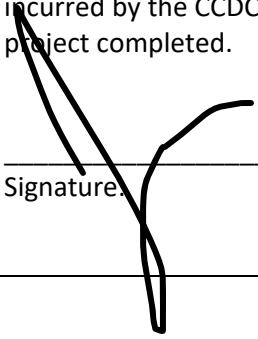


APPENDIX I: EIG APPLICATION

Date of Application:	
Building/Property Address:	
Applicant's Name:	
Name of the Business:	
Ownership Status:	☐ I own the property ☐ I am purchasing the property ☐ I will lease the property ☐ Other _____
Primary Project Contact:	Name:
	Phone: Email:
	Mailing Address:
Describe the existing condition of the property.	
Describe the proposed future use of the property.	
What exterior improvements do you plan to make to the property?	
Architect (if applicable)	Name: Phone: Company:
Total Project Budget:	
Total Grant Requested:	
Property Owner: (If not the applicant)	Name:
	Phone: Email:
	Mailing Address:

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.  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:

EXTERIOR IMPROVEMENT GRANT - PROJECT BUDGET

The Lobbyist | 272 S. Main Street | Memphis, TN 38103

Project: Front Patio Exterior Improvements - Phases 1 & 2

Prepared: August 26, 2026

Sources	Amount
Applicant / Matching Funds - The Lobbyist	\$34,893.00
EIG Grant Funds Requested	\$34,893.00
Total Sources	\$69,786.00

Uses - Exterior Improvements	Cost
PHASE 2 - Covered Walkway / Awning Installation All-black walkway cover with extruded gutters, flat pans, posts and setback beam; approx. 14 ft x 35 ft. Tristate Gutters and Awnings - Quote #87.	\$14,286.00
PHASE 2 - Motorized Patio Screen Installation Six independently operated motorized 100% solar screens on track systems at the front bar/patio structure. Tristate Gutters and Awnings - Quote #97.	\$27,300.00
PHASE 2 - Front Patio Irrigation & Landscape Improvements Site preparation, drip irrigation, controller/rain sensor, ornamental and evergreen plantings, seasonal accents, planters and installation. Greenline Landscape & Irrigation - Ref. GL-082626-104.	\$15,000.00
PHASE 3 - Exterior Architectural Lighting Warm LED architectural uplighting, landscape/planter accents, signage and retaining-wall lighting, controls, power distribution, installation, aiming and testing. River City Lighting Co. - Quote RCL-260826-18.	\$13,200.00
Total Uses / Estimated Project Cost	\$69,786.00

PROJECT PHASING NOTE

Phase 2 includes the covered walkway/awning, motorized all-weather patio screens, and front patio irrigation and landscape improvements. Phase 3 includes the exterior architectural lighting package, including warm uplighting, landscape/planter accents, signage and retaining-wall illumination, controls, power distribution, installation and final aiming. Both phases are included in the total project budget shown above.



THE LOBBYIST patio
Your favorite downtown patio - refined, refreshed, reopening soon...you're welcome!

WELCOME
TO THE LOBBYIST

LOBBYIST

CANOPY EXTENDS
1-2 FEET PAST
PATIO

THE LOBBYIST patio

THE LOBBYIST
272 S. MAIN
MEMPHIS, TENNESSEE
ARCHITECTURAL SKETCH

JH
8.12.26





THE LOBBYIST
272 S. MAIN
MEMPHIS, TENNESSEE
PERSPECTIVAL SKETCH

JH
8.12.26



Tristate Gutters and Awnings

+ New Request

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Appointments

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Quote #87

Jimmy Gentry

272 South Main Street / Memphis, Tennessee 38103

9016332361

Sent on

Aug 04, 2026

Awaiting response

Product / Service	Qty.	Unit Price	Total
Awning Installation Install all black walkway cover with 6" extruded gutters, flat pans, 5 posts and one setback beam. Cover is to attach to main building and overhang outside existing cover. 14'x35'	1	\$14,286.00	\$14,286.00
Subtotal			\$14,286.00
Total			\$14,286.00

This quote is valid for the next 30 days, after which values may be subject to change.

Quote Total

\$14,286.00

Approve

Request Changes

RIVER CITY
LIGHTING CO.

COMMERCIAL LIGHTING
EXTERIOR + ARCHITECTURAL
MEMPHIS, TENNESSEE

PROJECT

The Lobbyist
Front Patio
Exterior Lighting

SITE

272 S. Main Street
Memphis, TN 38103

QUOTE NO.

RCL-260826-18

DATE

August 26, 2026

VALID THROUGH

September 25, 2026

LIGHTING ESTIMATE

Exterior architectural lighting package - front patio

ESTIMATED PROJECT TOTAL

\$13,200.00

WORK PACKAGES

01	Architectural Uplighting	\$3,250.00
	Warm LED uplights at patio walls, columns, and facade	
02	Landscape + Planter Accent	\$1,650.00
	Low-voltage lighting integrated into planting areas	
03	Signage / Retaining Wall Lighting	\$1,850.00
	Focused illumination at patio sign and retaining wall	
04	Controls + Power Distribution	\$2,300.00
	Drivers, transformers, timers, conduit, wiring, junctions	
05	Installation + Aiming	\$4,150.00
	Labor, mounting, fixture aiming, testing, equipment, cleanup	

DESIGN CRITERIA

- Warm candle-tone LED output, approximately 2200K-2700K
- Primarily uplighting and low-profile accent lighting
- No decorative string lighting included
- No overhead walkway fixtures included

CONTRACTOR NOTES

Quote includes standard exterior-rated fixtures, electrical materials, labor, equipment, setup, testing, and final adjustment. Major service upgrades, structural modifications, signage fabrication, permits, and concealed-condition repairs are excluded unless added by written change order.

Authorized Representative

Client Approval / Date

GREENLINE LANDSCAPE & IRRIGATION

Commercial Landscape | Irrigation | Exterior Improvements
Memphis, Tennessee

BUDGETARY ESTIMATE

Reference #: GL-082626-104
Date: August 26, 2026
Planning Use: Preliminary

PREPARED FOR	PROJECT
The Lobbyist 272 S. Main Street Memphis, TN 38103	Front Patio Irrigation & Landscape Improvements Provide labor, materials, equipment, plant material, irrigation components, installation, and site cleanup for improvements to the front patio and entrance landscape areas.

DESCRIPTION	ESTIMATED COST
Site preparation, removal of existing/dead plant material & grading	\$1,250.00
Premium soil amendment, compost & planting-bed conditioning	\$850.00
Commercial-grade drip irrigation system throughout patio planting areas	\$2,850.00
Irrigation supply lines, valves, pressure regulators & fittings	\$1,400.00
Programmable irrigation controller, rain sensor & connection	\$950.00
Evergreen foundation plantings & ornamental grasses	\$2,350.00
Seasonal/perennial accent plantings	\$1,650.00
Decorative landscape rock, mulch & bed finishing	\$1,200.00
Planters & supplemental patio-area plantings	\$1,250.00
Labor, equipment, delivery, installation & final site cleanup	\$1,250.00

TOTAL ESTIMATED PROJECT COST	\$15,000.00
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SCOPE OF WORK

The project includes renovation and enhancement of the existing landscape areas surrounding The Lobbyist front patio and South Main Street frontage. Existing planting areas will be prepared and conditioned, followed by installation of ornamental grasses, evergreen foundation plantings, seasonal/perennial accents, and supplemental patio plantings. A commercial-grade drip irrigation system will provide targeted watering while reducing overspray onto sidewalks, the building facade, and patio areas.

ESTIMATE INCLUDES

All standard labor, plant material, irrigation components, soil amendments, landscape materials, equipment, delivery, installation, and job-site cleanup required to complete the described work. Final plant varieties may be adjusted based on seasonal availability while maintaining comparable size, quality, design intent, and overall project value. Major utility relocation, structural work, municipal permit fees, or concealed conditions are excluded unless added by written change order.

Prepared By: _____

Client Review: _____

Date: _____

Date: _____

This document is a preliminary budget estimate prepared for planning purposes and is not a contractor-issued bid, invoice, or binding proposal.



Tristate Gutters and Awnings

2972 Makenlee Street | Southaven, Mississippi 38672
2516056056 | tristateguttersandawnings@gmail.com

RECIPIENT:

Jimmy Gentry
272 South Main Street
Memphis, Tennessee 38103

Quote #97

Sent on Aug 13, 2026

Total \$27,300.00

Product/Service	Description	Qty.	Unit Price	Total
Screen Installation	Install six motorized screens on to existing structure at front of bar area. Each having 100% solar screen. Each will function independently on their own track system and programing. They can be used individually or together to open and close at the same time. 6.5'x8 6.5'x8' 8.5'x8' 8'x8' 8'x8' 9.5'x8'	1	\$27,300.00	\$27,300.00

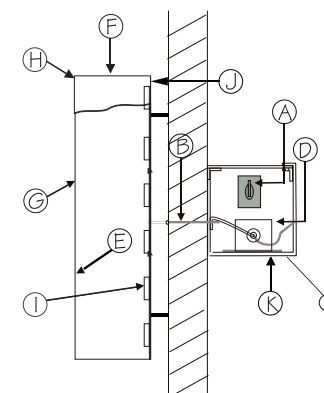
Total \$27,300.00

This quote is valid for the next 30 days, after which values may be subject to change.



Reverse Channel Letters Lighted With Led Letters Mounted On Metal Panel Installed On Brick Wall

LETTER PROFILE



A	LISTED DISCONNECT SWITCH
B	PRIMARY ELECTRICAL
C	ELECTRICAL BOX
D	LED POWER SUPPLY
E	INTERIOR PAINTED WHITE
F	ALUM. RETURN PAINTED WHITE
G	ALUM. FACE
H	FACE OF LETTER PAINTED WHITE
I	LED MODULES
J	CLEAR LEXAN BACK
K	ELE. BOX

NOTE TO CLIENT

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CLIENT

DESCRIPTION

DRAWN BY

DRAWING NAME

SCALE:

DATE:

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.