


APPENDIX I: EIG APPLICATION

Date of Application:	3/1/23
Building/Property Address:	405 Monroe
Applicant's Name:	Bradley Barnett
Name of the Business:	N/A
Ownership Status:	<input checked="" type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____
Primary Project Contact:	Name: Bradley Barnett
	Phone: 901-508-0526 Email: Brad@landscapeservicesgroup.com
	Mailing Address: 395 Mann Drive Collierville TN 38017
Describe the existing condition of the property.	The building is an old building in need of repair. The building needs a new roof and new updated store front. It has no HVAC. property needs updated electrical and updated plumbing
Describe the proposed future use of the property.	The property is being renovated for a multi tenants spaces. i plan to divide into at least 2 spaces for 2 seperate tenants
What exterior improvements do you plan to make to the property?	Demo of existing store front New store front windows New sidewalks New exterior lighting Brick tuck point New signage New exterior stucco and paint
Architect (if applicable)	Name: PKM Phone: Company:
Total Project Budget:	400,000.00
Total Grant Requested:	60,000
Property Owner: (If not the applicant)	Name: Bradley Barnett
	Phone: 901-508-0526 Email: brad@landscapeservicesgroup.com
	Mailing Address: 395 Mann Drive , Collierville TN 38017

Disclaimer:	<p>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.</p>
Legal Disclosure:	<p><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></p>
Board Relationship Disclosure:	<p><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></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 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.  Signature: _____ Date: <u>3-7-23</u>
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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

Attachment B				

Source and Use Statement

Sources:	Amount
CCDC EIG requested	\$60,000
MMDC design grant	\$2,500
MMDC interior improvement grant (pending)	\$12,500
Bradley Barnett personal funds	\$325,000
Total project cost	\$400,000

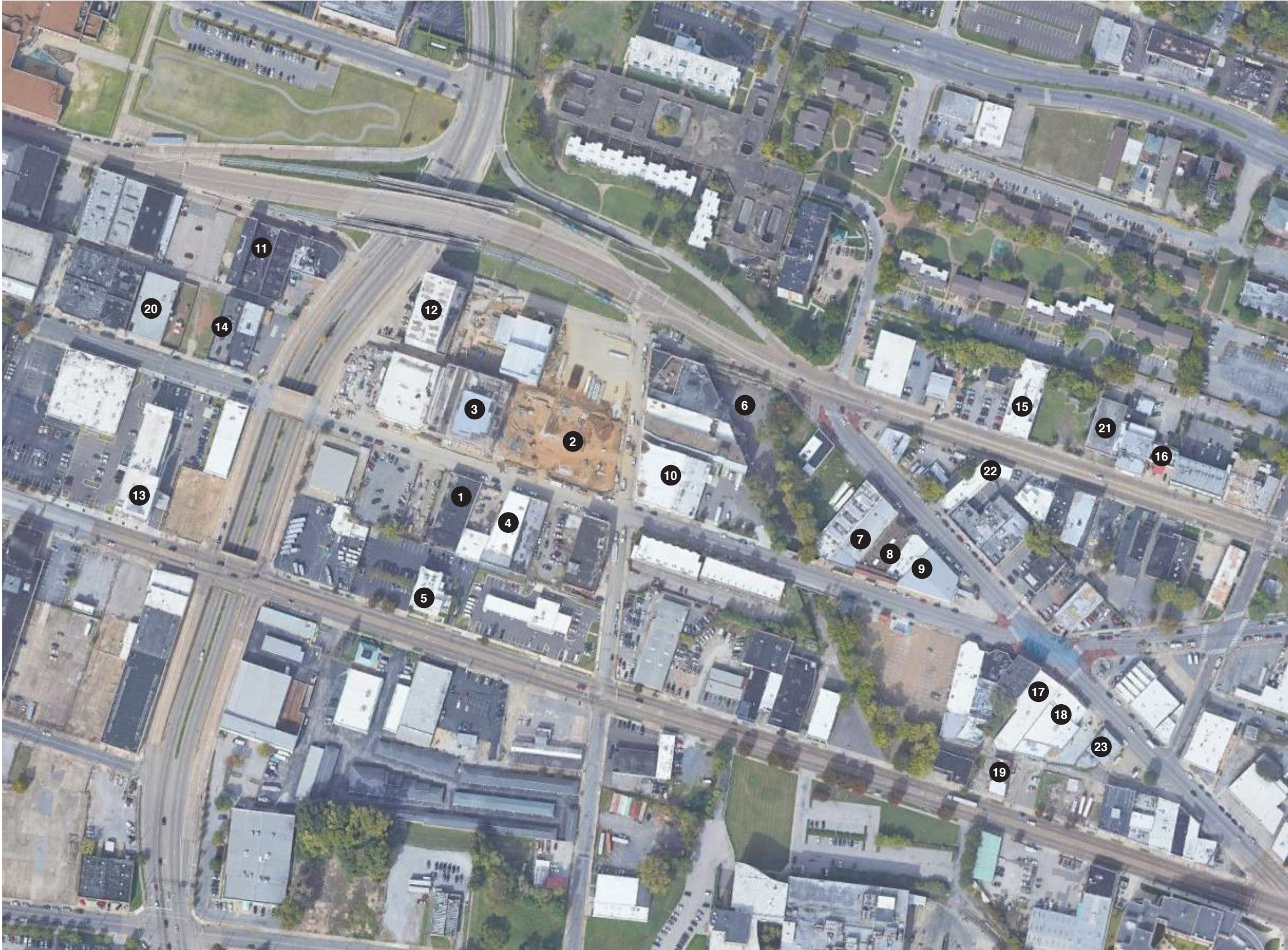
Use:	Cost
Portion of renovations for Exterior improvements only	
Design fees	\$5,000.00
Permitting fees/cost	\$2,500.00
Concrete repair	\$25,000.00
Gate Alterations	\$5,000.00
Electrical Utility	\$4,000.00
Electrical Exterior - Lighting	\$8,000.00
Demo	\$10,000.00
Windows and doors (storefront)	\$55,000.00
Brick Cleaning and Tuck Point	\$6,500.00
Exterior Paint and Stucco	\$8,500.00
Garage door	\$10,500.00
Gutter downspouts	\$5,000.00
Signage	\$6,500.00
Clean up	\$4,500.00
Commission Art	\$5,000.00
total	\$161,000.00

405 Monroe Ave.
Concept Design
June 2021

2. Vicinity Map
3. Project Description
4. Existing Plan
5. Proposed Plan
6. Existing Exterior
7. Proposed Exterior 01
8. Proposed Exterior 02
9. Exterior Precedents
10. Event Space Precedents

Vicinity Map

- 1 405 Monroe Avenue
- 2 The Rise
- 3 Orion Federal Credit Union Headquarters
- 4 LEO Events Memphis
- 5 Made in Memphis Entertainment
- 6 The Ravine
- 7 High Cotton Brewery Company
- 8 Edge Alley
- 9 Asia Sourcing
- 10 Holliday Flowers & Events
- 11 Craft Axe Throwing
- 12 Hope Heights
- 13 La Quinta Inn
- 14 Wonder / Cowork / Create
- 15 Evelyn & Olive
- 16 Sabor Caribe
- 17 Marshall Arts
- 18 Edge Motor Museum
- 19 Slim & Huskey's
- 20 Mutt Island Dog Daycare
- 21 644 Madison Development
- 22 631 Madison Development (Inkwell)
- 23 655 Marshall Development

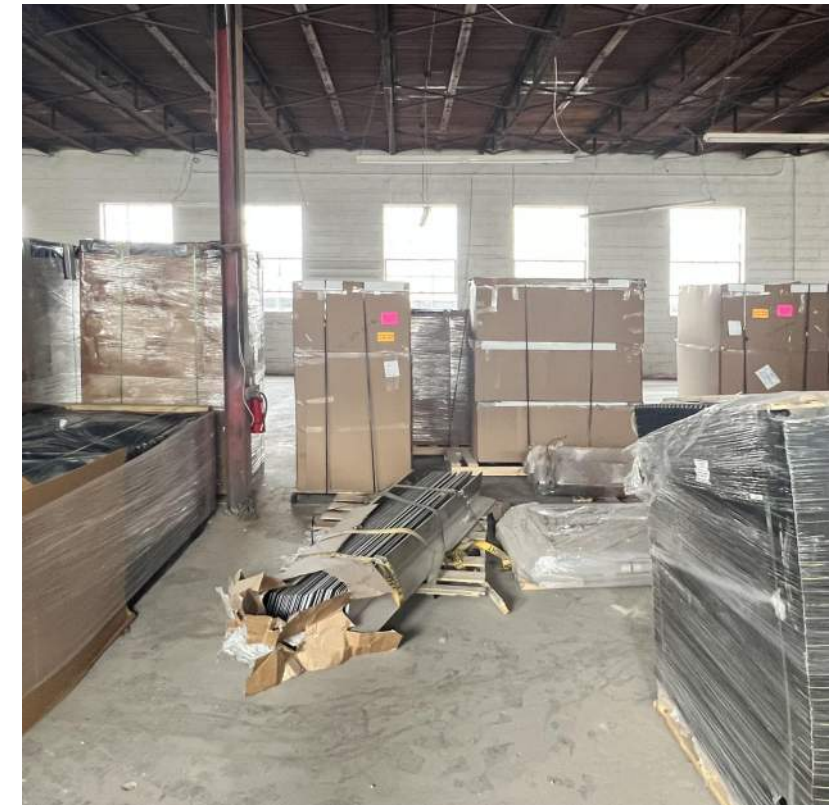
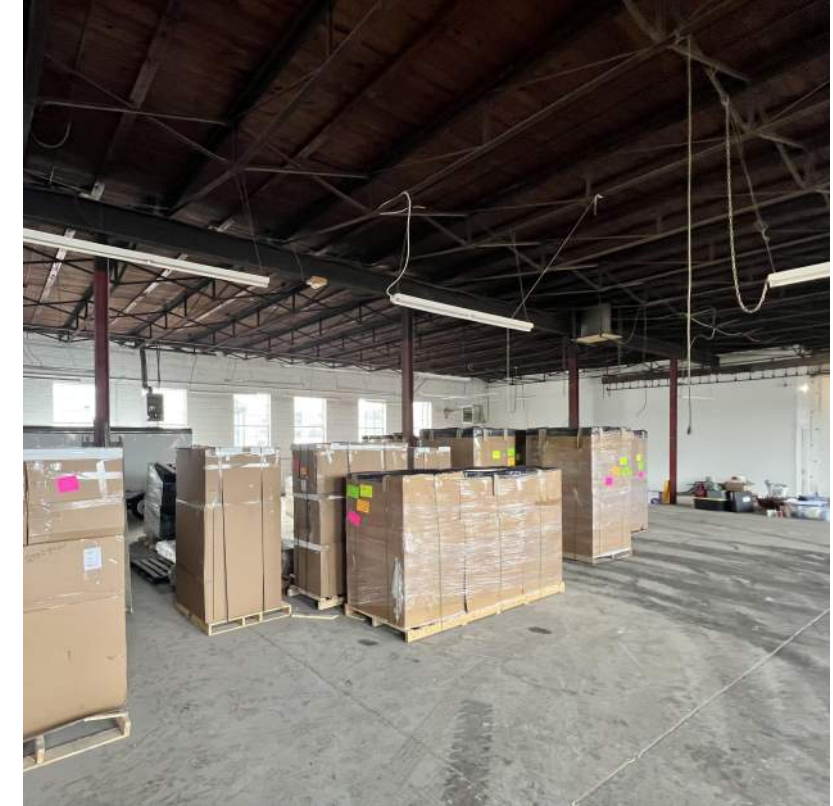


Project Description

The following project, 405 Monroe Avenue is located in the Edge District. A circa 1950 single-story masonry building currently exists on the 0.296 acre site. The building is zoned as a special purpose, Sports and Entertainment District. 405 Monroe is surrounded by new development and growth in the Edge District. The Rise apartments and Orion headquarters are directly across the street. The downtown core is directly to the West, and multiple similar structures in the Edge District are being developed on Madison and Monroe to the East.

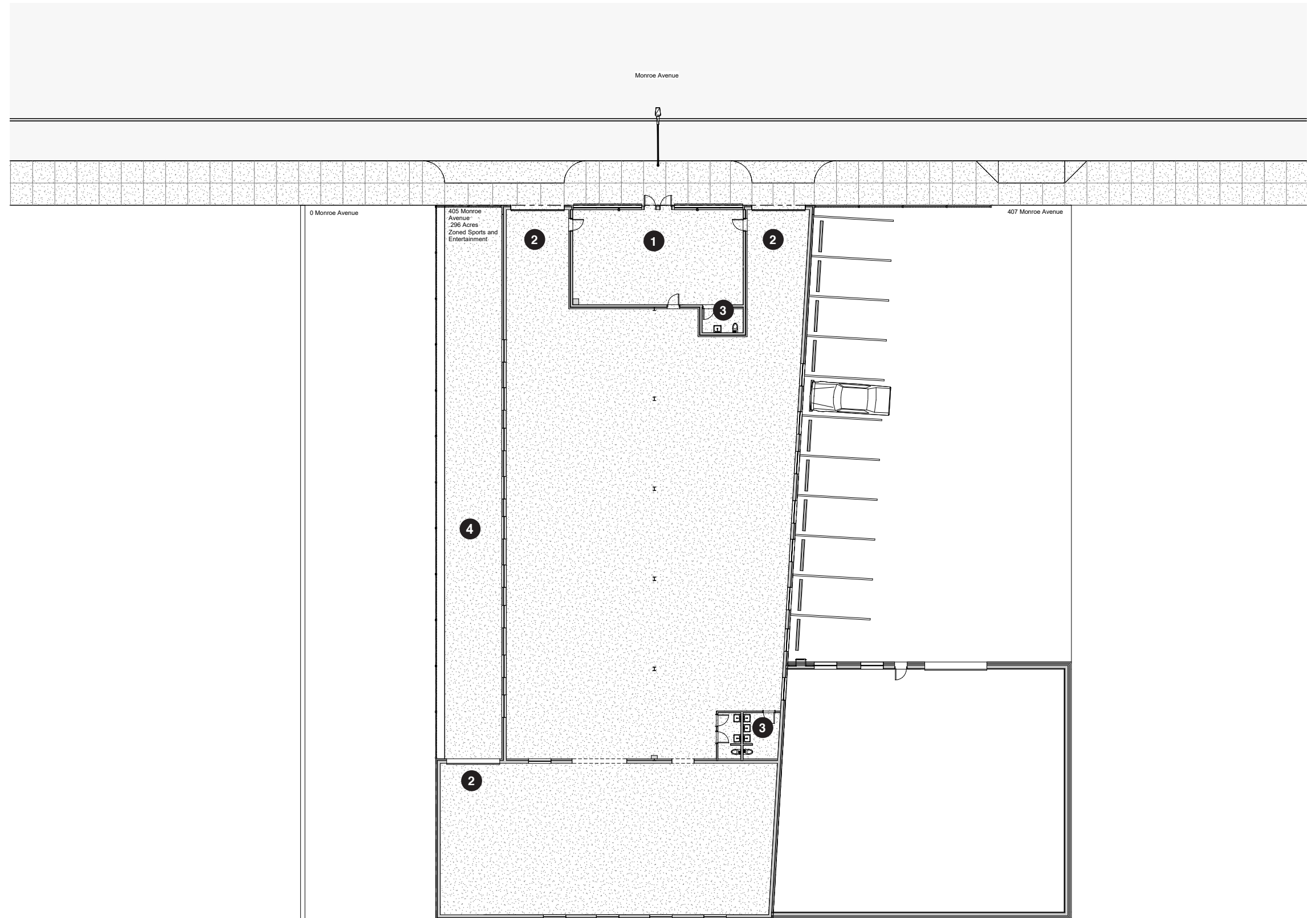
The current structure has two large overhead garage doors on each end of the front facade. A lobby space is located between the two garage entries. The back of the structure is a large open space with windows to the East and West. Another separate large space is located further south and has an additional garage entrance located at the access drive on the West side of the property.

The structure is currently being planned as commercial space. The central lobby will be converted into a retail bay, making use of the large storefront facing Monroe. One garage door will be replaced with storefront and the other will be replaced with a glass garage door. The large open area in the back will be the future commercial space.



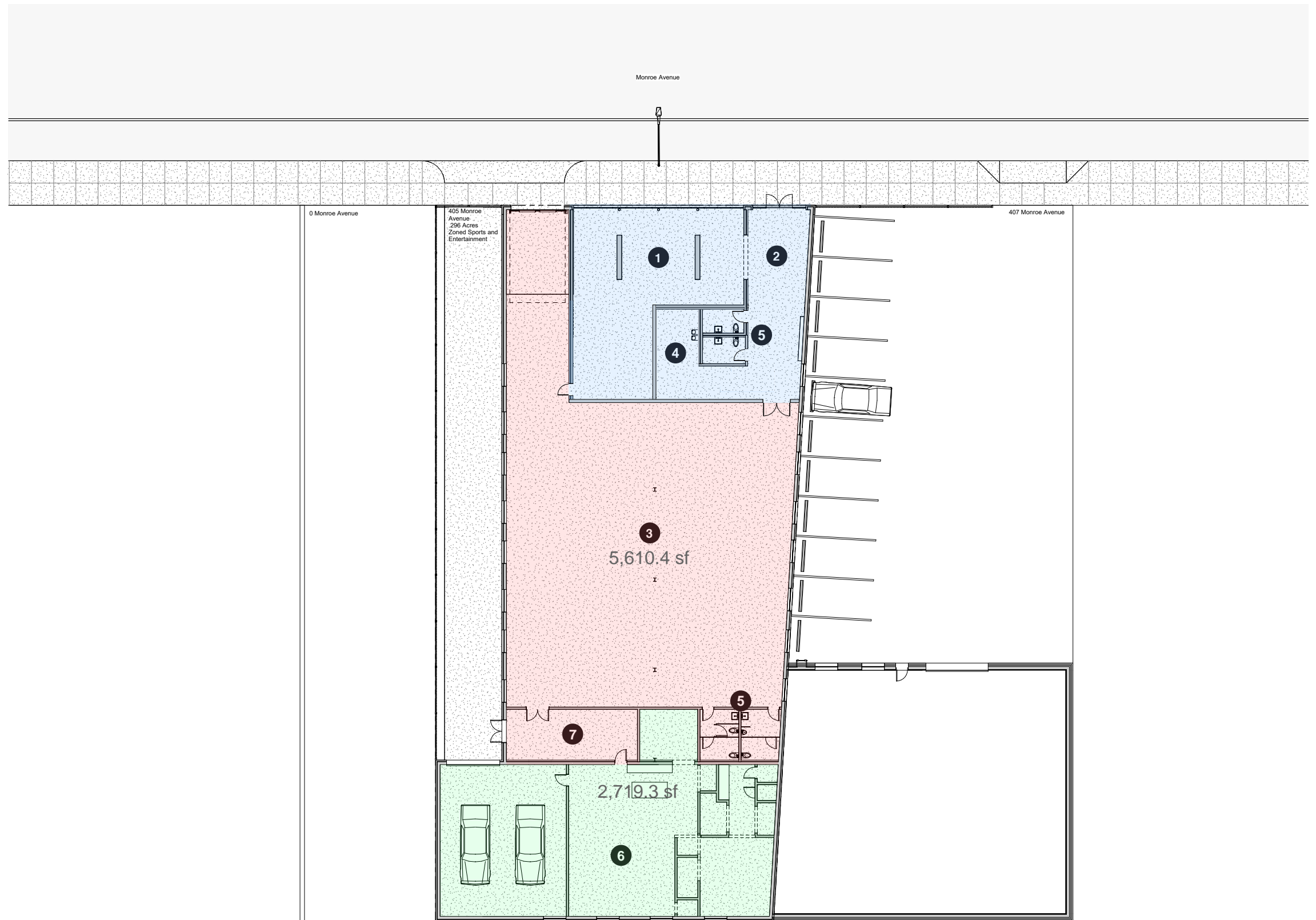
Existing Plan

- 1 Lobby
- 2 Garage entry
- 3 Restrooms
- 4 Side access drive



Proposed Plan

- 1 Commercial Space
- 2 Lobby
- 3 Commercial Space
- 4 Storage
- 5 Restrooms
- 6 Existing Space
- 7 Shared Egress Corridor



Existing Exterior

- 1 Repair and clean brick
- 2 Replace garage door with storefront
- 3 Paint existing garage door
- 4 Remove brick and continue storefront at gallery
- 5 Paint corner brackets
- 6 Remove existing curb cut



Proposed Exterior

- 1 Repair existing facade and repaint with signage and lights
- 2 Lighting in the gallery hung from existing structure
- 3 New storefront extended to floor
- 4 Existing "rustic" shell to remain outside of new gallery "white box"



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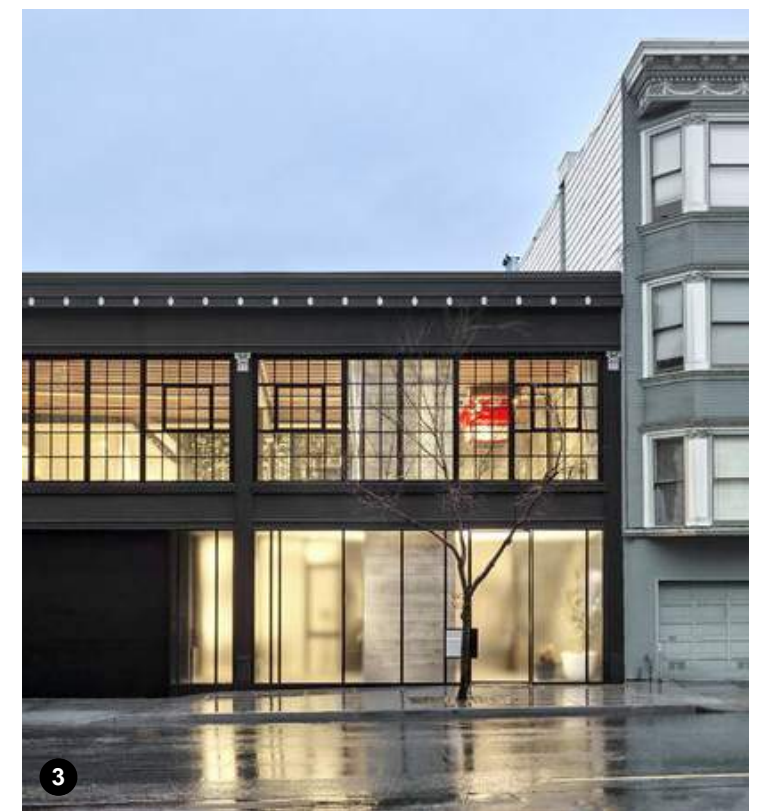
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Exterior

- 1 Example of adaptive reuse in Edge District (655 Marshall)
- 2 Adaptive reuse with large storefront windows in older masonry building
- 3 Large storefront windows allow art to be viewed from street



Event Space

- 1 Polished concrete floor and exposed structure event space
- 2 Lofted space for light / audio / staff
- 3 Temporary / movable stage in event space setting
- 4 Hung plants from structure with communal seating
- 5 Moveable walls for events and temporary exhibits

