Background

The City of Memphis and Shelby County Community Redevelopment Agency (the “CRA”) provides a source of financing to assist public or private enterprise in the elimination of blighted conditions and providing affordable housing while maximizing return on public investment for the community.

As part of its mission to eliminate blight, the CRA has acquired a number of vacant lots in the Uptown Redevelopment Area. The majority of these lots are not suitable for the development of affordable housing. However, these vacant lots represent a huge opportunity for residents and those interested in investing in our North Memphis neighborhoods. To this end, the CRA invites applicants to reimagine our Uptown lots.

The Purpose of Reimagining Uptown Lots

The CRA is soliciting proposals from individuals with the passion, plans, and long-term commitment to invest in the revitalization of a vacant lot or lots. All proposals must be consistent with the Uptown Community Plan (the “Plan”) for the Uptown Community Redevelopment Area (herein noted as the “Area”), located in the City of Memphis, Tennessee. A copy of the Plan may be viewed and/or downloaded at www.cramemphis.org or a hard copy requested from CRA staff.

What Can You Do With A Vacant Lot?

Vacant lots are potential waiting to be realized! There are any number of ways a vacant lot may be transformed from a blight-inducing mechanism to a neighborhood asset.

For ideas on how vacant lots can be reimagined check out Memphis’ Office of Sustainability summary diagram (to the left and attached to this RFP) or see the following excellent resources:
Invitation for Proposals

The CRA invites all interested individuals or organizations (the “Applicant”) to submit a proposal for vacant lots currently held by the CRA.

All interested Applicants are invited to submit a proposal for consideration. The proposal should contain, at minimum, the information requested in this Request for Proposal (RFP) and the attached application form.

An electronic copy of the proposal should be e-mailed to Andrew.Murray@memphistn.gov and/or delivered to:

Memphis and Shelby County CRA
c/o Andrew Z. Murray
P.O. Box 3017
Memphis, TN 38173

Please note the following priority will be utilized in approval of proposals:

- First priority is to adjacent property owners.
- Second priority is to residents of the Uptown Redevelopment Area.
- Third priority is to organizations currently involved in the Uptown Redevelopment Area.
- Fourth priority is all other individuals or organizations.

The proposals will be evaluated on a first come, first served basis, with the first review on December 6th.
For all Applicants submitting proposals, please note the following:

- The CRA reserves the right to reject any or all proposals submitted. CRA staff will evaluate the proposals. CRA staff may request additional information or an in-person interview or phone call. CRA staff will submit their recommendation to the CRA Board for approval.

- Any inquiries concerning the proposal should be directed to Andrew Z. Murray at Andrew.murray@memphistn.gov.

- The CRA is not liable for any cost which the Applicant may incur in connection with the preparation or presentation of its proposal.

- Please provide a written description of your ongoing plan for management and maintenance of the lot.

- Please provide proof of insurance or how the Applicant intends to obtain insurance.
CITY OF MEMPHIS AND SHELBY COUNTY
REDEVELOPMENT AGENCY

APPLICATION FOR REIMAGINING AN UPTOWN LOT

Note: For any question, if more space is needed, please attach additional pages.

Applicant

____________________________________________________________________

Name

____________________________________________________________________

E-mail                                           Telephone

____________________________________________________________________

Street Address                                           City     State          Zip

____________________________________________________________________

Organization Name           Title     Website

(if applicable)

Are you a resident of the Uptown Redevelopment Area? Yes ___  No ___

Please describe your connection to the community.

____________________________________________________________________

____________________________________________________________________

In which vacant lot(s) are you interested (please see CRA list of properties)?

____________________________________________________________________

____________________________________________________________________

Please briefly provide any experience with development of vacant lots, real estate, community projects, etc.

____________________________________________________________________

____________________________________________________________________
Please describe your proposal for a vacant lot or lots held by the CRA. (Please attach any supporting documents such as budgets, schedule, drawings, letters of support, etc.)

The best **days** of the week and **time** for you to meet with a CRA staff member: __________________

I hereby attest that the previous statements are true and correct to the best of my knowledge.

Date

________________________________________

Signature

________________________________________

Name

________________________________________

Organization

________________________________________

City of Memphis and Shelby County Community Redevelopment Agency
Thank you for your interest in Uptown Lots
Reimagined

(Applicant – do not write below this line)

Date Application Received: __________   Staff Signature: ____________________________

Notes:
Attachments

1. List of Available Lots
2. Map of Available Lots
3. Vacant Lot Re-Use Typologies
## List of Available Lots

<table>
<thead>
<tr>
<th>Vicinity</th>
<th>Parcel Number</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3rd and Greenlaw</td>
<td>001074 00011</td>
<td>0 Greenlaw Avenue</td>
</tr>
<tr>
<td>5th and Saffarans</td>
<td>001076 00008</td>
<td>248 Saffarans Avenue (0)</td>
</tr>
<tr>
<td>3rd and Keel</td>
<td>001079 00015</td>
<td>188 Keel Avenue</td>
</tr>
<tr>
<td>Mill &amp; Seventh</td>
<td>001091 00008</td>
<td>325 Mill Avenue</td>
</tr>
<tr>
<td>Looney and Danny Thomas</td>
<td>001096 00009</td>
<td>643 Looney Avenue</td>
</tr>
<tr>
<td>Keel to Alley near Danny Thomas</td>
<td>001099 00016</td>
<td>0 Keel Avenue</td>
</tr>
<tr>
<td>Looney and Danny Thomas</td>
<td>001100 00016</td>
<td>682 Looney</td>
</tr>
<tr>
<td>Looney and Woodlawn</td>
<td>001102 00017</td>
<td>714 Woodlawn</td>
</tr>
<tr>
<td>Jackson and McDavitt</td>
<td>001105 00023Z</td>
<td>0 McDavitt</td>
</tr>
<tr>
<td>6th and Henry</td>
<td>022027 00002</td>
<td>275 Henry Avenue</td>
</tr>
<tr>
<td>Bethel and Manassas</td>
<td>027007 00020</td>
<td>0 N Manassas Avenue</td>
</tr>
<tr>
<td>Leath and Saffarans</td>
<td>027016 00008</td>
<td>721 Leath Street</td>
</tr>
</tbody>
</table>
City of Memphis and Shelby County Community Redevelopment Agency

275 Henry Avenue (Parcel 022027 00002) – Near Bickford Community Center
0 Greenlaw (Parcel 001074 00011) – Corner of 3rd and Greenlaw
City of Memphis and Shelby County Community Redevelopment Agency

682 Looney (Parcel 001100 00016)
City of Memphis and Shelby County Community Redevelopment Agency

0 Keel Avenue (Parcel 001099 00016) – Between Thomas and Woodlawn
City of Memphis and Shelby County Community Redevelopment Agency

721 Leath Street (Parcel 027016 00008)
VACANT LOT RE-USE TYPOLOGIES

HOME LOT  EXPANDED LOT  FLOOD LOT  COMMUNITY LOTS  NATURE LOT
PROJECT TYPES: RAIN GARDEN

Uptown Reimagined

City of Memphis and Shelby County Community Redevelopment Agency

Mailing Address: P.O. Box 3017, Memphis, TN 38173
901-636-6544

www.CRAmemphis.org