,622.88 |
| Financing Fees | \$ | 182,531.13 |
| Total Uses | \$ | 2,400,000.00 |

337 4th DMC Incentives

| Sources: | Incentive | | Amount |
|----------------------------|-----------|-------------|---------------------|
| Development Loan | DL | | \$200,000.00 |
| Exterior Improvement Grant | EIG | | \$ 50,000.00 |
| Owners Match | | | \$ 50,000.00 |
| TOTAL SOURCES | | | \$300,000.00 |
| | | | |
| Uses: | | % Cost | Cost |
| Masonry Shaft Walls | DL | 17% | \$ 50,000.00 |
| Metal Post | DL | 12% | \$ 35,000.00 |
| Steel Erections | DL | 2% | \$ 6,000.00 |
| Elevator | DL | 33% | \$100,000.00 |
| Electrical | DL | 3% | \$ 9,000.00 |
| Concrete | EIG | 3% | \$ 10,000.00 |
| Tuck Pointing | EIG | 5% | \$ 15,000.00 |
| Brick Repair/Patch/Replace | EIG | 6% | \$ 18,000.00 |
| Trim Material | EIG | 5% | \$ 15,000.00 |
| Steel Doors and Frames | EIG | 2% | \$ 7,000.00 |
| Storefronts & Windows | EIG | 7% | \$ 20,000.00 |
| Painting | EIG | 5% | \$ 15,000.00 |
| TOTAL USES | | 100% | \$300,000.00 |

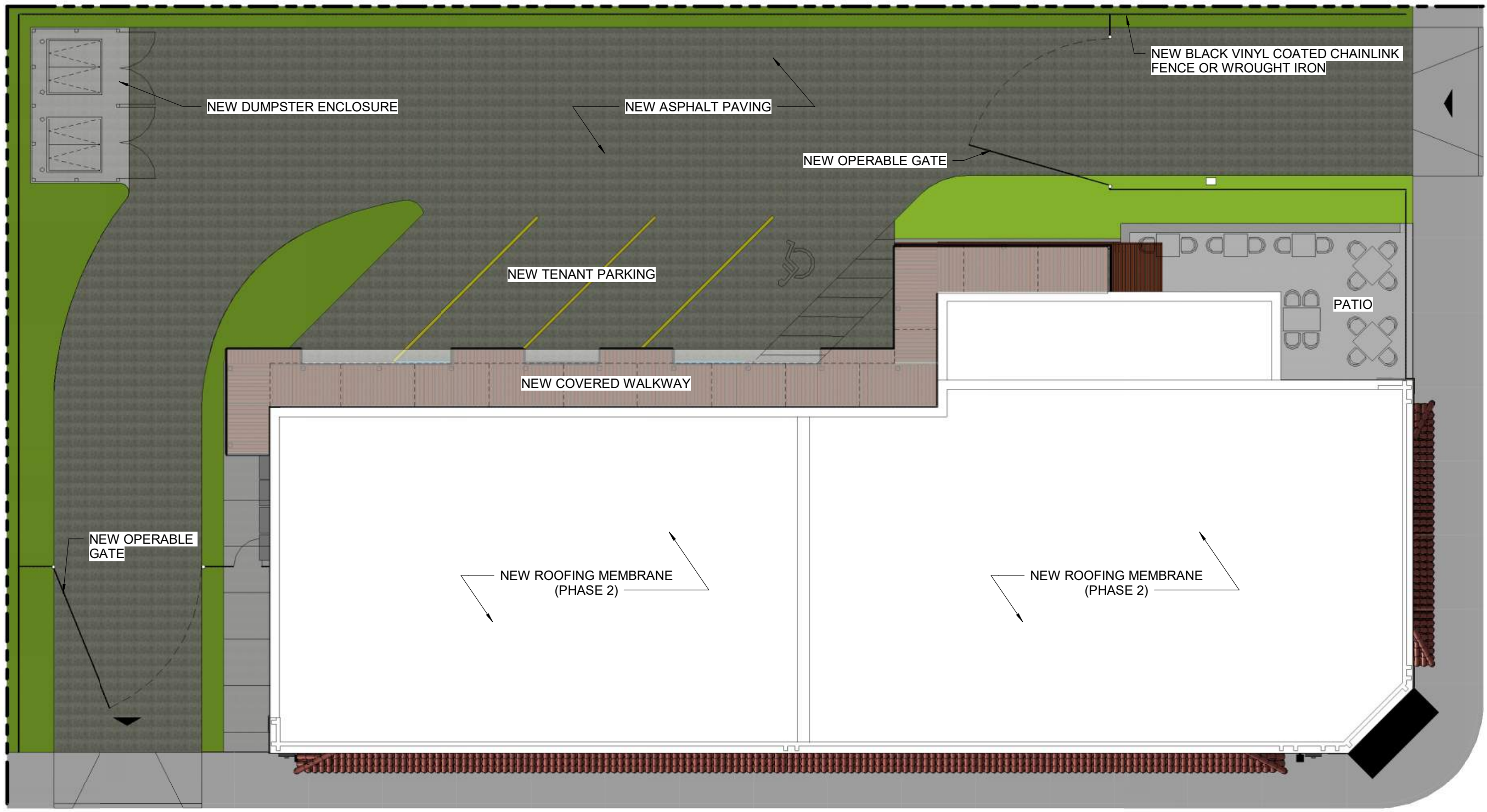
337 4th Project Budget

| Sources: | Amount |
|---------------------------------------|-----------------------|
| Development Loan | \$ 200,000.00 |
| Exterior Improvement Grant | \$ 50,000.00 |
| Owners Match | \$ 50,000.00 |
| Term Debt | \$1,920,000.00 |
| Cash Equity | \$ 180,000.00 |
| Total Sources | \$2,400,000.00 |
| | |
| Uses: | Cost |
| General Conditions | \$ 25,000.00 |
| Site Utilities | \$ 25,000.00 |
| Demolition (Interior Walls, floor) | \$ 14,073.55 |
| Floor Repairs | \$ 14,818.92 |
| Exterior Metal Walkway | \$ 80,000.00 |
| Mason restoration | \$ 50,000.00 |
| Elevator | \$ 100,000.00 |
| Roofing | \$ 100,000.00 |
| Total | \$ 408,892.47 |
| | |
| Site Improvements | |
| Light Duty Asphalt Pavement | \$ 26,465.00 |
| Light Duty Concrete Pavement | \$ 7,668.64 |
| Planting (tree, shrubs, ground cover) | \$ 24,000.00 |
| Fencing | \$ 6,175.00 |
| Irrigation System | \$ 10,000.00 |
| Striping & Signage | \$ 4,000.00 |
| Dumpster Enclosure | \$ 7,200.00 |
| Sawcutting | \$ 3,030.00 |
| Sidwalks & Ramps | \$ 32,568.46 |
| Concrete Retaining Wall | \$ 3,299.67 |
| Concrete for Stairs | \$ 6,499.35 |
| Bollards | \$ 1,212.00 |
| Tuck Pointing | \$ 25,250.00 |
| Brick Repair/Patch/Replace | \$ 18,180.00 |
| Masonry Shaft Walls | \$ 116,150.00 |
| Metal Post | \$ 126,250.00 |
| Steel Erections | \$ 5,555.00 |
| Framing | \$ 8,080.00 |
| Trim Material | \$ 14,959.11 |
| Trim Labor | \$ 9,595.00 |
| Labor & Material | \$ 1,515.00 |
| Steel Doors and Frames | \$ 5,302.50 |
| Labor to Install Frames & Doors | \$ 757.50 |
| Storefronts & Windows | \$ 141,400.00 |
| Labor and Material | \$ 28,906.20 |
| Power Wash | \$ 5,454.00 |
| Electrical | \$ 12,120.00 |

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|-------------------------------------|----------------------|
| Asphalt Paving | \$ 18,745.60 |
| Striping | \$ 1,171.60 |
| Allowance | \$ 3,535.00 |
| Vinyl Fencing | \$ 5,302.50 |
| Metal Gate & Fencing | \$ 30,931.25 |
| Sod | \$ 795.38 |
| Dumpster Access Doors | \$ 2,500.00 |
| Erosion Control | \$ 8,500.00 |
| Storm Drainage | \$ 80,000.00 |
| Earthwork and Grading(Undercutting | \$ 64,000.00 |
| Bike Rack | \$ 2,000.00 |
| Site Lighting | |
| Building Exterior Lighting | \$ 10,000.00 |
| Lighting Controls | \$ 5,000.00 |
| Curb Cuts | \$ 5,220.00 |
| Total | \$ 889,293.76 |
| | |
| New Building Floor 1 | |
| Dry Wall Partitions | \$ 25,000.00 |
| Paint exterior Walls | \$ 7,500.00 |
| Paint Interior Walls | \$ 26,729.55 |
| Acustical ceiling (Microsuites) | \$ 7,825.00 |
| Washable tile Ceiling (Kitchen) | \$ 1,720.00 |
| Gypsum Ceiling (Toilets) | \$ 1,850.00 |
| Doors and Frames - Exterior | \$ 3,800.00 |
| Doors and Frames - Interior | \$ 10,240.00 |
| Hardware | \$ 8,400.00 |
| Storefront doors-windows interior | \$ 12,000.00 |
| Storefront Windows | \$ 62,500.00 |
| Signage for micro-suites (interior) | \$ 10,000.00 |
| Fire Entinguishers and Cabinets | \$ 1,750.00 |
| Scuppers | \$ 105.00 |
| Downspouts | \$ 1,125.00 |
| Countertop and Sinks | \$ 5,250.00 |
| Flooring | \$ 25,000.00 |
| Total | \$ 210,794.55 |
| | |
| New Building Floor 2 | |
| Flooring/ leveling compound | \$ 25,000.00 |
| Dry Wall Partitions | \$ 25,000.00 |
| Masonry/ CMU - Exterior | \$ 15,294.60 |
| Paint exterior Walls | \$ 12,666.00 |
| Paint Interior Walls | \$ 35,946.78 |
| Ceiling | \$ 21,100.00 |
| Doors and Frames - Exterior | \$ 3,800.00 |
| Doors and Frames - Interior | \$ 12,800.00 |
| Windows replacement | \$ 35,000.00 |
| Hardware | \$ 10,000.00 |

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| Signage (living units) | \$ 5,000.00 |
| Fire Entinguishers and Cabinets | \$ 1,400.00 |
| appliances (dishwasher, dryer,oven,refri | \$ 10,000.00 |
| Millwork, Countertop and Kitchen Sink | \$ 3,000.00 |
| Total | \$ 216,007.38 |
| | |
| Others | |
| Sprinkler System | \$ 70,652.54 |
| Mechanical | \$ 120,000.00 |
| Electrical | \$ 180,000.00 |
| Plumbing | \$ 100,000.00 |
| MLGW FEE | \$ 15,000.00 |
| Total | \$ 485,652.54 |
| | |
| Contingency | \$ 140,408.56 |
| Bond | \$ 42,122.57 |
| | \$ 182,531.13 |
| | |
| TOTAL | \$2,393,171.83 |
| | |

RENOVATION OF 337 S. FOURTH



NEW DUMPSTER ENCLOSURE

NEW ASPHALT PAVING

NEW BLACK VINYL COATED CHAINLINK FENCE OR WROUGHT IRON

NEW OPERABLE GATE

NEW TENANT PARKING

PATIO

NEW COVERED WALKWAY

NEW OPERABLE GATE

NEW ROOFING MEMBRANE (PHASE 2)

NEW ROOFING MEMBRANE (PHASE 2)

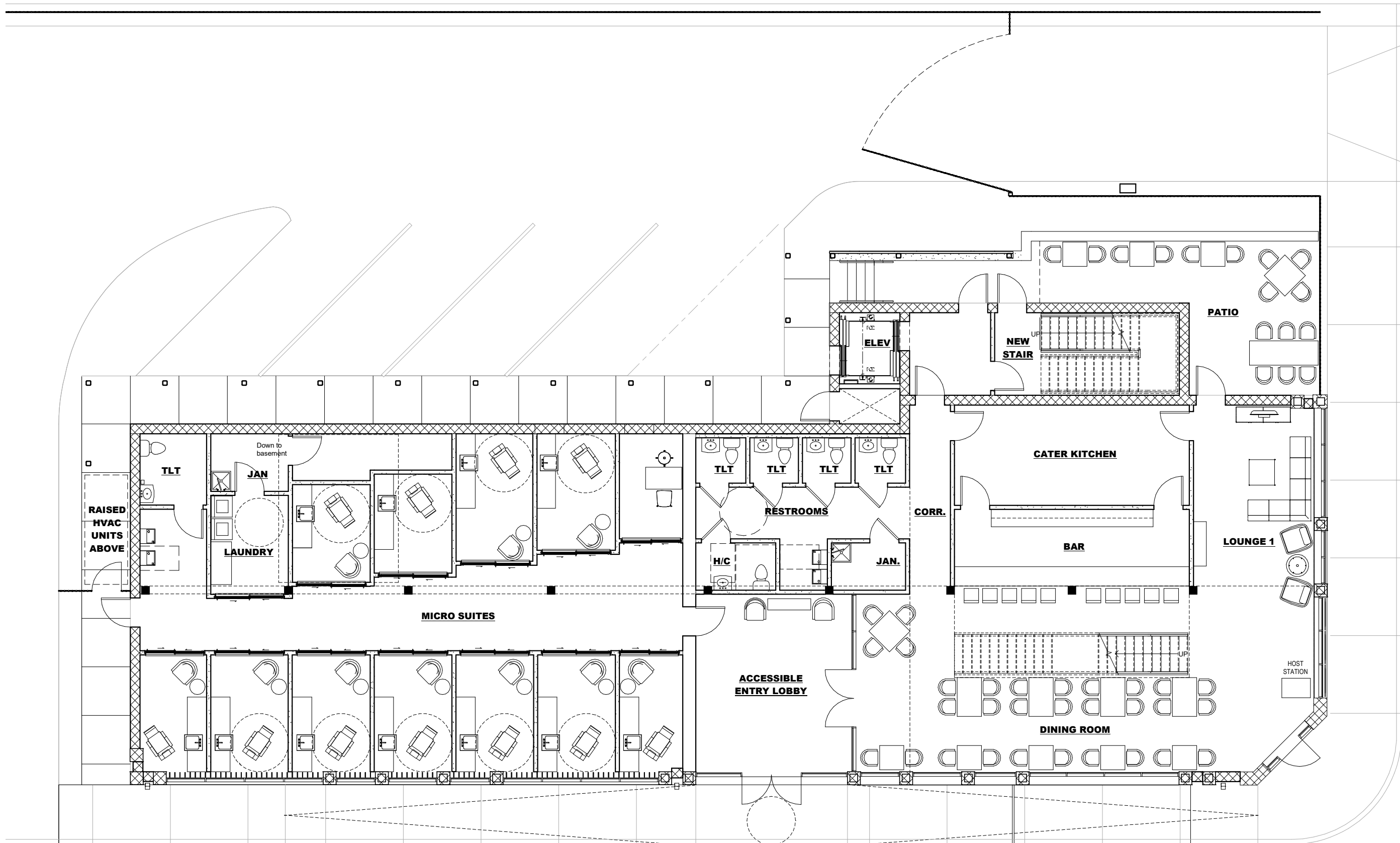
VANCE AVE.

S. FOURTH ST.



SITE PLAN

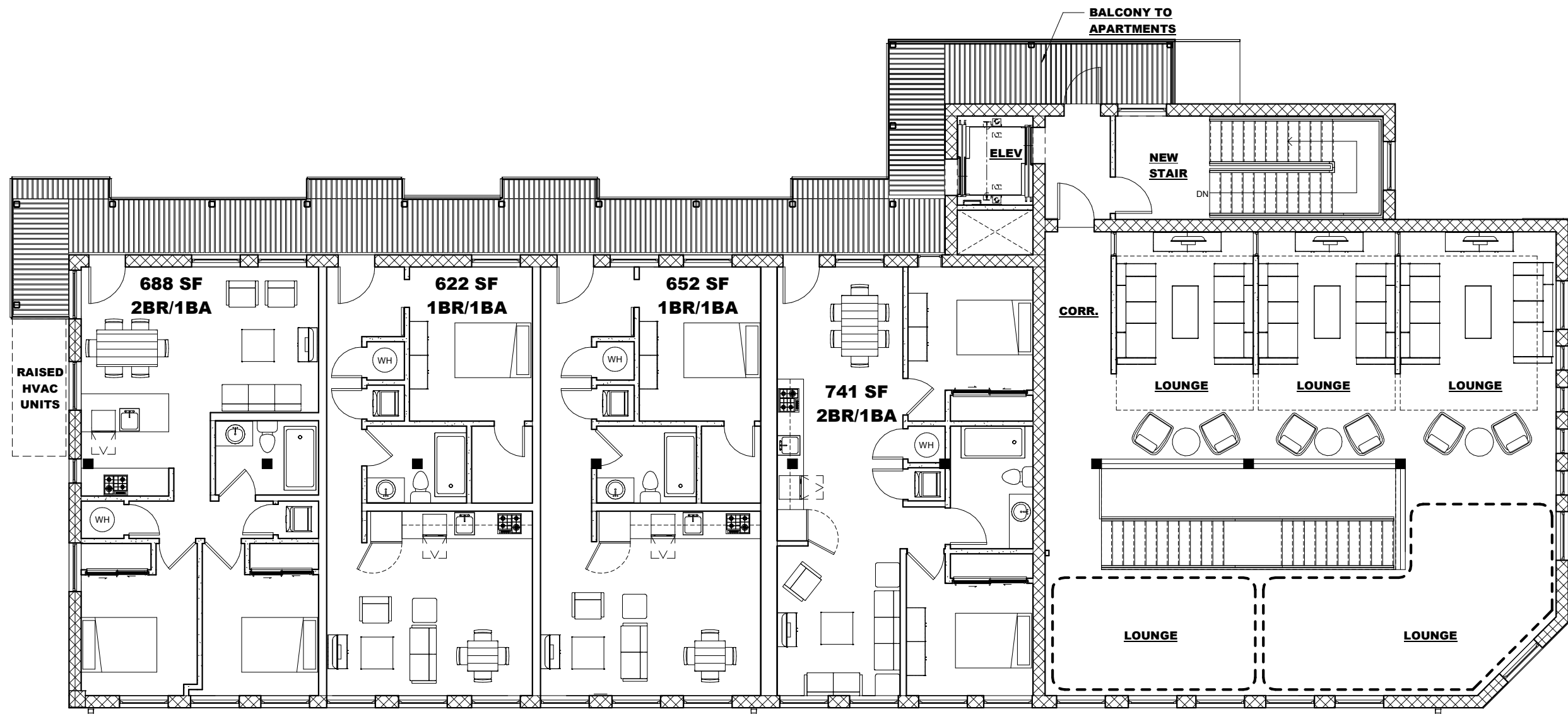




FIRST FLOOR PLAN



**SELF+TUCKER
ARCHITECTS**



SECOND FLOOR PLAN





**NORTH ELEVATION
BLACK, GRAY,
AND WHITE PAINT**





**EAST ELEVATION
BLACK, GRAY,
AND WHITE PAINT**





WEST ELEVATION
BLACK, GRAY,
AND WHITE PAINT



SELF+TUCKER
ARCHITECTS



PERSPECTIVE



SELF+TUCKER
ARCHITECTS