

EIG APPLICATION

Date of Application: 02/24/2022

Building Property Address: 845 North Main Street, Memphis, TN 38107

Applicant's Name: Blair Perry

Name of Business: Soul & Spirits Brewery

Ownership Status: I lease the property

Primary Project Contact: Blair Perry, 870-926-0092,
blair@soulandspiritsbrew.com, 845 North Main Street, Memphis, TN 38107

Existing Property Condition: First initial renovation of interior building was completed in late 2021. We opened to the public in October 2021, without finishing part of the exterior renovations for a beer garden. The current conditions of the existing property: un-level surface area from breaking and grass growing over previous asphalt; old fencing/gate; and old gas meter with new meter attached. A new production emergency exit was added with concrete stairs; a new wooden fence was installed to cover new air coolant machine; and a new storefront door and ADA compliant ramp was installed before opening to public. Currently, we have our food trucks pull into the space while we are open and lock them inside the gate.

Future Use of Proposed Property: We are proposing a fully fenced/gated in new covered beer garden space (entire area will be concrete, except the gravel for food trucks and dog park) and tables, a dog park (astroturf), gravel/chat area for food trucks to pull into. Customers only have access into beer garden from the interior of the brewery; large gate will be opened up for food truck to come in and park (on gray area of plan, to be covered in gravel/chat) and then locked behind; small gate will be an emergency exit gate for customers. Stage is future buildout, will be a concrete pad for now.

Exterior Improvements: Covered concrete patio with tables, 3 foot fenced (black vinyl coated commercial grade chain link) in dog park, new fencing (black vinyl coated commercial grade chain link), new gate (black vinyl coated

commercial grade chain link), cover existing gas meter with wooden fence/gate for maintenance, new potted landscaping.

Architect: Kara & David McElyea, Arch + Craft Design, 479-651-6812, kara@archandcraftdesign.com, david@archandcraftdesign.com

Total Project Budget: \$196,902.00

Total Grant Requested: \$40,000.00

Property Owner: Belz Enterprises, 901-260-7348, 100 Peabody Place, Suite 1400, Memphis, TN 38103, info@belz.com

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: The applicant has no current civil or criminal preceding filed against them, nor has the applicant ever filed for bankruptcy. The applicant has never been charged or convicted of any felonies or is currently under indictment.

Board Relationship Disclosure: The applicant has no previous or ongoing relationship with any Board member or legal counsel of the Board.

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 shall also be required to how best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant

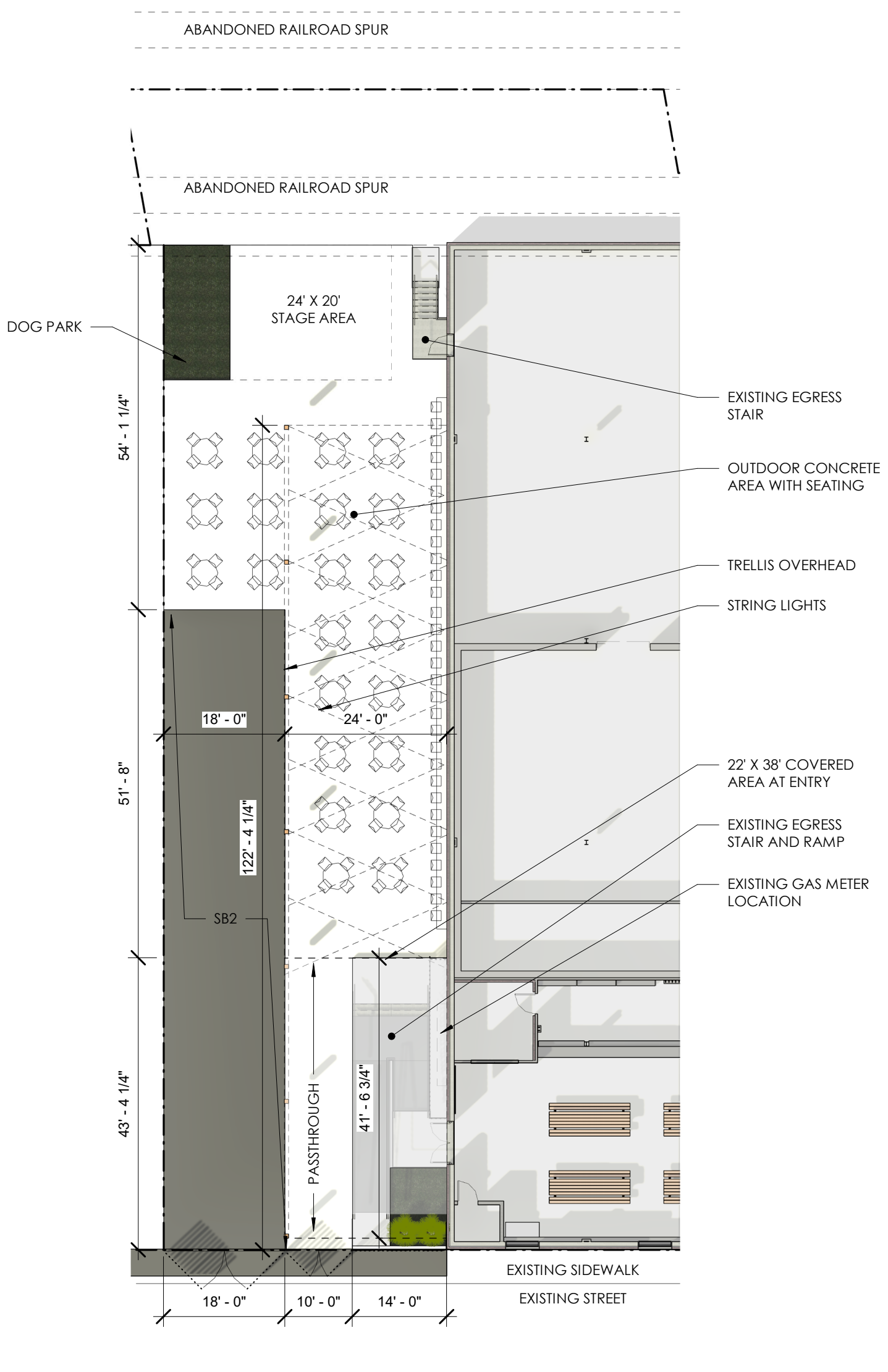
specifically agrees to pay all reasonable costs, fees and expensed incurred by the CCDC whether or not the incentive is granted to project completed.

Signature: Blair Perry

Date: 02/24/2022

Sources and Uses Statement

SOURCES:	AMOUNT:
CCDC Grant	\$40,000.00
Applicant's Equity	\$156,902.00
Total SOURCES:	\$196,902.00
USES:	COST:
General Requirements (insurance, permits, fees, labor, etc.)	\$22,505.00
Site Construction	\$29,500.00
Concrete	\$31,437.00
Metals (structural steel, etc.)	\$12,000.00
Wood (Roof trusses)	\$10,460.00
Waterproofing	\$4,500.00
Finishes, Accessories, Furniture	\$24,500.00
Special Construction (roof labor, piping, etc.)	\$27,000.00
Fire Sprinkler	\$20,000.00
Electrical	\$15,000.00
TOTAL USES:	\$196,902.00



1 BIERGARTEN PLAN option A
 1/16" = 1'-0"



2022.01.20

PERSPECTIVE

0.1

BEERGARTEN FOR SOUL AND SPIRITS