



LAND DEPOSIT

ASSEMBLY BUILDING APPLICATION

480 Dr. MLK Jr. Avenue
Memphis, TN 38126

(901) 636-9300

OVERVIEW OF THE PROGRAM

As part of the Blight Authority of Memphis' (BAM) mission of returning vacant, abandoned, foreclosed, or tax delinquent property to productive use; BAM may acquire property in certain geographic areas or in collaboration with partners. By strategically assembling parcels of abandoned and blighted properties over time, BAM will be able to assist partners catalyzing the redevelopment and revitalization of Memphis neighborhoods.

We believe this capacity can be a significant tool to support community development efforts by reducing carrying costs that disadvantages many nonprofit developers from redevelopment properties within their community. With BAM's ability to hold property tax-free. Collaboration with BAM can especially powerful in supporting small-to-large scale development projects where multiple tracts of land must be accumulated over time; the development of single-family residential infill subdivisions during the property assemblage; discourage predatory speculative activities; and, even lower the carrying costs of community development entities with their inventory of properties.

All Applicants are encouraged to read the Acquisition & Disposition and the Land Deposit Policies and Procedures prior to applying to this program.

Please print and submit signed application with all attached documents to support@blightauthoritymemphis.org.

ABOUT THE APPLICANT

Applicant Name

Applicant Name: _____

Is the applicant the primary point of contact? _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Is the applicant the primary Point of Contact (POC)? _____

Is the applicant authorized to sign on behalf of the company or organization? _____

Primary Point of Contact

Only answer this section if you answered "No" in the POC questions above.

Primary Point of Contact Name: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Is the applicant authorized to sign on behalf of the company or organization? _____

Organization or Business Name:

Company or Business Name: _____

Relevant dba Business Name: _____

Has your organization been listed or identified as other names? _____

If you answered "Yes" in the previous question, please list all other names associated with your organization below:

Location Details

Mailing Address: _____

City: _____ State: _____ Zip: _____

Physical Address _____

City: _____ State: _____ Zip: _____

Website: _____ Filing Date: _____

Federal Employer Identification Number: _____

Applicant's Legal Structure: _____

APPLICANT'S ELIGIBILITY

Applicant's Background

Please provide us with a brief description of your organization's mission and purpose without reference to a possible collaboration with BAM.

Please attach any necessary documents if necessary.

Applicant's History

Please answer "True" or "False" for the following questions below.

If necessary, please attach a statement to provide additional explanation for your answer regarding any statements listed below.

Applicant is a Memphis-based Nonprofit.

_____ Applicant is authorized to do business in the State of Tennessee.

Applicant does not own any real property that is tax delinquent and has not owned a property that has been tax delinquent during Applicant's ownership for at least two (2) years.

Applicant has paid all Memphis and Shelby County property taxes that are due and payable for all properties proposed for transfer to BAM. Applicant will be required to provide evidence of payment at the time of Applicant's execution of the Land Deposit Agreement.

Applicant does not own any properties that constitute nuisances or that are in material violation of state and/or local codes. Applicant does not have a history of allowing code violations and nuisances to exist on its properties.

Applicant has not lost any title or had any foreclosure filings against any of Applicant's properties during Applicant's ownership.

Applicant is committed to returning all properties proposed for transfer to BAM to productive use.

_____ Applicant has no all potential conflicts of interest associated with BAM;

Statement of Qualifications

Please provide a statement of qualification on your organization. Please ensure your statement includes how many years of relevant experience does your organization have of practicing work related to the proposed project.

Please attach any necessary documents if necessary.

FINANCIAL INFORMATION

Please complete the table below with details on the applicant.

APPLICANT'S FINANCIAL RECORDS

Based on 990 Filing Records

Year	Total Assets	Total Revenue	Total Expenses	Upload Filing URL
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	

Organization Background Supporting Documents Attachments

Nonprofit Corporations Required Documents

1. Copy of Exemption Letter from the IRS
2. Copy of current Charity Solicitation Letter from the State
3. Copy of the most recent Business Filing that identifies the organization's officers.
4. Provide 3 years of the most recent audited financial statements

LAND DEPOSIT PORTFOLIO OF PROPERTIES

LAND DEPOSIT SUMMARY

_____ Total number of anticipated properties to be serviced through this program.

_____ Total years needed for the overall Land Deposit Term.

_____ Party responsible for maintaining properties.

PROPERTY OR PROPERTIES ELIGIBILITY

Please answer the following questions for the initial portfolio of presented properties.

BULK TRANSFER FOR THE PORTFOLIO OF PROPERTIES

_____ All properties are located within the City of Memphis

_____ All properties are not in use or occupied.

All properties are free and released of outstanding mortgages and security instruments.

None of the properties have been contaminated by hazardous substances, solid waste, or any other pollutant.

If you answered "False" for any of the previously asked questions, please attach a statement that provides additional explanations for you answer.

Total number of parcels ready for immediate transfer if approved: _____

GOVERNMENT-OWNED PARCEL TRANSFER FOR THE PORTFOLIO OF PROPERTIES

_____ All properties are located within the City of Memphis

_____ All properties are not in use or occupied.

_____ All relevant parcels are to receive Quiet Action services after transfer.

_____ None of the properties have been contaminated by hazardous substances, solid waste, or any other pollutant unless the contamination will be remediated through a BAM approved plan.

If you answered "False" for any of the previously asked questions, please attach a statement that provides additional explanations for you answer.

Total number of parcels to be held acquired by BAM on behalf of the Applicant: _____

PROJECT SUMMARY

Please provide a brief description of the overall project. In your summary, indicate how this program will advance the work proposed in this application.

PROJECT ELIGIBILITY

Please attach a document to provide proof for each statement listed below.

The project will facilitate the reclamation, rehabilitation, or reutilization of real property within the City of Memphis.

The Applicant has conferred with members of the community regarding the project and can demonstrate to BAM that the project aligns with community goals and is supported by the community.

The proposed uses for the properties are consistent with current zoning requirements or a waiver for non-conforming use will be obtained as a condition precedent to transfer to BAM.

BAM'S MISSION ALIGNMENT

All supported projects must align with BAM's mission and should result in productive use of the properties within a reasonable time frame. Please provide a statement that speaks to how your project aligns with BAM's mission.

BAM's Mission

Transforming blighted properties into economic opportunities.

MEMPHIS 3.0 ALIGNMENT

Please provide a statement for how this proposed project will align with the Memphis 3.0 Comprehensive Plan. The comprehensive plan can be accessed at this [link](#).

COMMUNITY IMPACT

Please provide a statement for the Short- and long-term community impact on the immediate and surrounding neighborhood

Short term impact on the community includes:

Long term impacts include:

PROJECT TEAM

MAINTENANCE TEAM

Site Manager	Phone Number	Email Address
Landscaper (A)	Phone Number	Email Address
Landscaper (B)	Phone Number	Email Address
Landscaper (C)	Phone Number	Email Address

DEVELOPMENT TEAM

Developer	Phone Number	Email Address
Co-Developer	Phone Number	Email Address
Consultant	Phone Number	Email Address

FINANCIAL NARRATIVE

Please provide a statement that describes applicant’s financial plan for financing the site control, maintenance, legal fees and redevelopment for the proposed project. If your project requires time for raising funds, please provide a comprehensive fundraising plan that narrates your fundraising intentions and timeline for achieving that identifies.

EXPENSES	FUNDING STATUS
Parcel Acquisition \$	
Closing & Legal Fees \$	
Quiet Title Costs Est. \$	
Annual Maintenance \$	
Development Costs \$	

Project Summary Documents

1. Project Timeline
2. Proof of Cash on Hand - Acceptable proof of funding includes cash on-hand, available credit, and other liquid assets.
3. Tax Compliance – Provide documentation demonstrating payment of all municipal, county, state, and federal taxes due for all properties owned by the Applicant located within Shelby County.
4. Legal descriptions for each parcel to be transferred.

APPLICATION VERIFICATION PAGE

By applying to BAM, Applicant agrees, acknowledges, and represents to BAM as follows:

An authorized representative of Applicant has read and understands the Land Deposit Policy and agrees on behalf of Applicant to abide by its provisions.

Applicant has disclosed any and all potential conflicts of interest associated with BAM.

Applicant has verified that any and all information that Applicant has provided to BAM in an application, proposal, or by any other means, is true and correct.

Applicant will be solely liable for any harm resulting from Applicant providing any false or inaccurate information or fabricated documents to BAM.

Applicant indemnifies BAM from any claim that may result from Applicant providing false information or documents to BAM, failing to disclose material information or conflicts of interests to BAM, or any other failure of Applicant to verify the truth of its statements or to comply with the provisions of this Land Deposit Policy.

Applicant agrees to maintain the properties in compliance with applicable codes during the Deposit Term unless BAM agrees to provide maintenance or approves a third party to provide maintenance during the Deposit Term.

Applicant agrees to pay all future property taxes on properties proposed for transfer to BAM, which accrue for periods before or after the Deposit Term, including, but not limited to, any prorated amounts due for the years in which the properties are conveyed.

PROPERTIES TO BE ACQUIRED

Applicant must complete the Parcel Portfolio Survey form. Click the button below to access.