

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC) Board of Directors
From: DMC Staff
Date: January 13, 2021
RE: South City Good Neighbor Grant Application – 653 Mississippi Blvd.

The enclosed South City Good Neighbor Grant has been submitted for consideration at the January 20, 2021 CCDC Board of Directors Meeting.

Project: 653 Mississippi Blvd. (Mustard Seed)

Owner: Dr. Shelley White-Means

Applicant: Nykesha Cole
653 Mississippi Blvd.
Memphis, TN 38126

Applicant's Request: South City Good Neighbor Grant up to \$50,000.

Project Description: The subject property is located on the northwest corner of Mississippi Blvd. and Georgia Ave. The site contains a 3,404 sq. ft. building, built in 1935, and provides commercial office space for three (3) tenants: Mustard Seed Inc., First Baptist Church – Lauderdale and the Corner Club.

Mustard Seed Inc., is a 501(c)(3) organization founded by members of First Baptist Church – Lauderdale. The non-profit provides on-site education, job training and life skills to youth, adult and senior members of the South City community and surrounding neighborhoods.

The applicant is planning exterior improvements to the building and site including the following:

- Exterior building repair
- Tuck-point/masonry
- Exterior painting
- Exterior signage
- Door repair/replacement
- Window repair/replacement
- Storefront repair/replacement
- Exterior lighting
- Exterior Art/Mural

The applicant plans to begin renovation work in a phased approach following approval of grant funding and DRB approval.

Estimated Budget:

The South City Good Neighbor Grant is a special program offered by the Downtown Memphis Commission (DMC) and the Center City Development Corporation (CCDC) in partnership with the City of Memphis Division of Housing and Community Development (HCD) and the South City Choice Neighborhood Initiative (CNI). This grant is designed to help commercial property owners and businesses in the South City Neighborhood make exterior improvements to their property.

The South City Good Neighbor Grant is for exterior work only and provides up to 90% of the total project cost up to \$50,000.

Sources:

Owner-funded	\$87,005
<u>South City Good Neighbor Grant (CCDC)</u>	<u>\$50,000</u>
Total Sources	\$137,005

Uses:

AC Unit Relocation (from front façade)	\$5,051
Exterior Lighting & Electrical	\$ 5,809
Exterior Paint	\$ 5,038
Masonry	\$ 2,831
General Demolition	\$ 2,882
Exterior Signage	\$10,800
New Windows	\$24,923
Metal Roll-Down Security Door	\$52,934
Window & Security Door Installation	\$ 2,776
Mural	\$ 7,500
<u>Contingency Cost</u>	<u>\$16,461</u>
Total Uses	\$137,005

Design Review:

This project will be reviewed at a future meeting of the Design Review Board (DRB).

EBO Program:

Any project that is awarded financial incentives from the Downtown Memphis Commission (DMC) shall include a best faith effort to reach no less than 25% participation by minority and/or women owned businesses (M/WBE) in the project's development cost (design and construction hard costs). Compliance with this Equal Business Opportunity (EBO) Program is a closing requirement. **If the requirements of the EBO Program are not met, the CCDC will cancel the incentive.**

Based on the estimated budget, a 25% level of M/WBE inclusion is approximately **\$34,252**.

Staff Evaluation:

The South City Good Neighbor Grant is designed to help South City commercial property owners and businesses strengthen and restore the character of important places within the community with high-quality improvements to the exterior of their property. A secondary goal of the grant is to help new and existing businesses succeed by enhancing their curb appeal in ways that might not be possible without assistance.

Staff is supportive of this application because the project is in alignment with the goals of the DMC and the Good Neighbor Grant.

The proposed exterior improvements allow Mustard Seed to better serve and provide for members of the South City Neighborhood and surrounding areas. The scope of work will bring art, transparency, lighting, and additional character to a corner in much-need of investment.

Staff Recommendation:

Staff recommends approval of a South City Good Neighbor Grant in an amount up to \$50,000 based on approved receipts and subject to all standard closing requirements.