

February 5, 2023
Feelin' Memphis
509 S. Main Street
Memphis TN 38103

RE: Equal Business Opportunity ("EBO") Program Requirements

We will continue to seek advice from the DMC and Woodard Properties throughout the remodeling process to ensure that we are offering equal opportunity for bids when selecting contractors and following EBO guidelines when selecting our service providers.

Phil Woodard with Woodard Properties will work with the general contractor throughout the construction process to ensure we are in compliance with all EBO requirements.

Feelin' Memphis opened in October 2020 and is a Sole Proprietorship.

Owner: Tawanda Pirtle

In addition to working as a long time restaurant owner of Jack Pirtle's Chicken, I have also owned and operated Feelin' Memphis. I opened Feelin' Memphis during the COVID pandemic and over the last two plus years, the business has been an asset to our local community, as well as many Memphis tourists. Being a visionary and South Main resident for many years, I saw the need in our community for more retail shopping. Our location is ideally situated on the trolley line in the heart of the South Main Community between two thriving hotels, the Arrive and Central Station. Feelin' Memphis offers a variety of gifts and local art for our community, as well as tourists to downtown Memphis.

In September of 2022, I approached the building owner, Phil Woodard, about expanding Feelin' Memphis into the vacant space next door at 511 South Main Street. My desire was to open a Holiday Pop-Up shop in the space next door. Phil agreed and I immediately began cleaning and preparing the vacant space for the Pop-Up Shop. The Holiday Pop-Up shop was well received by the community and was a very successful addition to Feelin' Memphis. I was very encouraged after the success of the Holiday Pop-Up Shop and asked Phil if he would be interested in leasing the space to me to expand Feelin' Memphis by combining the two spaces, and he agreed. I feel that by combining the two spaces we can continue to make a positive contribution to the retail community in our South Main neighborhood.

In the additional space, I would like to add a women's shop, a children's shop and a tasting room to the already successful art and gift shop Feelin' Memphis offers.

I am asking the Board of DC for assistance to help me and South Main continue our positive growth through this expansion.

Thanks,

Tawanda Pirtle

READY TO APPLY OR HAVE QUESTIONS? CONTACT:

Brett Roler

Vice President of Planning & Development
 Downtown Memphis Commission
 roler@downtownmemphis.com
 (901) 575-0574

APPENDIX I: GRANT APPLICATION

Date of Application:	February 5, 2023.	
Building/Property Address:	511 50 Main. Memphis TN 38103	
Applicant's Name:	Tawanda Pirtle	
Name of the Business:	Feelin' Memphis	
Ownership Status:	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input checked="" type="checkbox"/> will lease the property <input type="checkbox"/> Other _____	
Exact size of the space to be leased (sq. ft.)	1000 est square footage.	
Describe the length and monthly rent of your proposed lease:	5 yrs. \$1200.00 per month.	
Primary Project Contact:	Name: Tawanda Pirtle	
	Phone: 901-827-3430 Email: FeelinMemphis2020@gmail.com	
	Mailing Address: 509 50 Main Memphis TN 38103	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Hazardous material abatement <input type="checkbox"/> Interior demolition <input type="checkbox"/> ADA Compliance <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Mechanical/HVAC <input checked="" type="checkbox"/> Permanent Lighting	<input checked="" type="checkbox"/> Flooring <input checked="" type="checkbox"/> Windows/Doors <input type="checkbox"/> Permanent interior walls <input checked="" type="checkbox"/> Historic restoration <input checked="" type="checkbox"/> Cash wrap/bar/counter <input checked="" type="checkbox"/> Other (describe below)
If you listed <i>Other</i> above, Please briefly describe	As Airwing on front of Building repaired.	

Architect (if applicable)	Name: _____ Phone: _____ Company: <i>Feelin' Memphis</i> <i>901-8273430</i>
Total Project Budget:	<i>\$40,000</i>
Total Grant Requested:	
Property Owner: (If not the applicant)	Name: <i>Woodard Properties</i>
	Phone: <i>901-755-1903</i> Email: <i>phil.woodard@comcast.net</i>
	Mailing Address: <i>509 S Main Ste # 101 Memphis TN 38103</i>
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.</i> <i>no.</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> <i>no.</i>
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 and/or women contractors and subcontractors in the project development. 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><i>Jawanda Pille Feb 5, 2023.</i></p> <p>Signature: _____ Date: _____</p>

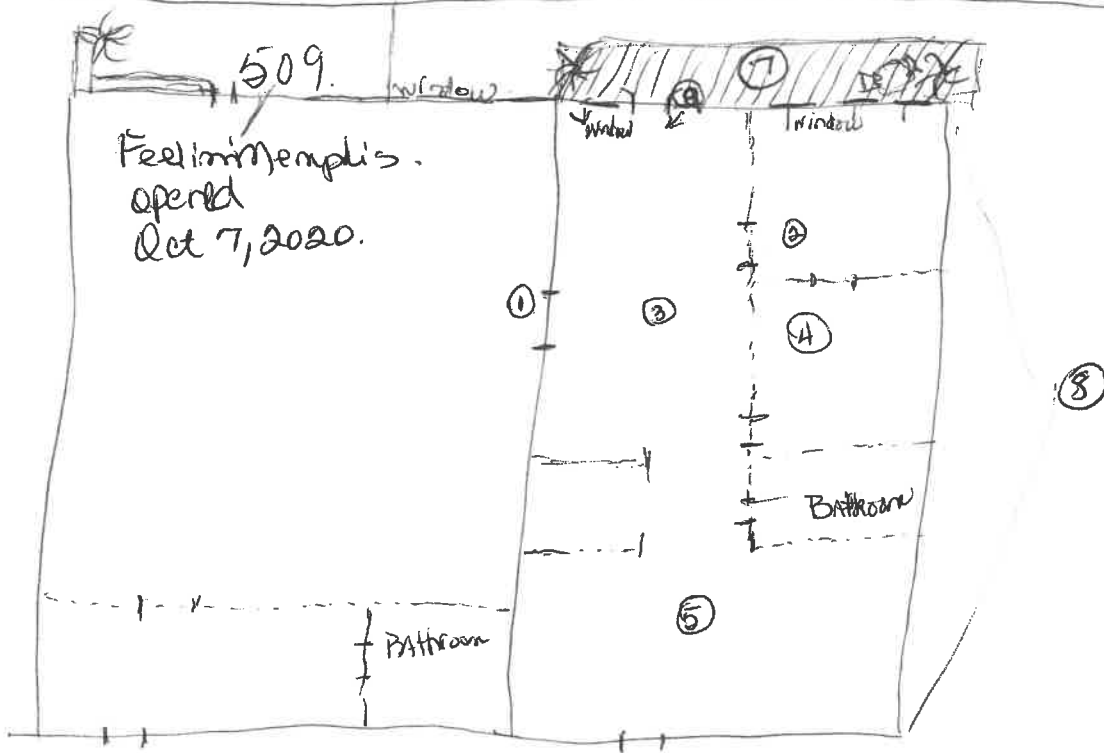
Feb 5, 2023.

Feelin' Memphis.

511 S Main.
Memphis TN 38103

Re: Expansion Request.

S-MAIN (South Main Trolley Line).



- ① OPENING BETWEEN 509 + 511 → make opening where window area is now into a door. between locations.
- ② replace old carpet + repaint room.
- ③ repaint room.
- ④ replace carpet.
- ⑤ Replace carpet: Repaint room.
- ⑥ lighting + electrical lighting repaired + replaced where need.
- ⑦ Replace Awning on front of Building.
- ⑧ Security cameras + sound system.
- ⑨ Window replacement.

Feb 5, 2023.

Fedlin Memphis.

509 S Main:

Memphis TN 38103.

RE: Expansion

Budget Expenses.

TO BE PAID
BY LANDLORD.

Request
DAC.

① Opening Between 509 + 511 S Main.

4000⁰⁰

② Debris Removal.

750⁰⁰

③ NEW CARPETS.

6500⁰⁰

④ PAINTING Interior + Exterior

6000⁰⁰

⑤ Replaced Broken Window in Door

750⁰⁰

⑥ ELECTRICAL (Lighting + Repair).

3000⁰⁰

⑦ Security + Sound System.

1700⁰⁰

⑧ Outside Landscaping + design.

1500⁰⁰

⑩ Airwing - Removed + Replaced

1500⁰⁰

Total Budget.

4000⁰⁰

35200⁰⁰

Feelin' Memphis Expansion
Current Conditions



Feelin' Memphis Expansion
Current Conditions



Feelin' Memphis Expansion
Current Conditions



