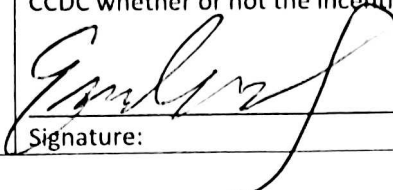
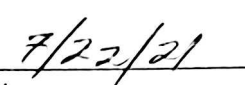


# APPENDIX I: EIG APPLICATION

<b>Date of Application:</b>	July 15, 2021
<b>Building/Property Address:</b>	629 Monroe Ave., Memphis, TN 38103 - Premiere Palace Ballroom
<b>Applicant's Name:</b>	Premiere Contractors Inc.
<b>Name of the Business:</b>	Premiere Contractors Inc
<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: Emily Todd Dowdy
	Phone: 901.650.8333      Email: emily@stop345.com
	Mailing Address: 629 Monroe Ave. or 1388 Melrose Sove, Memphis, TN 38106
<b>Describe the existing condition of the property.</b>	629 Monroe Ave. was originally home to Souther Motor Co, a Cadillac dealership in the early 20th century. Over the years to transom windows have been covered up, the limestone architectural detail on the parapet wall is in need of repairs, and the masonry requires serious tuckpointing and stabilization. The sidewalk needs replacement and regrading. The existing retails windows need to be replaced with high efficiency low-e glass.
<b>Describe the proposed future use of the property.</b>	629 Monroe, which is fixated in the heart of the Edge neighborhood, will continue to house offices for Premiere Contractors and Robin Redd as well as serve as a licensed party rental facility. The rear workshop is used by Robin Redd, an architect, to fabricate her custom cabinetry. The main floor ballroom and upper mezzanine are utilized for party rental. The offices upstairs are utilized by Premiere Contractors but will soon become a lounge and preparation space for events. We are not closed off to the idea of a future tenant; however, with the neighborhood parking situation in flux, now is not the time.
<b>What exterior improvements do you plan to make to the property?</b>	The improvements we are seeking to make would reactivate the transom windows, further increasing the visibility at the heart of the Edge (where Marshall meets Monroe); regrade and repair the sidewalk (replace with 3500 psi limestone concrete) in front of the building / redo the black stain treatment if the budget allows; tuckpointing and stabilizing the original masonry work (ca. 1919), restore the limestone architectural detailing; add new lighting on the window sashes to add up/down illumination; pending design aesthetic - complete the coverage of the awning and add LED puck down lights to illuminate the sidewalk and enhance pedestrian experience; repairs to the marquee sign / convert to LED; landscaping along sidewalk and hanging from the awning; add water access to the front of the building to maintain landscaping and provide additional access to Block By Block so they can continue to maintenance and beautify neighborhood landscaping (Edge Connectivity 3.0)
<b>Architect (if applicable)</b>	Name: _____ Phone: _____
	Company: _____
<b>Total Project Budget:</b>	<b>\$194,500</b>
<b>Total Grant Requested:</b>	<b>\$80,000.00</b>
<b>Property Owner: (If not the applicant)</b>	Name: Premiere Contractors Inc. - Mike Todd
	Phone: 901.650.2112      Email: mike@stop345.com
	Mailing Address: 629 Monroe Ave., Memphis, TN 38103 / 790 E Snowden Cir., Memphis, TN 38104

<b>Disclaimer:</b>	<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>
<b>Legal Disclosure:</b>	<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>N/A</p>
<b>Board Relationship Disclosure:</b>	<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>N/A</p>
<b>Applicant's Certification:</b>	<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:

**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.



**MEMPHIS  
IN MOTION**  
HOW THE AUTOMOBILE CHANGED OUR CITY  
1916-2016  
by MICHAEL FINGER

Two salesmen display the latest models from Southern Motor Company, this city's largest Cadillac dealer. Photograph courtesy Pixie and Richard Woodall.

**GMADA**  
Greater Memphis Auto Dealers Association  
Since 1916

The Centennial Celebration of the  
Greater Memphis Automobile Dealers Association

published by **CONTEMPORARY MEDIA, INC.** art direction by **BRIAN GROPPE**





Masonry repairs / tuckpointing will be completed along with structural reinforcement. All masonry joints will be ground minimum of 1"-1 1/4" on substantial majority of facade.

Parapet cap, limestone "diamonds," and various decorative limestone architectural features will be repaired or replaced, to match original construction, as feasible.

18"H Black and Aluminum LED wall mount pocket light with up and down dispersment- Placement will differ slightly w/ transoms (Typical @ window sash division)

Cosmetic enhancements / repairs to marquee. Convert to LED. Explore digital - refer to DRB

New hanging plants and improved landscaping in the front. Perhaps sidewalk planters

Explore covering the awning and adding LED down lit to illuminate the sidewalk at night. Based on aesthetic and budget factors during construction.

Entire sidewalk will be removed and replaced w/ 3500 psi limestone concrete. If budget allows we will possibly stain and apply faux treatment to concrete walkway.

All windows will be double paned, low e glass with solid vinyl sashes. (To mimic historic style of the original building in scale and general layout / will improve energy efficiency).

Water spicket for landscape maintenance.



# ATTACHMENT B

## Example of Sources and Uses Statement

Sources:		Amount
Requested Grant Funding		\$80,000
Source of Funds - Premiere Contractors, Inc Iberia LOC A/C		\$ 114,500
Total Sources		\$ 194,500
Uses:		Cost
DIVISION 1	01800 - Maintenance	\$23,000
DIVISION 2	02050 - Demolition (demo of old sidewalk & transom coverings)	
	(+) 02100 - Site prep → bracing facade / build scaffolding	\$12,000
DIVISION 3	03100 - Framing / formwork to pour concrete	
	03200 - Reinforcement / grading of concrete	
	03300 - cast in place concrete (Materials + labor)	
	↳ work to be done by MWBE → Runsey Porter	\$18,000
DIVISION 4	04500 - Masonry Restoration / cu	
	↳ sub labor + mats completed by MWBE James Taylor	\$30,000
DIVISION 5	5050 - Metal Fastening / Marquee structure	
	5300 - Metal Decking - minority contractor Oscar Watson	
	5500 - custom metal fabrications for awning	\$11,000
DIVISION 6	6100 - Framing windows / build sashes	
	6150 - wood & metal systems for transoms	
	6200 - Finish carpentry / detail punch list	
	6600 - Plastic fabrications - custom Marquee inserts	\$35,000
Goes onto page 2		



