

# Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)  
From: DMC Staff  
Date: November 13th, 2024  
RE: Exterior Improvement Grant (EIG) Application – PVA Midsouth (526 Beale St)

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The enclosed Exterior Improvement Grant has been submitted for consideration at the November 20, 2024, CCDC Board of Directors Meeting.

**Project:** Paralyzed Veterans of America Midsouth EIG (526 Beale)

Applicant/Owner: Sharon Mount  
526 Beale St  
Memphis, TN 38103

Applicant's Request: Exterior Improvement Grant in an amount up to \$40,000.

Project Description: The subject property is a circa 1958 one-story commercial building located on a roughly 1-acre site on the north side of Beale St, in the block between Danny Thomas Blvd and S Lauderdale St. The building remained vacant for several years before being purchased by the Mid-South Paralyzed Veterans Association earlier this year. The site also houses a historic marker for George W. Lee, a renowned black combat officer who served the U.S. Army Expeditionary Force in WWI.

The Paralyzed Veterans of America (PVA) is a congressionally chartered veterans service organization dedicated to maximizing the quality of life for its members and all people with Spinal Cord Injury (SCI)/Spinal Cord Disease (SCD). The Mid-South PVA purchased the subject site for use as a community center and outdoor sports area.

The proposed scope of work includes two phases. Phase 1 will focus on renovating the interior and exterior of the existing structure and parking lot on the eastern portion of the site, while phase 2 will focus on building out the outdoor sports area on the western portion of the site. The applicant is seeking funding from the CCDC to help cover the costs of the phase 1 buildout.

The exterior scope of work for Phase 1 includes site work, signage, pressure washing, exterior painting, adding new entrances and storefront, cutting door and window openings,

millwork, waterproofing, masonry, landscaping and demolition.

The DMC's Design Review Board (DRB) will review the project following CCDC approval.

EIG Budget:

The Exterior Improvement Grant is designed to help Downtown commercial property owners and businesses make 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. The Exterior Improvement Grant is for exterior work only and requires minimum leverage of 1 to 1. The maximum EIG grant for this location is \$40,000.

**Sources:**

CCDC EIG Grant	\$40,000	4%
Owner's & Other Contributions	\$1,037,195	96%
<b>Total</b>	<b>\$1,077,195</b>	<b>100%</b>

**Eligible EIG Uses:**

Site Work	\$32,102	16%
Signage	\$20,157	10%
Pressure Washing	\$15,677	8%
Exterior Painting	\$20,605	10%
Entrances & Storefront	\$20,157	10%
Door & Window Openings	\$12,318	6%
Millwork	\$21,650	11%
Waterproofing	\$7,465	4%
Masonry	\$13,811	7%
Landscaping	\$22,396	11%
Demolition	\$17,917	9%
<b>Total</b>	<b>\$204,255</b>	<b>100%</b>

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 (MWBE's) 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 MWBE inclusion is approximately **\$269,298.80**.

Staff Evaluation:

Staff is fully supportive of this project as it creates a much needed space for people living with SCI/D in the Midsouth region and transforms a currently vacant space into a

community hub. The proposed exterior improvements are designed to create a welcoming and accessible environment that will provide lasting value and an active space along this portion of Beale St.

While Exterior Improvement Grants are typically granted to commercial businesses, this project represents an opportunity for the CCDC to assist with creating a more accessible Downtown for members of our community who often face challenges navigating the non-inclusive designs present throughout much of the built urban environment.

**Staff Recommendation:** **Staff recommends approval of an Exterior Improvement Grant (EIG) in an amount up to \$40,000 based on approved receipts and subject to all standard closing requirements.**