



Manassas Market and Smokey City Market RFPs – Questions and Responses

Q: Does the CRA have building dimensions or as-built information for the building on the Manassas Market site?

A: The CRA does not have details on building dimensions or other as-built information. The [Shelby County Assessor's website](#) shows two permits have been issued for the property over the last 40 years, although there is no detailed information about these permits available online. Interested parties may wish to contact the Division of Planning and Development's Construction Enforcement office (901.222.8300) for more information on these permits.

Q: Does the CRA or ALSAC/St. Jude own the Manassas Market property?

A: The CRA owns the three parcels that are part of the Manassas Market site. The CRA is currently leasing space on the property to ALSAC (the fundraising organization for St. Jude Children's Hospital) for temporary parking. The temporary parking lease is subject to cancelation at any time with required notice to ALSAC once a development has been approved.

Q: Is there any preference on the percentage of affordable housing for low- and moderate-income households? Would 100% affordable be acceptable?

A: There is no specific requirement or minimum for the amount of affordable housing for low- and moderate-income households that should be part of the project(s). A proposal with 100% affordable housing for low-and-moderate income households would be acceptable. The CRA is committed to ensuring that the neighborhood remains affordable and one of the stated goals of the Uptown Community Plan is for a mixed-income neighborhood.

Q: Would potential funding from the CRA be in the form of grants or loans?

A: TIF funding from the CRA is subject to availability and depends on the specifics of the request. The CRA is open to either a grant or loan structure for potential use of TIF funding. Per state statute, CRA TIF funding may only be used for remediation of blight and/or provision of affordable housing.

Q: Does the CRA have any other studies for either property? (transportation, market analysis)

A: The CRA has utility analysis information and opinion of probable construction cost information for the area around this stretch of Jackson Avenue, available upon request.

Q: Will there be a chance to get clarity on the answers to these questions?

A: Yes, CRA staff are available to clarify any of the responses to these questions. Please contact Vivian Ekstrom (vivian.ekstrom@cramemphis.org or 901-482-8315). The CRA will update this document with clarifications, if needed.

Q: Is there a suggested minimum percentage of committed funding?

A: The CRA does not have a suggested minimum percentage of funding that developers should commit to the project(s). TIF funding for the sites is limited, however, as these sites represent only a portion of the Uptown TIF District.

Q: The RFP suggests that the CRA is open to being part of the capital stack if we're interested in public funding. Is there a percentage or dollar amount that should be considered when submitting the proposal?

A: The CRA does not have a minimum or suggested amount of TIF funding that is available for these projects. Any potential TIF funding depends on the specifics of the request and project(s) and is subject to availability and CRA Board approval.

Q: If the developer is interested in applying for tax credits during the upcoming cycle, we would have to have site control in order to be eligible. Given that the tax credit application deadline is before the awards are announced, would the CRA be willing to join us in submitting the application for these tax credits as the entity that currently has site control?

A: Yes, subject to review by our Legal Counsel, the CRA would be willing to work with the potential developer to obtain tax credits.

Q: Is there a list of local developers available that could be provided to out-of-town developers?

A: The CRA does not have a pre-approved list of local developers. Once proposals are received, we are willing to share contact information of other parties that have expressed interest, if that is explicitly requested in the proposal response.