

July 13, 2022

RE: Felicia Suzanne's Restaurant / Flo's Retail To-Go Shop
385 S. Main Street
Memphis, TN 38103

Executive Summary:

Owner's Representation: Adam Slovis
495 Tennessee Street, #152
Memphis, TN 38103
901-831-0683

Property Owner/Applicant: 383-385 S. Main, LLC
495 Tennessee Street
Memphis, TN 38103

Applicants Request: Exterior improvement grant up to \$60,000 for exterior improvements

Project Team: Architectural – Design Love Studio
1605 Dexter Lake Drive #404
Memphis, Tennessee 38016
(901)-326-9374

Construction – Traditional Construction Inc.
1706 Bartlett Road #6403
Memphis, TN 38134
(901)-388-6302

Structural – CSA Engineering
9720 Village Circle
Lakeland, TN 38002
(901)-260-7850

MEP – HNA Engineering
5411 Hayes Road
Arlington, TN 38002
(901)-290-6377

Required Designs & Exhibits: Exterior renderings still in production.

Estimated Costs and Bids: Traditional Construction is the General Contractor. Pricing from W/MBE firms will be included for a minimum of twenty five percent of the construction project. Attached Exhibit B includes the cost for work.

Project Summary: The 383-385 S. Main Street project is an existing vacant, single story, two building (attached) structure that was most recently occupied by Spindini Restaurant and management offices. The building is approximately 6,600 square feet constructed in 1928 and is typical concrete/brick masonry construction. The parcel measures 50' x 150' situated on 0.172 acres and is situated in the S. Main Historic District.

The requested grant funds shall be utilized for improvements to the entire building façade and portions of the exterior areas adjacent to the property. Any interior improvements are not part of this request. All exterior upgrades shall meet to exceed the guidelines set by the Landmarks Commission.

The applicant is requesting \$60,000 to assist with the exterior permanent building improvements. A summary of the improvements as shown in the graphic attachments and described as follows:

- Installation of (2) door openings and repair front doors
- Repair and recover (2) awnings at store front
- Install new exterior windows at side and rear
- Install new side exiting doors
- Remove old concrete and patio in the rear
- Install new concrete and new masonry wall around patio
- Install new exterior signage
- Parking lot repairs, striping, and modifications for new openings
- Tuck point brick exterior throughout the building

Required Designs & Exhibits: See attached exhibit A for drawings.

Project Timeline: Contingent upon CCDC and DRB approvals, construction is expected to begin in the Summer of 2022. The exterior renovations and building improvements are expected to be completed by of Fall/Winter of 2022.

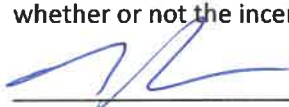
Equal Business Opportunity Program: I understand that complying with the EBO program is requirement of for receiving the EIG.

Legal Disclosure: The applicant is not currently engaged in any civil or criminal proceedings, is not under indictment, and has not filed for bankruptcy. The applicant has never been charged or convicted of any felony.

Applicant signature:

This application is made in order to induce the CCDC to grant financial incentive 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 applicant 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.

Applicant Signature:



Adam J. Slovis

Date:

7/13/2022

EXHIBIT A.



FELICIA SUZANNE'S RESTAURANT & FLO'S

VIEW OF NORTH ELEVATION (PARKING LOT VIEW)



DESIGN LOVE STUDIO
ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

+ collect + curate
STUDIO

FELICIA SUZANNE'S RESTAURANT & FLO'S

VIEW OF EAST ELEVATION (STREET VIEW)



DESIGN LOVE STUDIO
ARCHITECTURE | INTERIOR | PLANNING | CONSULTING

+ collect + curate
STUDIO

Exhibit B

Sources & Uses - Exterior Improvement Grant Scope

Source of Funds:

Owners Contribution	\$ 69,387.00	53.63%
CCDC Exterior Improvement Grant	\$ 60,000.00	46.37%
Total Sources of Funds	\$ 129,387.00	100%

Use of Funds:

Storefront door repair	\$ 2,800.00	2.16%
Storefront awning repair	\$ 1,500.00	1.16%
New exterior windows	\$ 43,000.00	33.23%
New patio masonry wall	\$ 18,500.00	14.30%
New side exiting doors	\$ 8,500.00	6.57%
Tuck point brick	\$ 21,750.00	16.81%
New patio gate	\$ 650.00	0.50%
Steel for masonry openings	\$ 5,720.00	4.42%
Patio decking repair	\$ 1,417.00	1.10%
New exterior signage	\$ 15,000.00	11.59%
Permitting	\$ 1,500.00	1.16%
Parking lot repairs	\$ 6,750.00	5.22%
Exterior lighting repair	\$ 2,300.00	1.78%
Total EIG Uses	\$ 129,387.00	100.00%

Total Project Budget	\$ 2,250,000
Bank Loan	\$ 1,575,000
Owners Contribution	\$ 675,000