



## 1336 N. Second / Hickory Ave & North Second RFPs – Questions and Responses

### **Q: What is the definition of start construction?**

A: According to one online law dictionary: “Start of construction means the date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction ...on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.” The CRA will generally adhere to such a definition, with the details to be defined in a redevelopment agreement.

### **Q: Is there a penalty if construction is unable to start within six months after winning the contract?**

A: The CRA reserves the right to renegotiate terms with the selected developer, put the property out for RFP again, or select another developer if project timelines are not met.

### **Q: What defines a “timely manner” (p. 14, Project Feasibility #3)? While the RFP states a 12-16-month development timeline, can this be modified?**

A: The timeline is up for negotiation in the form of a redevelopment agreement. The sooner the project is proposed to be developed, the better.

### **Q: The RFP states that the ideal respondents will have the financial and organizational capacity to complete the project within 12-16 months of the executed development agreement (p. 7). What must be completed within 12-16 months? For the proposal, is it recommended to include the entire vision of the project, even if it will take longer than 16 months? Or is it recommended only to propose what can be done within 16 months in the proposal?**

A: Please include the entire vision for the project in the response and identify in more detail what is anticipated to be completed within 12-16 months. The Uptown TIF is time-limited and so time is of the essence. However, the CRA and community are open to negotiating the specifics in a redevelopment agreement.

### **Q: What are the proposed terms/early ideas for the development agreement for 1336 Second?**

A: The feedback from the community may be found in the RFP and in the Uptown Community Plan. In the near term, the CRA is very interested in exploring ways the site can be used for workforce development and supporting affordable housing programs and projects.

**Q: What is the process once the RFP is accepted? Who has ownership of the land?**

A: After a review by the Uptown Advisory Committee and the CRA staff, the CRA Board will review the project and vote on the authorization of a redevelopment agreement with the selected developer. The ownership of the land will transfer to the developer, but the timing and details of this transfer are subject to terms outlined in the redevelopment agreement, which will entail meeting development milestones.

**Q: What is the definition of the “dismantling building” on the project site (p.11)?**

A: The “dismantling building” identified on the map on page 11 of the RFP refers to the building where the dismantling of motorized vehicles occurred during a previous use of the site.

**Q: Has an environmental review been conducted for the site?**

A: Yes, the CRA has invested considerable resources in cleaning the site, assessing the environmental conditions through a phase 1 and phase 2 environmental assessment, and performed some environmental cleanup of the site. These documents may be found by clicking the links on page 10 of the RFP. If there are any questions regarding environmental conditions, the CRA is very willing to answer them or obtain the answer from our consultants, if necessary / possible.

**Q: Regarding Parking on the Hickory and North Second Site: Who owns and maintains the current on-street parking? Can this parking be utilized by the proposed developments? Is it possible for the parking to be restructured for better efficiencies and accessibility? Would the CRA help negotiate with nearby land owners if parking needed to be added or moved to the south side of Hickory?**

A: The on-street parking was developed by the CRA as part of the overall redevelopment of the block and the Bearwater Greenline trail and sidewalks. It is dedicated to the City and would be available for use by the development, with details to be negotiated with the City through assistance from the CRA. It is unlikely that the parking can be restructured, given the site constraints; however, the CRA is open to proposals. The CRA is very willing to facilitate discussions with property owners, the community, and the City and has been in close contact with all of these as this development is a community-led process.

**Q: Affordability on the Hickory and North Second Site: Is it expected that all residential components of the proposal be affordable? Or is it okay to pursue mixed income assortment to ensure long-term sustainability of the proposal? Does the CRA have recent/direct surveyed market analysis of housing needs from surrounding community members and businesses? Would the CRA be against subdividing the parcel in an attempt to sell homes geared towards home ownership?**

A: The CRA is open to any of these options. Proposals that involve the creation of affordable housing (particularly those that lead to the creation of generational wealth) will be higher ranked in our analysis, as this is the stated mission of the CRA. The CRA staff and the Uptown Advisory Committee will be available to the selected developer to

assist in the marketability of the project and to ensure that it matches the community's plan and needs.

**Q: The Sunflower Bayou: When was the last major flood event? And at what level did the event crest?**

A: Since the CRA has been involved with the property, there have been two major flood events, one being in the top five worst flood events in Memphis history. The bayou did not flood the property in either flood event. The level of the bayou is controlled by the Army Corps of Engineers and there is a pump station that regulates levels and flows.

**Q: The parcel(s) on Hickory and North Second: What is the start of the property line and the end of the property line? Would the CRA assist in subdividing the parcel if the developer wants to sell homes/parcels as a part of a home ownership effort?**

A: The CRA conducted a detailed recent survey of the site, which has been uploaded to the CRA website. The whole area recently underwent a replatting process, which is also available. The CRA and the community are open to further subdivision, depending on the proposal.

**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 Andrew Murray ([Andrew.murray@CRAMemphis.org](mailto:Andrew.murray@CRAMemphis.org)). The CRA will update this document with clarifications, if needed.