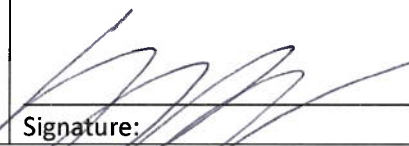


# APPENDIX I: EIG APPLICATION

<b>Date of Application:</b>	July 21, 2021
<b>Building/Property Address:</b>	433 Madison Avenue, Memphis, TN 38103
<b>Applicant's Name:</b>	433 Madison Avenue Partners, LLC
<b>Name of the Business:</b>	433 Madison Avenue Partners, LLC
<b>Ownership Status:</b>	<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 _____
<b>Primary Project Contact:</b>	Name: Floyd Tyler
	Phone: 901-755-4737      Email: ftyler@preserverpartners.com
	Mailing Address: 425 Madison Avenue, Memphis, TN 38103
<b>Describe the existing condition of the property.</b>	Vacant 1-story 4,700 building with rear mezzanine level. Ornate, terra cotta facade in poor condition. Property was built in 1903. All systems must be replaced.
<b>Describe the proposed future use of the property.</b>	Single office or retail tenant.
<b>What exterior improvements do you plan to make to the property?</b>	Repair and restoration of facade New storefront windows New doors New sidewalk
<b>Architect (if applicable)</b>	Name: Jason Jackson      Phone: 479-409-3278 Company: brg3s
<b>Total Project Budget:</b>	\$941,000 (includes \$325,000 purchase price).
<b>Total Grant Requested:</b>	<b>\$60,000</b>
<b>Property Owner: (If not the applicant)</b>	Name: Same as applicant
	Phone:      Email:
	Mailing Address:

<p><b>Disclaimer:</b></p>	<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>
<p><b>Legal Disclosure:</b></p>	<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> <p>Applicant is not involved in any civil or criminal proceeding and has never filed bankruptcy.</p>
<p><b>Board Relationship Disclosure:</b></p>	<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> <p>Applicant does not have a previous or ongoing relationship with any Board member of the legal counsel of the Board.</p>
<p><b>Applicant's Certification:</b></p>	<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.
	 <b>7/21/21</b>
	Signature: _____ Date: _____

**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.







EXISTING

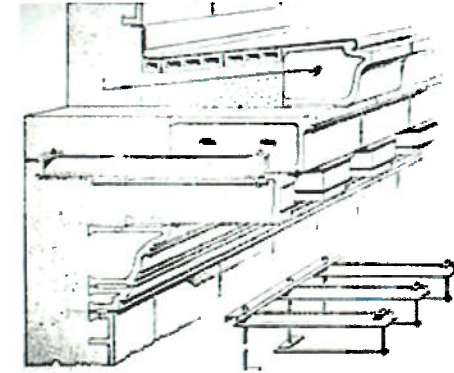
03/28/21

TUCKPOINT EXISTING GLAZED TERRA-COTTA MASONRY AND REFINISH TILES WITH AQUATHANE WATERBORNE POLYURETHANE COATING

LEADED GLASS STOREFRONT SIGNAGE TO BE REMOVED AND SAVED FOR REUSE, COORDINATE WITH OWNER



IRON GATES AND EXISTING DOORS TO BE REMOVED AND SAVED, COORDINATE WITH OWNER



Typical construction detail of glazed architectural terra-cotta ornament. Drawing: Detail, Architectural Terra Cotta, Charles E. White, Jr., 1920.

Glazed architectural terra-cotta was the most complex development of terra-cotta as a masonry building material in this country. The hollow units were hand cast in molds or carved in clay and heavily glazed (often in imitation of stone) and fired. Sometimes called "architectural ceramics," glazed architectural terra-cotta was developed and refined throughout the first third of the 20th century and has been closely associated with the architecture of Cass Gilbert, Louis Sullivan, and Daniel H. Burnham, among others. Significant examples in this country include the Woolworth Building (1913) in New York City and the Wrigley Building (1921) in Chicago.

Late 19th and early 20th century advertising promoted the durable, impervious and adaptable nature of glazed architectural terra-cotta. It provided for crisp, vigorous modeling of architectural details as the molds were cast directly from clay prototypes without loss of refinement. Glazed architectural terra-cotta could accommodate subtle nuances of modeling, texture and color. Compared to stone, it was easier to handle, quickly set and more affordable to use. Thought to be fireproof and waterproof, it was readily adaptable to structures of almost any height. The cost of molding the clay, glazing and firing the blocks, when compared to carving stone, represented a considerable savings, especially when casts were used in a modular fashion—that is, repeated over and over again. Maintenance of the fired and glazed surface was easy; it never needed paint and periodic washings restored its original appearance.

With the passage of time, many of the phenomenal claims of the early proponents of glazed architectural terra-cotta have proven true. There are many examples throughout this country that attest to the durability and permanence of this material. Yet present-day deterioration of other significant glazed architectural terra-cotta resources ultimately belie those claims. Why? Historically, the lack of foresight or understanding about the nature and limitations of the material has, in many instances, allowed serious deterioration problems to occur that are only now becoming apparent.





CONCEPT PERSPECTIVE

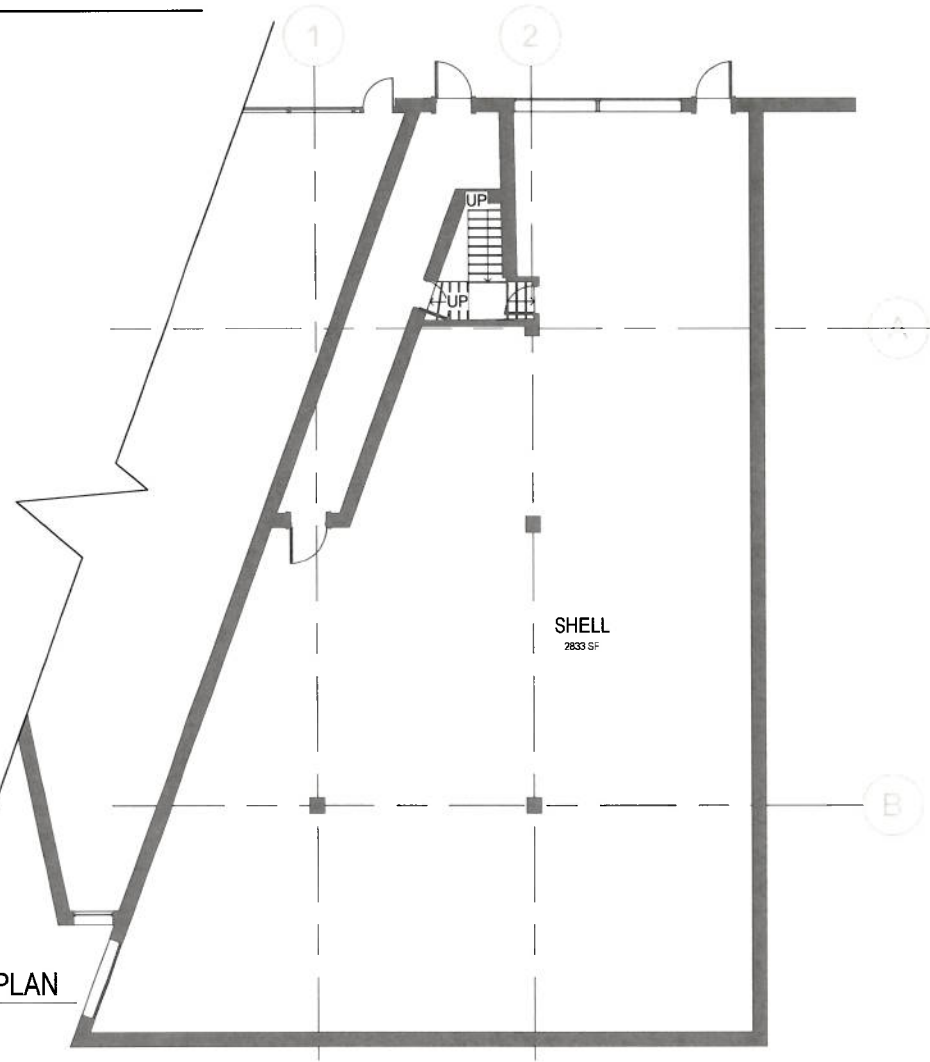
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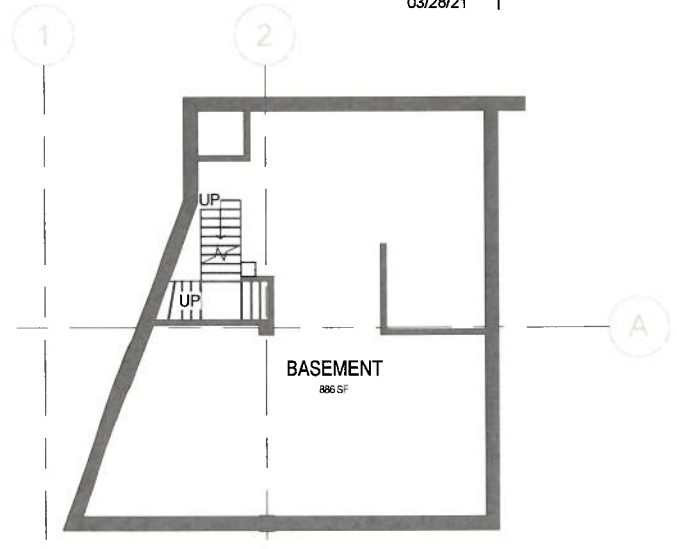
FLOOR PLANS

03/28/21

1 LEVEL 1 FLOOR PLAN  
SCALE: 1" = 10'-0"



2 BASEMENT PLAN  
SCALE: 1" = 10'-0"



433 Madison Avenue

Attachment B

EIG Sources and Uses

Attachment B - Exterior Improvement Grant  
433 Madison Avenue  
Construction Budget

**Sources:**

CCDC Exterior Improvement Grant	\$60,000
Owner Funding	\$61,000
Total EIG Sources	\$121,000

**Uses:**

Ext. Windows Replacement	\$30,000
Exterior Doors Replacement	\$5,000
Facade/Cornice Line Repair	\$78,000
Sidewalk Repair	\$8,000
Total EIG Uses	\$121,000