

APPENDIX I: EIG APPLICATION

Date of Application:	6.26.26
Building/Property Address:	64 S. Front St.
Applicant's Name:	Seth Arnett
Name of the Business:	DSSA Properties LLC <i>Dan Schluckbier</i>
Ownership Status:	☒ I own the property ☐ I am purchasing the property ☐ I will lease the property ☐ Other _____
Primary Project Contact:	Name: Katie Hunt Phone: _____ Email: khunt@lrk.com Mailing Address: 50 South B.B. King Blvd. Suite 600 Memphis, TN 38103
Describe the existing condition of the property.	The project generally consists of the following: •The Project is a renovation of the existing building located at 64 South Front Street into the new headquarters for JSI Consulting. •The existing building was constructed c. 1890 and is two stories above grade, with a full basement, and a first floor mezzanine encompassing the back half of the building. The building footprint is approximately 3,460 SF (145' x 24'). The total existing square footage of the 1st, mezzanine, and 2nd floors is approximately 8,900 GSF. •Except as noted, the building interior will be removed down to structure. Interior non-structural and non-historic finish materials will be demolished as part of an early demolition exploratory phase. •The exterior building envelope will be repaired, including brick repointing, new roof, new windows, and new skylights. The mezzanine floor structure will be demolished and reconstructed. Required ext stairs will be designed. The introduction of an elevator can be studied and is listed as a supplemental service. Only necessary structural and egress work is planned for the basement. The client intends to pursue Historic Tax Credits and as such will be sensitive to the interior and exterior elements requirements to meet stipulations according to SHPO and NPS review.
Describe the proposed future use of the property.	The building program is to include a retail store layout and kitchen/breakroom on the first floor, conference rooms and shared office space on the mezzanine level, and JSI's offices and lounge area on the 2nd floor. The introduction of a rooftop terrace will be studied.
What exterior improvements do you plan to make to the property?	The project exterior scope includes repair and refinish of the existing original first floor storefront, roof repair, full window replacement to match historic openings, skylight monitor repair and replacement as necessary, and masonry repair and tuck-pointing.
Architect (if applicable)	Name: Katie Hunt Phone: 9015211440 Company: LRK
Total Project Budget:	estimated \$6.5 million ROM (pending full design)
Total Grant Requested:	\$60,000
Property Owner: (If not the applicant)	Name: DSSA Properties, LLC Phone: 9016054035 Email: seth@dssaproperties.com Mailing Address: 233 Wilson Pike Circle Suite 2C Brentwood

Disclaimer:	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.
Legal Disclosure:	<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>
Board Relationship Disclosure:	<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>
Applicant's Certification:	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 specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.  7-8-26 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 (see example at the end of this application document, if needed)
 - If requested by DMC staff, provide copies of vendor bids / estimates
- **Project Timeline**

List estimated dates to begin and finish construction

64 S. Front Street

DMC Exterior Improvement Grant Sources and Uses Statement



Sources:	Amount
CCDC grant funding requested	\$ 60,000
Matching Funds provided by DSSA, LLC	\$ 60,000
Historic Tax Credits (amount pending total project cost)*	\$ 135,213
Additional funds provided by DSSA, LLC	\$ 285,637
Total Sources:	\$ 540,850
Uses:	Cost
Historic Window Replacement	\$ 209,650
Painting and Coatings	\$ 86,250
Masonry Tuckpointing and Repair	\$ 244,950
Total Uses**:	\$ 540,850

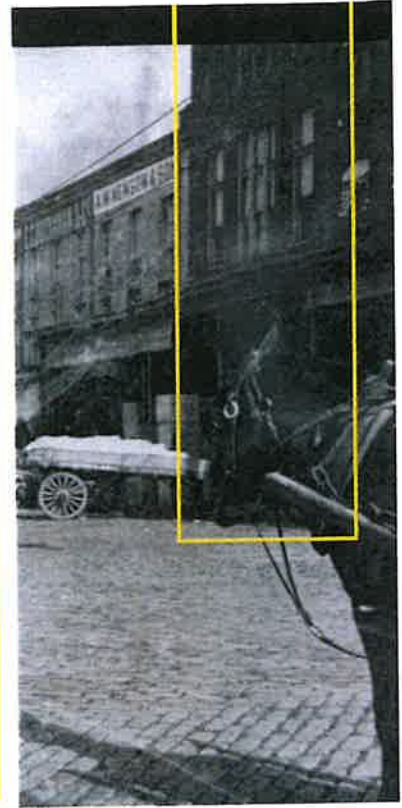
* Historic Tax Credits are not guaranteed and amount granted is pending full project cost. The program provides an income tax credit of up to 25% of qualified rehabilitation expenditures (QREs)

Historic Window Replacement includes the replacement of 13 window openings on the front (west) elevation and 6 window openings on the rear (east) elevation.

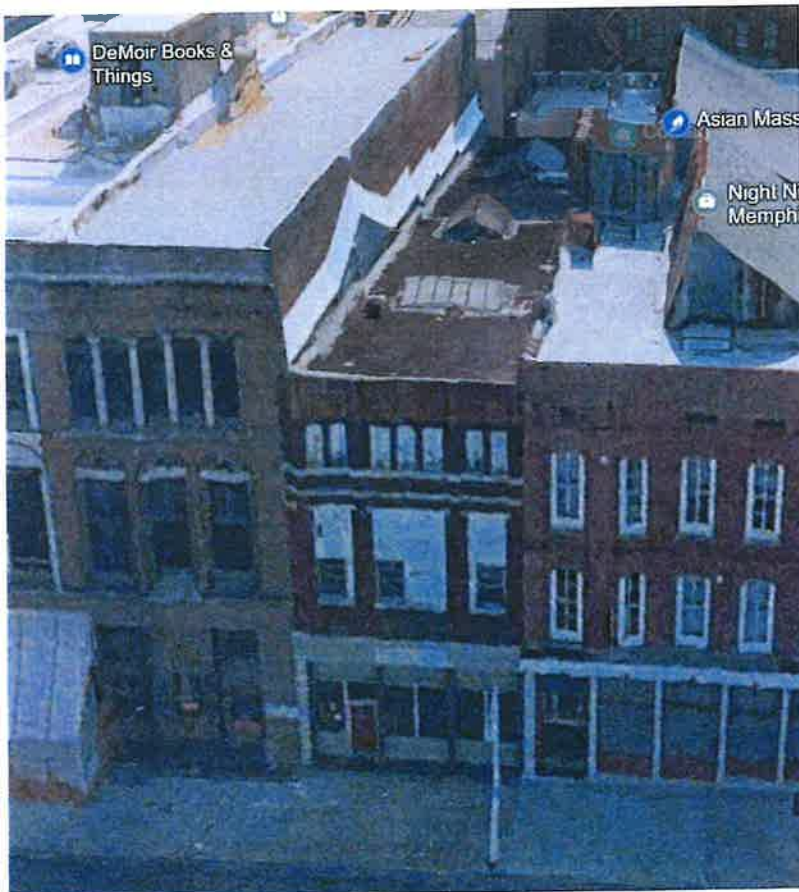
Painting and Coatings includes the preparation and painting of exposed metal components on the front (west) and rear (east) elevations, including, but not limited to, lintels, columns, treads, doors, and other miscellaneous exterior metal items.

Masonry Tuckpointing and Repairs includes pressure washing the front and rear elevations, chemically removing the existing paint from the lower portion of the front elevation, masonry restoration of the front (west) elevation, and applying a masonry dye/stain and sealer to both the front and rear elevations to achieve the closest practical match to the desired historic appearance. Masonry restoration on the rear (east) elevation is anticipated to be minimal, as this elevation has previously undergone replacement and is not expected to require significant repair or restoration.

****NOTE:** These figures are intended solely as preliminary budgeting allowances and should be refined as the design progresses and the extent of the required restoration work is more clearly defined.



Historic image of 64 S Front Street



Current images of 64 S Front Street. Historic storefront on level 1 to remain and be refinished to align with historic images. Windows on upper two floors to be fully replaced to match historic conditions indicated in images above and as approved through SHPO, Landmarks Commission.