
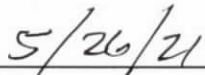


APPENDIX I: EIG APPLICATION

| | |
|--|---|
| Date of Application: | May 26, 2021 |
| Building/Property Address: | 345 Madison Ave |
| Applicant's Name: | Monroe Associates, LLC. |
| Name of the Business: | Stop345 |
| Ownership Status: | <input checked="" type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input checked="" type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____ |
| Primary Project Contact: | Name: Mike Todd Phone: 901.650.2112 Email: mike@stop345.com Mailing Address: 790 E. Snowden Circle, Memphis, TN 38104 |
| Describe the existing condition of the property. | Structurally, the building located at 345 Madison Ave., is sound. The building has a new HVAC and fire suppression system. The roof has been consistently maintained. Substantial repairs were completed after the 2021 ice storm. Most of the necessary interior repairs are cosmetic only. The masonry tuckpointing and overall curb appeal of the facade is in need of serious work. The corrugated sheet metal on the east and north facade may or may not cover store front window system. If there is a preexisting window system that is salvageable / viable it will be restored. The awning over the door is delapidated. |
| Describe the proposed future use of the property. | There is not a prospective tenant at the moment; however we have several local, established bar/restaurant owners without a downtown presence that we will keep in mind once renovations are well under way. Ultimately, we would like to get a viable and established restaurant / bar tenant that would create a great neighborhood atmosphere for food, drink and entertainment. |
| What exterior improvements do you plan to make to the property? | The property at 345 Madison Ave. is owned by Monroe Associates, LLC. Monroe Associates, with the help of the DMC, over the last 18 months, has spent over \$500,000 in renovations on the neighboring building. We would like to carry this momentum over to finish off the corner at Madison and Danny Thomas. North Facade - New awning with welded steel frame (as shown in plans) below reactivated LowE transom windows to match those at 343 Madison. Activate store front windows - one way visibility, LowE glass. Tuck pointing and paint. East Facade - Tuck pointing. Mural. South Facade - Activate (2) bar height counter service windows w/ functional service windows at the patio. Tuck pointing. Paint. Awning to match North facade. Railing around perimeter of roof in preparation for the activation of a future rooftop deck. |
| Architect (if applicable) | Name: Barry S. Jones Phone: 901.340.1229 Company: S Barry Jones - Architects |
| Total Project Budget: | \$180,000.00 |
| Total Grant Requested: | \$80,000.00 |
| Property Owner: (If not the applicant) | Name: Monroe Associates, LLC. Phone: 901.725.5625 Email: mike@stop345.com Mailing Address: 629 Monroe Ave., Memphis, TN 38103 |
| | |

| | |
|---------------------------------------|--|
| Disclaimer: | The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction. |
| Legal Disclosure: | <i>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:</i> |
| Board Relationship Disclosure: | <i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i> |
| Applicant's Certification: | 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 and/or women contractors and subcontractors in the project development. The applicant specifically |

| | |
|--|---|
| | <p>agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Signature: </div> <div style="text-align: center;">  Date: </div> </div> |
|--|---|

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

☐ **Required Drawings and Exhibits**

Work with CCDC staff to determine which of the following application materials are necessary for your specific project:

- ☐ Architectural drawings, including dimensions and materials listed
- ☐ Rendering or sketch of proposed improvements
- ☐ Current photo(s) of the subject property
- ☐ Color and material samples for paint, awning, signs, etc.
- ☐ Sign plans, including dimensions/measurements and materials listed
- ☐ Other information and drawings as deemed necessary by staff

☐ **Estimated Costs & Bids**

- ☐ Complete Sources and Uses Statement (Attachment B)
- ☐ If requested by DMC staff, provide copies of vendor bids / estimates

☐ **Project Timeline**

List estimated dates to begin and finish construction

☐ **References**

List three credit references.



STOP 345

HUMP DAY HAPPY HOURS
ALL WEDS. IN MAY (5PM - 7PM)
FREE BEER, WHISKEY
FOOD, DJ & AXE THROWIN'

345 Madiso

E
D
G
E





STOP 34

STOP 345

CRAFT AXE

THROWING

HUMP DAY HAPPY HOURS
ALL WEEKS IN MAY (PM - 7PM)
FREE BEER, WHISKEY
FOOD, DJ & AXE THROWING



WONDER
BREAD

STOP
345

STOP 345
STOP 345
WWW.STOP345.COM

P



CUSTOM FABRICATED STEEL
HVAC SCREENING
CUSTOM FABRICATED STEEL
RAILING SYSTEM W/
STAINLESS STEEL CARLING
REPLACE CARPET CAP
EXISTING SIGNAGE LOCATION
(TO REMAIN)

STANDING SEAM METAL
WOOD 2x FRAMING W/
SHAPED RAFTER TAILS
8" STEEL I-BEAM W/ 4"
STEEL TUBE OR PIPE COLUMNS
12" STEEL CHANNEL HEADERS @
NEW MASONRY STUDS
TUCK POINT MASONRY AS
NEED ALL ELEVATIONS
EXISTING DECK W/ STEEL
SCREENING TO REMAIN

NEW MILL FINISH CUSTOM
ON DOORS @ SVR BAR
(W/ LO-E GLASS)
NEW AWNING COVER
@ REAR ENTRY
NEW FULL-LITE
INSUL. GLASS REAR
ENTRY DOOR

SAME AS SO. ELEVATION

SO. ELEVATION (PROPOSED)

$\frac{1}{4}" = 1'0"$

NEW LO-E GLASS
TRANSOM WINDOWS
(ENTIRE NO. ELEVATION)
REACTIVATE HISTORIC
STOREFRONT AND/OR
NEW LO-E GLASS
+ NEW STOREFRONT
(ENTIRE NO. ELEV.)

NEW CUSTOM
STEEL BRACKETS
+ BRACKETS
(ENTIRE NO. ELEVATION)
(TYPICAL)

SECTION $\frac{1}{4}" = 1'0"$

NO. ELEVATION (PROPOSED)

$\frac{1}{4}" = 1'0"$

REMOVE EXISTING BRICK + FRAME
FOR NEW TRANSOMS + AWNING
REMOVE EXISTING HISTORIC
ENTRY COVERING

345 MADISON BLDG EXTERIOR RENOVATIONS
DMC EXTERIOR IMPROVEMENTS GRANT APP
OWNER: MONROE ASSOCIATES, LLC
DRAWN BY: MIKE TODD © | SCALE $\frac{1}{4}" = 1'0"$

ATTACHMENT B

Example of Sources and Uses Statement

| Sources: | Amount |
|---|------------|
| DML FIG GRANT REQUEST | \$ 80,000 |
| EXISTING AVAILABLE CASH FUNDING | 40,000 |
| EXISTING AVAILABLE CREDIT FACILITY FUNDS | 80,000 |
| Total Sources | \$ 200,000 |
| (NOTE: DUE TO CURRENT MAT'L PRICING, WE | |
| Uses: HAVE ADD'L FUNDING FOR OVERRUNS + | Cost |
| WE COMMIT TO COMPLETE LISTED (RENOVS) | |
| USES: | |
| DIV 1 - GENERAL REQUIREMENTS | 14,000 |
| DIV 2 - SITEWORK, 02050 DEMOLITION | 11,000 |
| DIV 3 - CONCRETE, 3100 FORMS, 3300 C.I.P. | 10,500 |
| DIV. 4 - MASONRY, 4200 UNIT MASONRY, 4500 RESTORATION | 16,000 |
| DIV. 5 - METALS, 05010 METLS, 05100 STRUCT METALS, | |
| 05300 METAL PECKING, 051700 ORN. METALS | 59,500 |
| DIV 6 - WOOD+PLASTICS, 6100 + 6200 ROUGH+FIN CARP. | 15,000 |
| DIV. 8 - WIN+DOORS, 8100+8200 METAL, WOOD, + PLASTIC | |
| DOORS+ FRAMES, 08400 STOREFRONTS | 44,000 |
| DIV 9 - FINISHES, 09250 GYP, 9900 PAINTING | 24,000 |
| DIV 10 - ELECTRICAL | 6,000 |
| | \$ 200,000 |
| | |
| | |
| | |
| | |
| | |
| Total Uses: | \$ 200,000 |