

APPENDIX I: GRANT APPLICATION

Date of Application:	May 24, 2022	
Building/Property Address:	545 South Main St. Memphis, TN 38103	
Applicant's Name:	Zio Matto Gelato	
Name of the Business:	Zio Matto, LLC	
Ownership Status:	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input checked="" type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____	
Exact size of the space to be leased (sq. ft.)	1,035 sq. ft.	
Describe the length and monthly rent of your proposed lease:	5 years	
Primary Project Contact:	Name: Matteo Servente Phone: 901-488-4200 Email: matteo@ziomatto.com Mailing Address: 120 St. Paul Ave #W101 Memphis, TN 38126	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Hazardous material abatement <input type="checkbox"/> Interior demolition <input checked="" type="checkbox"/> ADA Compliance <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Mechanical/HVAC <input checked="" type="checkbox"/> Permanent Lighting	<input checked="" type="checkbox"/> Flooring <input checked="" type="checkbox"/> Windows/Doors <input checked="" type="checkbox"/> Permanent interior walls <input type="checkbox"/> Historic restoration <input checked="" type="checkbox"/> Cash wrap/bar/counter <input type="checkbox"/> Other (describe below)
If you listed <i>Other</i> above, Please briefly describe		
Architect (if applicable)	Name: _____ Phone: _____ Company: Architecture Inc.	
Total Project Budget:	\$95,000 - \$110,000	
Total Grant Requested:	\$30,000	
Property Owner: (If not the applicant)	Name: Central Station Hotel Partners, LLC Phone: 901-346-8800 Email: mwilson@kwilson.com Mailing Address: 20 Huling Ave. Memphis, TN 38103	
Contact:	McLean Wilson	

Legal Disclosure:	<p><i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment.</i></p> <p>None</p>
Board Relationship Disclosure:	<p><i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i></p> <p>None</p>
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 and/or women contractors and subcontractors in the project development. 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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div data-bbox="581 1690 876 1782"> <p><u>Ryan Watt</u> Signature:</p> </div> <div data-bbox="1023 1690 1339 1782"> <p><u>5/25/22</u> Date:</p> </div> </div>

May 19, 2022
Downtown Memphis Commission
114 N Main Street
Memphis, TN 38103

Dear Downtown Memphis Commission,

I am writing to express my support for Zio Matto Gelato and confirm our intent to lease them 1,035 of retail space in Central Station facing G.E. Patterson Avenue.

We believe that Zio Matto Gelato will be a welcome addition to the South Main Street Historic District and the retail improvement grant will help make the construction costs feasible for them to build their first storefront.

If you have any questions, please feel free to contact me.

With gratitude,



McLean Wilson
Principal
Kemmons Wilson Companies



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

ISSUE DATE:
06/01/22

REVISIONS		
NO.	DATE	TITLE

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CONSULTANTS:

ARCHITECTURE, INCORPORATED
109 N. Main Street, Suite 200
Memphis, TN 38103
(901) 526-5080

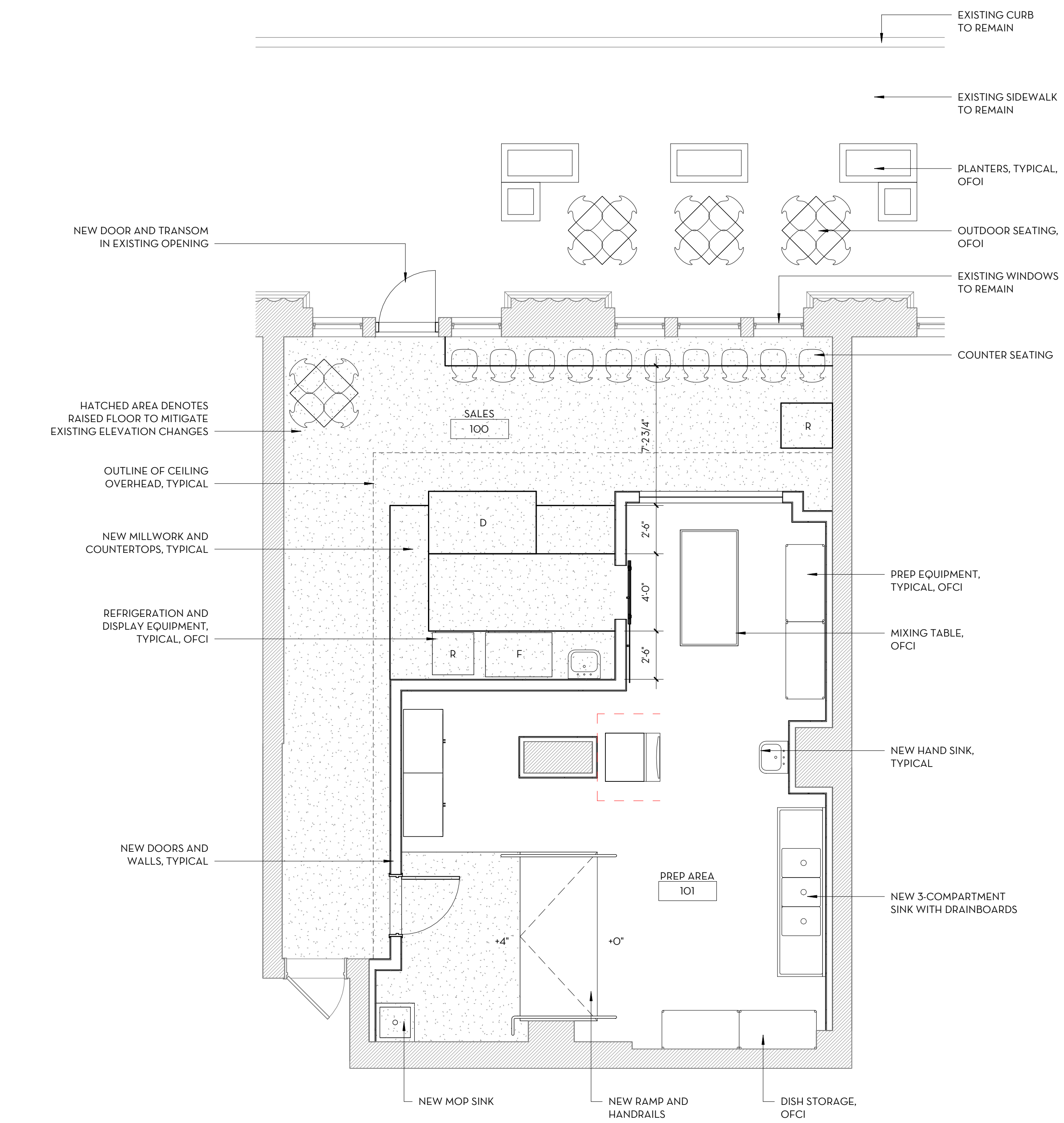


FIRST FLOOR PLAN

ZIO MATTO
CENTRAL STATION
MEMPHIS, TN 38103

ARCHITECT'S JOB NO:
2211

SHEET NUMBER:
A1.0



1 FLOOR PLAN
1/4" = 1'-0"

PHOTOS OF CURRENT SPACE





<u>Construction Budget with Work Estimates to Bid</u>				<u>Funding Source</u>		
				<u>RI Grant</u>	<u>Landlord</u>	<u>Tenant</u>
General Conditions		\$6,000			\$4,500	\$1,500
Permits		\$700			\$700	
Demolition		\$350			\$350	
Drywall & Framing		\$5,000			\$3,750	\$1,250
Cabinets / Countertops / Hardware		\$10,000				\$10,000
Glass / New Door		\$7,000			\$7,000	
Install Cove Base		\$600				\$600
Floor: Raised for ADA compliance level to street Grind & Seal exposed current floor in prep area		\$10,000		\$5,000	\$3,750	\$1,250
HVAC ductwork		\$5,000		\$2,500	\$2,500	
Electrical		\$17,000		\$6,000	\$8,250	\$2,750
Plumbing		\$27,000		\$8,000	\$14,250	\$4,750
Painting		\$3,000			\$3,000	
Demo Cleanup		\$600			\$600	
Overhead		\$6,000			\$4,500	\$1,500
Architecture Fees		\$8,500		\$8,500		
TOTAL		\$106,750		\$30,000	\$53,150	\$23,600
				Tenant share from owner personal loans to the LLC		
				Landlord % share will adjust lease		

EBO PROCESS

We will seek advice from the DMC, Central Station Hotel Partners, and Arch Inc. throughout the process to ensure we are offering equal opportunity for bids when selecting our general contractor and that they follow EBO guidelines for selecting their subcontractors.

Kevin Clarkson with Henry Turley Company will work with the general contractor to represent Central Station throughout the bidding and construction process.