

Center City Development Corporation Board Meeting

To: Center City Development Corporation (CCDC)
From: DMC Staff, Planning & Development Department
Date: October 12, 2016
RE: Exterior Improvement Grant Application – Arnold’s BBQ & Grill

The enclosed Exterior Improvement Grant has been submitted for consideration at the October 12, 2016, CCDC Board of Directors Meeting.

Project: Arnold’s BBQ & Grill, 320 Monroe Avenue, Suite 2

Applicant: Mr. Mike Arnold
Arnold’s BBQ & Grill
1124 Misty Isle
Memphis, TN 38103

Property Owner: Mike Todd, Managing Member
Monroe Associates, LLC
629 Monroe Ave.
Memphis, TN 38103

Applicant’s Request: Exterior Improvement Grant in the amount of \$29,512.

Project Description: The subject property is a building on the north side of Monroe Avenue, in the block between Fourth Street and Danny Thomas Boulevard. The applicant is leasing the back of the building in a space fronting Floyd Alley but visible from Madison Avenue through a surface parking lot.

The applicant has operated Arnold’s BBQ in southeast Memphis for over 15 years and now plans to open a second location in Downtown Memphis.

Scope of Work: Exterior building repair will include graffiti removal, brick tuck-pointing, installation of new entry doors, and exterior painting. Two (2) large awnings and an outdoor patio with decorative metal railing will be installed in an area adjacent to Floyd Alley. The project also includes installing a large neon sign on the north building elevation.

Interior work to prepare the restaurant space is currently underway. Exterior work is expected to begin immediately following DRB review and approval.

Eligibility: The Exterior Improvement Grant is for exterior work only and requires minimum leverage of 1 to 1. Staff opinion is that the following scope items are potentially eligible:

Graffiti removal	\$2,688
Pressure washing and masonry cleaning	\$1,344
Window and door replacement	\$2,408
One (1) neon sign	\$29,000
Two (2) awnings	\$9,408
Exterior lighting	\$2,016
Concrete and asphalt work (entry + patio area)	\$2,484
Custom steel patio railings	\$5,644
Prep and paint lower concrete wall	\$1,792
Labor	\$2,240
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	Total: \$59,024

Design Review: All exterior work and signage will require the review and approval of the Design Review Board (DRB). The applicant intends to submit plans for review at the November 2, 2016 DRB meeting.

EBO Program: Any project that is awarded financial incentives from the Downtown Memphis Commission shall include a best faith effort to reach no less than 20% participation by women and/or minority owned businesses (W/MBE) 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.** 20% W/MBE inclusion for the eligible scope of work is approximately **\$11,805.**

Staff Evaluation: The Exterior Improvement Grant program 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.

Staff is supportive of approving an Exterior Improvement Grant for this project given its location within the Downtown Core, a priority area for the DMC. Furthermore, the DMC recognizes the importance of helping new businesses and restaurants open in the Edge District, a crucial linkage between the Medical District and the Downtown Core.

While the planned improvements are at the rear of the building, this is where the restaurant entrance will be located. The property owner and the applicant are making a concerted effort to reactivate and animate the public alley by opening this restaurant. Moreover, the rear of the building is highly visible from Madison Avenue given the presence of a surface parking lot on the south side of Madison, just north of the subject property.

Staff Recommendation: **Staff recommends approval of an Exterior Improvement Grant in an amount up to \$29,512, based on approved receipts and subject to all standard closing requirements.**