

The applicant is responsible for documenting all expenses and submitting receipts to the DMC after the project is complete. All work must be consistent with the approved grant application and the DMC must approve any changes in work scope or materials in advance of that work being performed.

Please note that an approved grant may be canceled if your project has not started within six months of the date it was approved. The project must be completed within one year of the date it was approved by the CCDC.

## APPENDIX I: GRANT APPLICATION

Date of Application:	February 14, 2023	
Building/Property Address:	726 North Parkway, Memphis TN 38105	
Applicant's Name:	Monroe Ballard	
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: <b>Monroe Ballard</b>	
	Phone: <b>901-335-2306</b>	Email: <b>Optimumstudiosmemphis@gmail.com</b>
	Mailing Address:	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Exterior building repair <input type="checkbox"/> Sidewalk repair <input type="checkbox"/> Tuck-pointing/masonry <input checked="" type="checkbox"/> Door repair/replacement <input checked="" type="checkbox"/> Exterior painting <input checked="" type="checkbox"/> Window repair/replacement <input type="checkbox"/> Exterior signage <input type="checkbox"/> Storefront repair/replacement <input checked="" type="checkbox"/> New awning(s) <input type="checkbox"/> Exterior lighting <input type="checkbox"/> Fencing <input type="checkbox"/> Public art <input type="checkbox"/> Landscaping <input type="checkbox"/> Other (describe below)	

<p>If you listed <i>Other</i> above, Please briefly describe</p>	
<p>Project Goals:  Why are you applying for the grant?  What positive impacts do you anticipate for your business and the neighborhood?</p>	<p>Our building is close to completion and we are wanting to participate in the grant to complete the more modern look of our building. I believe the completed look will bring more visitors to the neighborhood allowing more positive visitors to our community. We also offer dining that I believe will allow for a more comfortable visit.</p>
<p>Architect (if applicable)</p>	<p>Name: _____ Phone: _____ Company: _____</p>
<p>Total Project Budget:</p>	<p>28,920</p>
<p>Total Grant Requested:</p>	<p>25,000</p>
<p>Property Owner: (If not the applicant)</p>	<p>Name: <b>Monroe Ballard</b> Phone: _____ Email: <b>Optimumstudiosmemphis@gmail.com</b> Mailing Address: <b>726 North Parkway, Memphis TN 38118</b></p>
<p>Applicant's Certification:</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 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><b>MBallard</b>      <b>02/14/23</b> Signature: _____ Date: _____</p>

**Good Neighbor Grant Attachments**  
726 N. Parkway



**Photographs of existing conditions**







## Inspiration images



### 4 PROPOSED ENTRY

*Rendering created by Fleming Architects (2012). The design has been amended. The inspiration photos below will elaborate on the final design.*

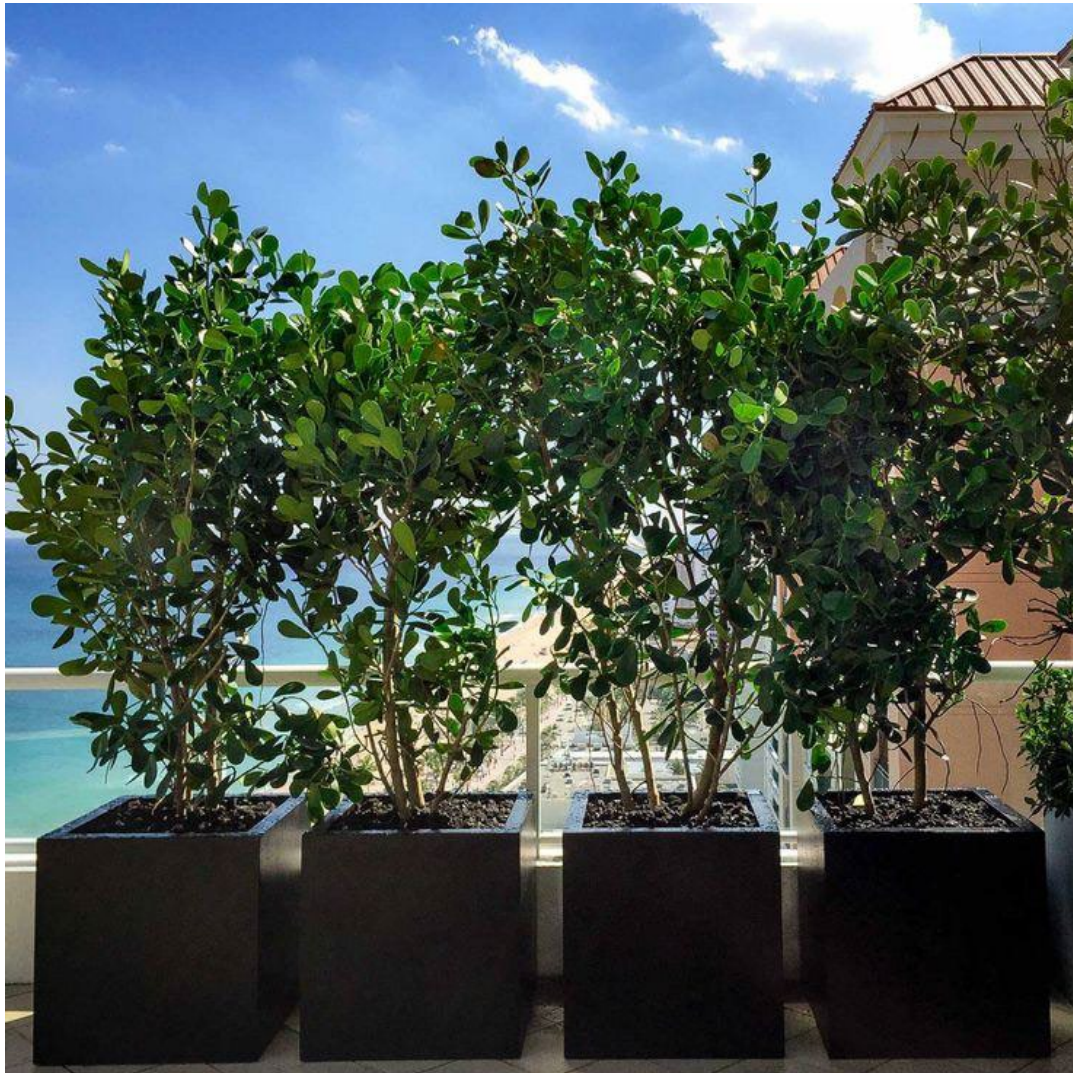


*Style of the deep awning at the small eastern patio by Memphis Sweets.*



*\*Black\* fabric Awning will replace the red ones.*

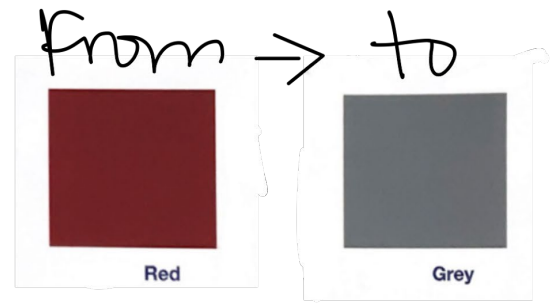




*Landscape (extra-large tree planters) for outside of AirBnB*



## Exterior painting



*The building will be repainted as gray instead of red and the white areas will be repainted white.*



## Sources and Uses Statement

### Sources:

\$4000	Owner's contribution
\$25,000	GNG Request
\$28,922	Total Sources

### Uses:

\$4,300	Select exterior paint (white for the parapet cap, gray for the concrete landing, gray decorative band)
\$6,502	Removal and Installation of fabric awning
\$5,100	Signage? Pop-a-roos, Encore, Lavon Nails
\$6,500	Door adjustment for western unit
\$800	Landscaping? (large potted shrubs and greenery for eastern bay)
\$5,720	Large canopy for eastern unit patio
\$2,892.2	Contingency (10% of the costs)
\$28,922	Total Uses

Total Project Costs: \$28,922

### Project Summary:

This mixed-use strip includes a nail shop, Encore Event Center, headquarters for Pop-a-Roos Gourmet Popcorn, and a future Airbnb space. A concrete patio serves as a landing entrance. In the back, the property owner lives in a residential space will maintaining two affordable studio apartments.

The proposed work will improve the appearance of the building. All exterior finishes will be repainted. The parapet cap will be painted a soft white, the concrete landing will be painted gray, and the decorative band around the top will be painted gray. The existing red awnings will be recovered in black Sunbrella fabric. The westernmost unit door will be moved and a new awning will be placed over the new entrance. Large planters will be placed in front of the western unit to separate the residential activity. New greenery will be installed in the easternmost flowerbed. A deep awning with a black Sunbrella fabric will be adhered to the building by the east patio to create outdoor seating and shield the interior from the sun. Signage will be designed for three of the tenants (encore, popcorn, and nails?).

### Project Goals:

Remodeling this building will help attract new businesses and residents and increase property values. So, this investment in a declining neighborhood has the potential to create job opportunities creating a positive impact on the community. With all of the plans for this uptown community we want to do our part. St. Jude has invested a lot in this community for themselves and we want to match the level of planned improvements to not only attract customers but also to enhance the community.

Project Timeline:

Good Neighbor Grant Request at CCDC Meeting – March 15, 2023

Anticipated DRB Meeting – April 2023

Start Exterior Work - After DRB approval we could mobilize in May.

Estimated Completion - we estimate that reconstruction will be complete in 3 months.