


APPENDIX I: GRANT APPLICATION

Date of Application:	06/30/3021	
Building/Property Address:	502 S Second St Memphis, TN 38103	
Applicant's Name:	L. NICHOLE HALL	
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: L. NICHOLE HALL	
	Phone: 901 871 8679	Email: LNicholeHall@LNicholeHall.com
	Mailing Address: PO Box 41095 Memphis, TN 38174	
Proposed Improvements: (check all that apply)	<input checked="" type="checkbox"/> Exterior building repair <input checked="" type="checkbox"/> Tuck-pointing/masonry <input 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	<ul style="list-style-type: none"> ~ Clad Metal Architectural Panels to Masonry Facade ~ Construction of Privacy Wall on Southern & Eastern Property Lines ~ Commission of Artworks from Local Artists ~ Purchase & Installation of Security Surveillance Cameras 	
<p>Project Goals:</p> <p>Why are you applying for the grant?</p> <p>What positive impacts do you anticipate for your business and the neighborhood?</p>	<p>The over-arching goal of the 502 S Second St Redevelopment Project (the "Project") shall be to further advance initiatives to promote the Revitalization of Downtown Memphis, and, more narrowly, the Revitalization of the South City District.</p> <p>The Project's Goals are to:</p> <ul style="list-style-type: none"> ~ Eliminate Conditions of Blight present in the South City District ~ Catalyze Commercial Development & Residential Investment in the South City ~ Catalyze Tourism to the South City ~ Stimulate Economic Growth for Downtown Businesses <p>I submit this Grant Application as my formal petition for consideration of Grant Monies, to fund, in part, improvements to the Western, Southern & Eastern facades of 502 S Second St.</p> <p>The Redevelopment of 502 S Second St shall successfully deliver significant positive impacts to the South City District. Such anticipated positive impacts shall include:</p> <ul style="list-style-type: none"> ~ The Beautification of South City w/ the repurpose of an obsolete Metro Goldwyn Mayer Film Warehouse into an Architectural Design interest ~ Heightened Public Safety & Security of Property ~ Heightened Investment in Redevelopment Projects & New Constructions ~ The Cementation of the Branding of 'Film Row' w/ 502 S Second as an Anchor Property ~ Stimulation of Commerce with Downtown Businesses & Entertainment Venues ~ Increased Property Values 	
Architect (if applicable)	Name: Juan Self, Managing Principal Phone: 901 261 1505 Company: Self +Tucker Architects	
Total Project Budget:	\$1,116,000	
Total Grant Requested:	\$50,000	

Property Owner: (If not the applicant)	Name:
	Phone: Email:
	Mailing Address:
Legal Disclosure:	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.
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;">  06/30/2021 </p> <hr style="width: 100%;"/> <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)

FROM THE DESK OF L. NICHOLE HALL

June 30, 2021

Katie Flynn, Development Project Manager
Downtown Memphis Commission
Via Email Transmission: Flynn@DowntownMemphis.com

RE: Letter of Interest – South City Good Neighbor Grant

Greetings Mrs. Flynn:

I present this Letter of Interest as my formal request for consideration for the South City Good Neighbor Grant for which the monies shall fund, in part, the 502 S Second St Redevelopment Project.

I introduce myself as the Owner of 502 S Second St, the future site of a Luxe Jazz Suite projected to premiere Winter 2021. The redevelopment of 502 S Second shall cement the branding of ‘Film Row’, and shall position the property as an anchor site, inviting both commercial & residential investment and spurring commerce to S Second St and, more broadly, to its respective neighboring streets, i.e. B. B. King Blvd., GE Patterson, South Main, Butler Ave.

The proposed improvements to 502 S Second St.’s built & landscapes shall radically transform the Pedestrian and Mobile experience along South Second Street. Emphasis shall be placed on establishing a Sunset & Evening entertainment environment that is secure & inviting, employing light to illuminate the property grounds, accent structural features, and to establish an ambiance conducive to a relaxed, social engagement.

PROPERTY DESCRIPTION

502 S Second Street is a one-story masonry building of 4600 Sq Ft that stands on a parcel of approximately 5300 Sq. Ft. Its legacy was one of a former Metro Goldwyn Mayer (MGM) Film Warehouse & Corporate Office of the National Theater Supply Company.

The building’s present state is ‘post-demolition’ as the exterior façade was stripped of prior decorative fixtures. The floor plan is presently divided into two (2) main spaces: 1) the West-facing section, an open-flow space of approximately 3200 Sq. Ft., and 2) the East-facing section of approximately 1400 Sq. Ft., divided into two (2) spaces.

The exterior of the property features an unfinished concrete wrap-around walkway and rear private patio.

POTENTIAL PROJECT BEING EXPLORED

It is envisioned that 502 S Second shall be the premier Jazz Performance Suite, a globally renowned platform for local Jazz Masters and showcase for Emergent Jazz Talent. The projected architectural design and aesthetics shall be conducive to a luxe ‘parlor’ ambiance inviting to a caliber of clientele having both a discerning ear for organic Jazz Instrumentality & Vocals and a sophisticated palate for Imported Wines, Intricate Cocktails and Exotic Coffees, respectively.

DESIRED IMPROVEMENTS

Desired improvements, within the scope of this Grant, shall be to all three (3) exterior facades.

Conceptually, it is my desire to transform this conventional masonry warehouse into an architectural interest. To achieve this transformation, the following improvements are proposed:

- Restore & Repair Exterior Masonry
- Clad Architectural Steel Panels to Masonry Facades
- Replace Existing Doors with Large-scale, Steel Double Doors on the West Facade, Accordion Glass Doors on the South
- Replace Original Windows with metal-framed, Accordion Glass Windows
- Resurface Front (West-facing) Sidewalk
- Purchase & Erect Signage and Address Numbers
- Purchase Planters for West Facade
- Landscape South-facing & East-facing Grounds
- Add Security Cameras & Light Fixtures to surveil & illuminate both the Perimeter Grounds and the exterior structural accents
- Commission and/or Purchase Exterior Artwork from Local Artists

ARCHITECTURAL ASSISTANCE

Architectural Design Assistance will be required to develop the desired design improvements. Self+Tucker Architects, with Juan Self as Project Partner, has been secured to develop the Concept Design Rendering.

Additional monies are requested for 1) Land Survey & 2) Permit Fees.

I thank you, in advance, for your favorable considerations and shall avail myself to address any questions that you may have relative to this request.

Best,

A handwritten signature in black ink, appearing to read "L. Nichole Hall", is positioned above the typed name.

L. Nichole Hall, Owner

PO Box 41095 | Memphis, TN 38174

901 871 8679 | LNicholeHall@LNicholeHall.com

Attachments:

- 502 S Second St Exterior Façade Photos (3)
- DMC South City Good Neighbor Grant Application
- Self +Tucker Architectural Concept Rendering - 502 S Second St Redevelopment Project
- 502 S Second St Redevelopment Project Budget (Grant Specific)



EXISTING SITE AERIAL



SELF+TUCKER
ARCHITECTS



- OVERLAY EXISTING CAST CONCRETE COPING W/ NEW METAL COPING
- TUCK POINT AND CLEAN BRICK. BRICK SHALL REMAIN IN PLACE
- REMOVE EXISTING WOOD STOREFRONTS AND REPLACE WITH INSULATED STOREFRONT SYSTEM
- REPAIR AND REPLACE SIDEWALK

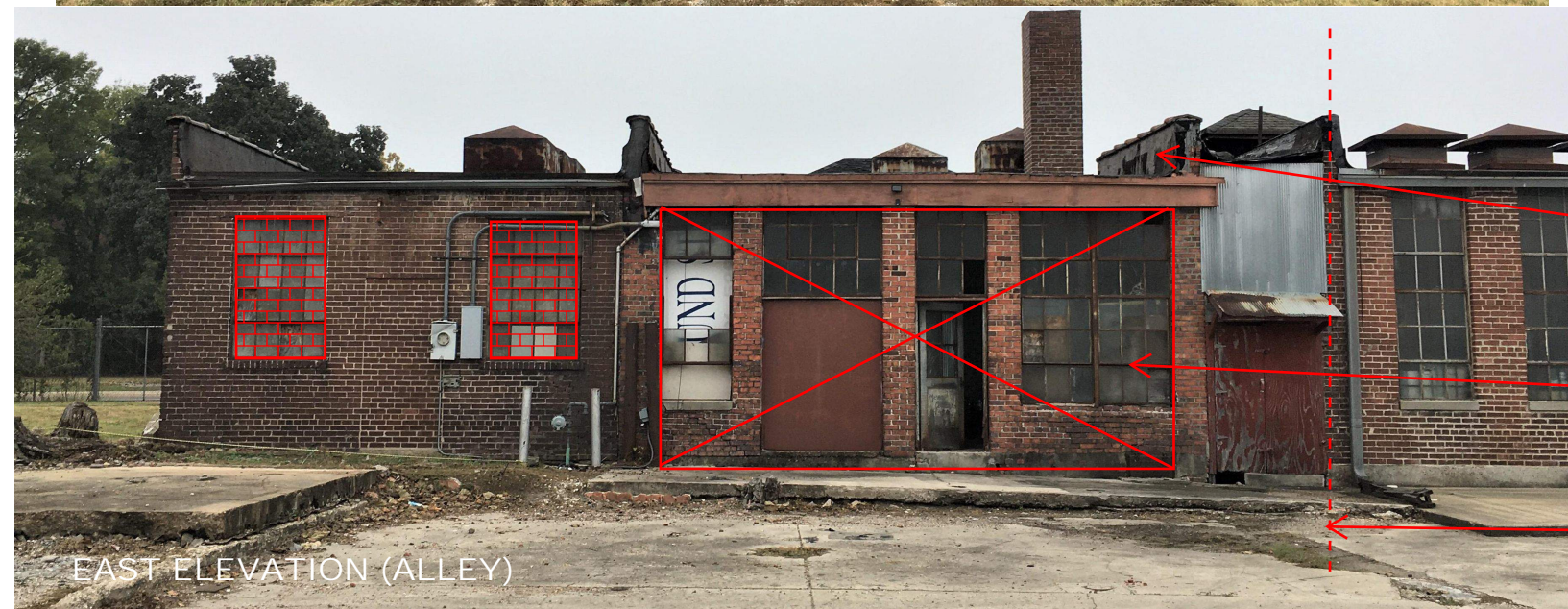
WEST ELEVATION



- EXISTING WINDOW TO BE REPLACED W/ ALUM STOREFRONT

EXISTING WINDOWS TO BE REMOVED AND INFILLED

SOUTH ELEVATION



- SECTIONS OF EXISTING WALL TO BE REMOVED FOR NEW OPENING

- REPLACE ROOFING W/ INSULATED TPO ROOF

- SECTIONS OF EXISTING WALL TO BE REMOVED FOR NEW STAIR AND ELEVATOR CONNECTION TO ROOF TOP TERRACE

PROPERTY LINE

EAST ELEVATION (ALLEY)

EXISTING CONDITIONS





WEST ELEVATION



Louvered Screen Wall: Charcoal Paint



Hardie Panel with exposed fasteners



EAST ELEVATION



Anodized Aluminum Sign Panel on Standoffs



Bronze Paneled Entry Doors



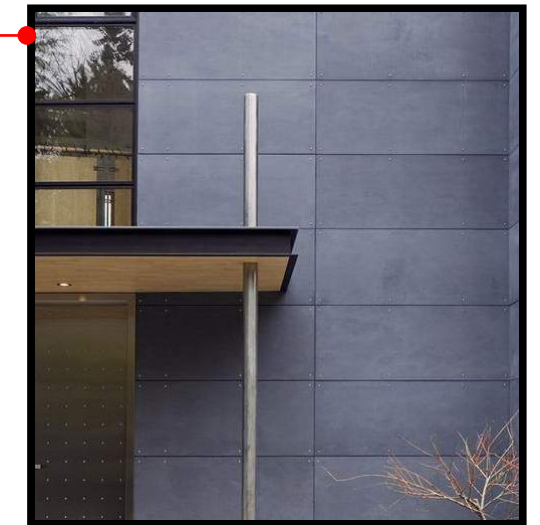
Steel Panel Garden Screen Wall



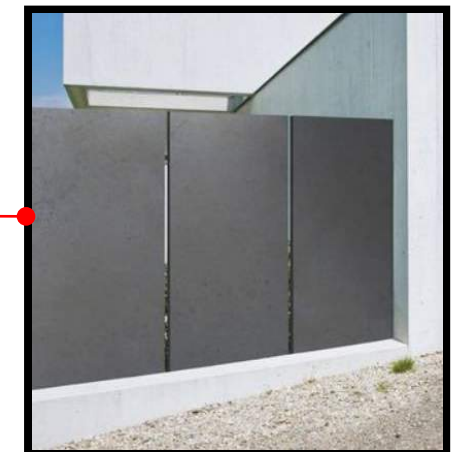
Anodized Aluminum Sign Panel on Standoffs



Louvered Screen Wall: Charcoal Paint



Hardie Panel with exposed fasteners



Steel Panel Garden Screen Wall



SOUTH ELEVATION



Folding Glass Wall Unit: Black Aluminum



Aluminum Clad Roof Canopy



NORTH ELEVATION



RENDERINGS





RENDERINGS



SELF+TUCKER
ARCHITECTS



