

The applicant is responsible for documenting all expenses and submitting receipts to the DMC after the project is complete. All work must be consistent with the approved grant application and the DMC must approve any changes in work scope or materials in advance of that work being performed.

Please note that an approved grant may be canceled if your project has not started within six months of the date it was approved. The project must be completed within one year of the date it was approved by the CCDC.

## APPENDIX I: GRANT APPLICATION

Date of Application:		
Building/Property Address:		
Applicant's Name:		
Ownership Status: (check all that apply)	<input type="checkbox"/> I own the property <input type="checkbox"/> I lease the property	<input type="checkbox"/> I am purchasing the property <input type="checkbox"/> Other _____
If you lease the property, when does your lease expire?		
Primary Project Contact:	Name:	
	Phone:	Email:
	Mailing Address:	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Exterior building repair <input type="checkbox"/> Tuck-pointing/masonry <input type="checkbox"/> Exterior painting <input type="checkbox"/> Exterior signage <input type="checkbox"/> New awning(s) <input type="checkbox"/> Fencing <input type="checkbox"/> Landscaping	<input type="checkbox"/> Sidewalk repair <input type="checkbox"/> Door repair/replacement <input type="checkbox"/> Window repair/replacement <input type="checkbox"/> Storefront repair/replacement <input type="checkbox"/> Exterior lighting <input type="checkbox"/> Public art <input type="checkbox"/> Other (describe below)

If you listed <i>Other</i> above, Please briefly describe	
<p>Project Goals:</p> <p>Why are you applying for the grant?</p> <p>What positive impacts do you anticipate for your business and the neighborhood?</p>	
Architect (if applicable)	<p>Name: _____ Phone: _____</p> <p>Company: _____</p>
Total Project Budget:	
Total Grant Requested:	
Property Owner: (If not the applicant)	Name: _____
	Phone: _____ Email: _____
	Mailing Address: _____
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 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.</p> <p style="text-align: right;">7/7/2022</p> <p>_____ Signature: _____ Date: _____</p>

## PROJECT INFORMATION – 825 JACKSON



SELF+TUCKER ARCHITECTS

June 28, 2022

Sara Barrera  
Downtown Memphis Commission  
114 N. Main Street  
Memphis, TN 38103  
O: 901.575.0564

Re: Project Information on 825 Jackson/0 N Dunlap, Memphis, TN 38107



Figure 1

**Summary:** Client, Ephraim Urevbu, is in the planning stage for future development of the above referenced properties. Construction is to move ahead as funds are made available.

The building at 825 Jackson Ave. is a 7,550 square foot, two story structure, currently divided into three major areas on the ground floor and several former apartment units on the second floor. Client intends to divide the ground floor into three separate tenant spaces, and create two to three new apartment units on the second floor. Additionally, there will be new decorative fencing to enclose the outdoor area, which will serve as a space for various outdoor functions. The southerly adjacent parcel at 0 Dunlap will be included in this fenced-in area.

The existing building will require a large amount of clearing and demolition to remove obsolete/damaged partitions, ceilings, and floors, as well as to reopen currently infilled window and door openings. Client has had the building inspected for structural integrity, and reports that it is structurally sound with the exception of some repairs needed on the roof.

**PROJECT INFORMATION– 825 JACKSON**

Construction Estimates for Exterior Work:

- Demolition - \$15,000
- New Doors & Windows – \$32,000
- Fencing - \$10,000
- Lighting - \$5,000
- Paint/finishes - \$9,000
- Brick/Masonry Repair - \$20,000

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Total Estimate – \$91,000

NOTE: Estimate does not include various building fees, utility connection fees, etc. Costs are estimated only for materials and construction based on known conditions and design intent. Numbers are provided only as a rough estimate, based on research of current labor rates and materials costs.

PROJECT INFORMATION– 825 JACKSON

Existing Conditions:



Figure 2



Figure 3

PROJECT INFORMATION- 825 JACKSON



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9





Figure 10



Figure 11



Figure 12

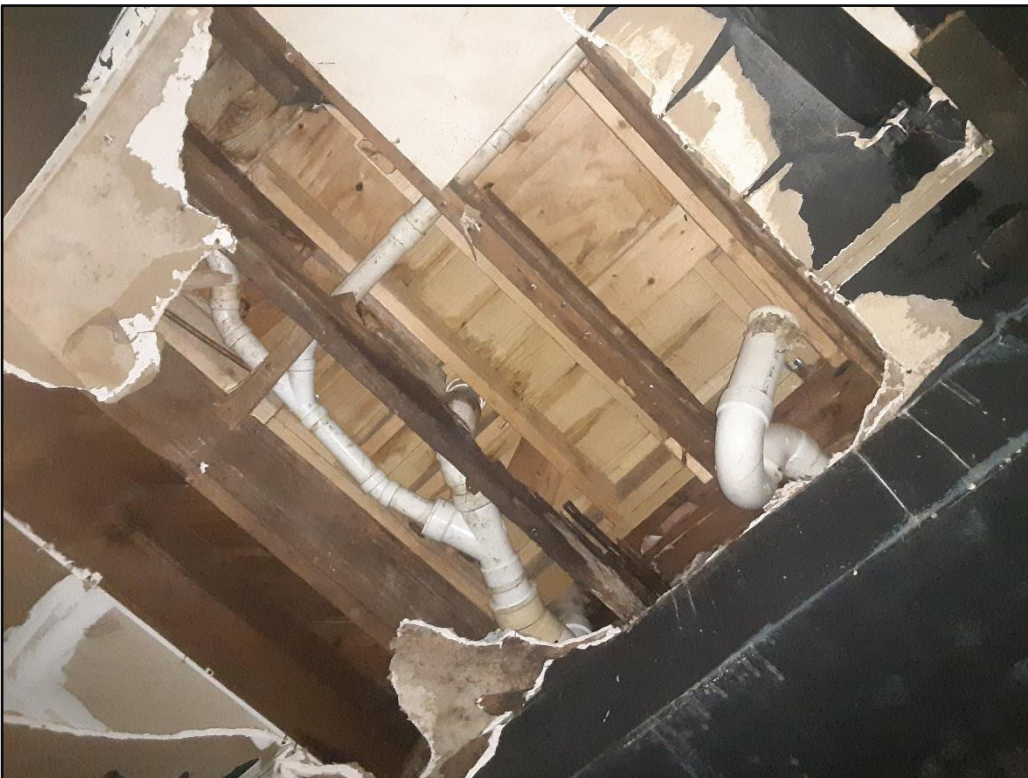


Figure 13

Planned Exterior Renovations



Figure 14 – Existing Conditions



Figure 15 - Planned Renovations



**Sources**

Owner's Equity	\$	201,000
Bank Loan	\$	367,000
Total Sources	\$	568,000

**Uses**

	<u>Total Budget</u>	<u>Exterior Improvements Eligible for GNG*</u>
Building Acquisition	\$ 200,000	
Roof Work	\$ 50,000	
Demolition	\$ 40,000	\$ 15,000
New Doors & Windows	\$ 35,000	\$ 32,000
Electrical	\$ 35,000	
Plumbing/Fixtures	\$ 45,000	
Gas	\$ 10,000	
Fencing	\$ 10,000	
Flooring	\$ 30,000	
Walls/Framing	\$ 10,000	
Ceilings	\$ 20,000	
Lighting	\$ 13,000	\$ 5,000
Appliances	\$ 25,000	
Paint/finishes	\$ 25,000	\$ 9,000
Brick/masonry repair	\$ 20,000	\$ 20,000
Total Uses	\$ 568,000	\$ 81,000

\*can only apply for reimbursement up to \$25,000

**Exterior Improvement Budget**

Owner's Contribution	\$	56,000	69.14%
CCDC GNG	\$	25,000	30.86%
	\$	81,000	100.00%