


APPENDIX I: GRANT APPLICATION

Date of Application:	04/26/22	
Building/Property Address:	374 Vance Ave, Memphis, TN 38126	
Applicant's Name:	R S Lewis Real Property LLC, Tyrone Burroughs	
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?	n/a	
Primary Project Contact:	Name: Scott Bojko	
	Phone: 901-674-2785 Email: scott@scottbojko.com	
	Mailing Address: 589 Montaigne Blvd, Memphis, TN 38103	
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 type="checkbox"/> Exterior signage <input type="checkbox"/> New awning(s) <input type="checkbox"/> Fencing <input type="checkbox"/> Landscaping	<input type="checkbox"/> Sidewalk repair <input type="checkbox"/> Door repair/replacement <input checked="" type="checkbox"/> Window repair/replacement <input type="checkbox"/> Storefront repair/replacement <input type="checkbox"/> Exterior lighting <input type="checkbox"/> Other (describe below)
If you listed <i>Other</i> above, Please briefly describe		
Project Goals:	Preserve the historic R S Lewis & Sons Funeral Home building, built 1901.	
Why are you applying for the grant?	Restore/ replace deteriorating elements of exterior "envelope" -- masonry, trim, windows -- and prevent structural water damage.	
What positive impacts do you anticipate for your business and the neighborhood?	Improve exterior appearance and "curb" appeal for pedestrians and street traffic.	
Architect (if applicable)	Name: Kyle Archer Phone: 901-521-1440 Company: LRK	
Total Project Budget:	\$176,425	
Total Grant Requested:	\$50,000	

Property Owner: (If not the applicant)	Name: n/a
	Phone: Email:
	Mailing Address: n/a
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>
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> 6/02/2022 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)

374 Vance – Conditions



374 Vance – Conditions



	base estimate	hidden damage allowance	TOTAL
Remove misc electrical devices & wiring from exterior (old phone, power, etc)	\$ 5,250	10% \$ 600	\$ 5,850
Repair masonry: misc bricks	\$ 1,440	10% \$ 200	\$ 1,640
Repair masonry: damaged mortar grout repoint	\$ 18,750	10% \$ 1,900	\$ 20,650
Repair masonry: all remaining mortar grout repoint	\$ 32,456	10% \$ 3,300	\$ 35,756
Repair damaged concrete columns on front porch	\$ 18,721	10% \$ 1,900	\$ 20,621
Repair damaged wood trim, siding, soffit	\$ 9,820	20% \$ 2,000	\$ 11,820
Repair damaged structure at windows	\$ -	20% \$ 2,700	\$ 2,700
Replace windows, materials	\$ 3,750	20% \$ 800	\$ 4,550
Replace windows, labor	\$ 9,680	20% \$ 2,000	\$ 11,680
Shutter replacement? TBD if in scope	\$ -	10% \$ -	\$ -
Wash & paint exterior	\$ 10,000	20% \$ 2,000	\$ 12,000
General Liability, Workers Comp Insurance	\$ 150	\$ -	\$ 150
General Conditions	\$ 18,168	\$ -	\$ 18,168
Contractor Fee	\$ 4,740	\$ -	\$ 4,740
Contingency		10%	\$ 15,100
CONSTRUCTION TOTAL	\$ 132,925		\$ 165,425
Architecture & Design allowance	\$ 5,000		\$ 5,000
Structural Engineering allowance	\$ 5,000		\$ 5,000
Soft Cost contingency		10%	\$ 1,000
DESIGN TOTAL			\$ 11,000
EXTERIOR REPAIRS TOTAL			\$ 176,425

* primary home only; excludes repair, demolition, remodeling of auxiliary buildings

Downtown and Civil Rights Landmarks



Mason Temple

1950s - 1960s civil rights organizing destination
February 1968 1,300 Black sanitation workers
Memphis strike for financial justice
April 3, 1968 Martin Luther King final speech,
"I've Been to the Mountaintop"

Clayborn Temple

1968 headquarters for sanitation workers' strike
Daily marches to City Hall, "I AM A MAN" signs

Lorraine Motel

April 4, 1968 King assassinated

I Am A Man Plaza

2018 commemorative sculpture of I AM A MAN.
"The letters are reflective, urging viewers to see
themselves as part of the structure, and therefore,
part of the legacy of the Civil Rights Movement."

R.S. Lewis & Sons Funeral Home

1914 founded by Robert Stevenson Lewis Sr.
Lewis Family channeled business success into
quality-of-life for the African-American community
Dr. King's body lay in state at 374 Vance for the first
public viewing and memorial service

Ida B Wells

2021 statue of 19th century journalist and civil rights
advocate added at Beale & 4th, original office of
Wells' "The Free Speech and Headlight" newspaper.