REQUEST FOR PROPOSALS (RFP), Phase II

Date: August 31, 2026

ALL RESPONSES ARE DUE:

FRIDAY, OCTOBER 30, 2026 | 4:00 PM Central Time

PUBLIC NOTICE

Farish Street Historic District Phase II

Acquisition and Redevelopment of JRA-Owned Properties

200 & 300 Blocks of North Farish Street

PUBLIC NOTICE

REQUEST FOR PROPOSALS

FARISH STREET HISTORIC DISTRICT REDEVELOPMENT: PHASE II

ACQUISITION AND REDEVELOPMENT OF CERTAIN JRA-OWNED PROPERTIES LOCATED WITHIN THE 200 AND 300 BLOCKS OF NORTH FARISH STREET

The Jackson Redevelopment Authority ("JRA") is soliciting proposals from interested and qualified parties for the acquisition and redevelopment of certain JRA-owned properties located within the 200 and 300 blocks of North Farish Street in the Farish Street Historic District in Downtown Jackson, Mississippi.

Respondents may submit proposals for an individual property or multiple properties identified in the RFP. JRA welcomes redevelopment concepts that advance the revitalization of Farish Street through uses consistent with applicable zoning, historic-preservation requirements, the Farish Street Historic District Design Guidelines, JRA's redevelopment objectives, and the requirements of this solicitation.

The full Request for Proposals will be available beginning **August 31, 2026**, at www.jrams.org.

DEADLINE FOR RESPONSE:
FRIDAY, OCTOBER 30, 2026, AT 4PM

All proposals must be received by JRA no later than the deadline stated above and submitted in accordance with the instructions contained in the RFP.

OPTIONAL VIRTUAL PRE-PROPOSAL INFORMATION SESSIONS:

JRA will conduct two optional virtual pre-proposal information sessions:

- Tuesday, September 8, 2026, at 2:00 p.m. Central Time
- Tuesday, September 29, 2026, at 2:00 p.m. Central Time

Registration is required to attend. Registration information will be made available at www.jrams.org approximately seven (7) days before each session.

ADDITIONAL INFORMATION

Questions regarding this solicitation should be directed to JRA at:

Email: bids@jrams.org

Phone: (601) 960-1815

Email inquiries are preferred and strongly encouraged. Responses to questions that affect the solicitation or proposal requirements may be issued by written addendum and posted at www.jrams.org. Respondents are responsible for reviewing all issued addenda before submitting a proposal.

RESERVATION OF RIGHTS

JRA reserves the right, to the extent permitted by applicable law, to reject any or all proposals; waive informalities or irregularities; request clarification or additional information; conduct additional due diligence; negotiate with one or more respondents; amend or cancel this solicitation; or pursue redevelopment of the properties through other legally authorized means.

Submission of a proposal does not create any right or entitlement to acquire, lease, develop, or otherwise obtain an interest in JRA-owned property. Any selection, negotiation, disposition, development agreement, conveyance, lease, or other transaction will remain subject to applicable law, satisfactory due diligence, negotiation of mutually acceptable terms, required notices and approvals, legal review, and approval by the JRA Board of Commissioners.

For the complete RFP, property information, updates, and addenda, visit www.jrams.org.

JRA JACKSON
REDEVELOPMENT AUTHORITY

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Part 1: Solicitation & Response Requirements

Purpose/Background

The Opportunity

JRA owns a significant concentration of properties within the 200 and 300 blocks of North Farish Street, creating an opportunity to restore historic properties, introduce new investment and activity, and strengthen the connection between Farish Street and the broader Downtown Jackson market.

Through this RFP, JRA is not prescribing a single development concept. Rather, respondents are encouraged to propose uses and development approaches that are financially feasible, appropriate for the property, compatible with Farish Street's historic and cultural character, and capable of contributing to an active and economically sustainable mixed-use district.

Who Should Respond

This RFP is open to developers, businesses, investors, development partnerships, nonprofit or mission-driven development organizations, and other qualified parties capable of acquiring and redeveloping JRA-owned property.

JRA welcomes proposals from developers of varying sizes and organizational structures. Regardless of size, respondents must demonstrate the financial capacity, relevant experience, and execution capability necessary to complete a project of the scale proposed.

Competitive Proposals Should Demonstrate:

- **A strong development concept:** The proposal clearly explains what will be developed, how the property will function, and how the project will contribute to activity and investment on Farish Street.
- **A credible financial approach:** The anticipated development cost, financing strategy, developer investment, and requested public assistance are reasonably aligned with the proposed project.
- **A credible path to execution:** The respondent has relevant experience, capable partners, or other evidence demonstrating the ability to move the project from concept through financing, approvals, construction, and activation.
- **Respect for Farish Street's history and character:** The project responds appropriately to the district's historic significance, cultural identity, and applicable historic-preservation and design requirements.

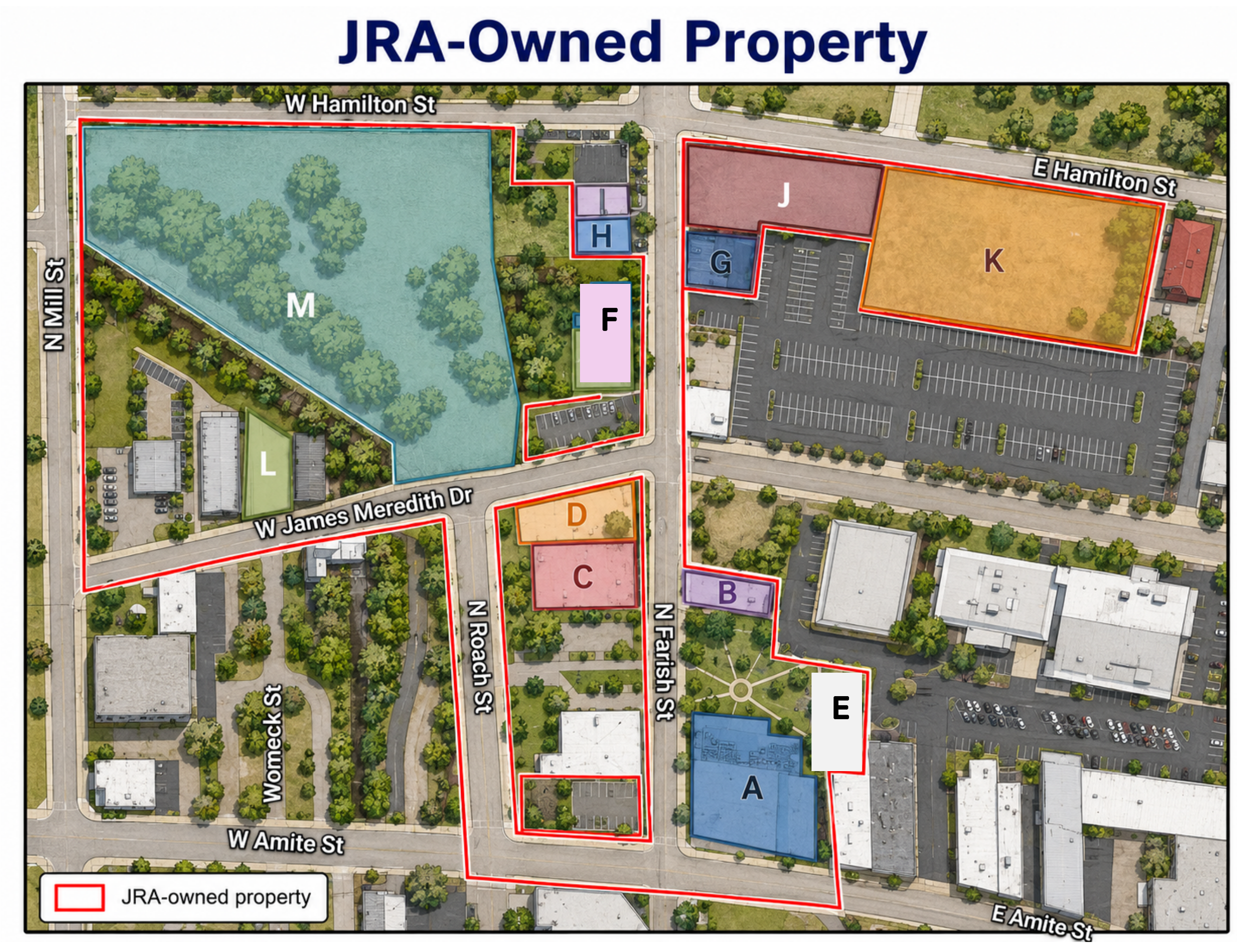
RFP Process Overview

When	What	Who/Where
Aug 31, 2026	RFP Released	www.jrams.org
Sep 6, 2026 and Sep 29, 2026	Virtual Information Session	JRA Staff
Oct 30, 2026 *4:00 p.m. CDT*	RFP Responses Due	www.jrams.org
Nov 6, 2026	Staff Completeness Review	JRA Staff
Nov 11, 2026	Community Feedback	Farish Street Main Street Association
Nov 17, 2026	Financial & Execution Capacity Evaluation	JRA Finance & Investment Committee
Nov 17, 2026	Project Concept & Market Feasibility Evaluation	JRA Planning & Development Committee
Nov 18–20, 2026	Review Synthesis & Finalist Preparation	JRA Staff
Nov 23–27, 2026	*Thanksgiving Holiday Pause*	*No formal RFP review meetings anticipated.*
Nov 30 – Dec 4, 2026	Respondent / Finalist Presentations	Joint JRA Committees
Dec 8, 2026	Final Deliberation & Recommendation	JRA Planning & Development Committee
Dec 10, 2026	Final Vote	JRA Board of Commissioners
Dec 15, 2026	Award / Selection Announcements	JRA Board of Commissioners

Property Description

The properties offered through this RFP are owned by the Jackson Redevelopment Authority and are located within the 200 and 300 blocks of North Farish Street in the Farish Street Historic District. For ease of reference, each available property is identified by a letter on the accompanying map and in the property schedule below.

Respondents may submit proposals for one or more properties. A proposal involving multiple properties should clearly identify each property included and explain how the properties relate to the overall development concept, including whether the proposed redevelopment would proceed as a single project or in phases.



Parcel No.	Approx Size	a/k/a Street Address
A. 84-16	+/- 0.534 ac	106 North Amite Street 202 North Farish Street 210 North Farish Street 214 North Farish Street 216 North Farish Street
B. 84-30	+/- 0.222 ac	228-230 North Farish Street

C. 86-50	+/- 0.302 ac	229-235 North Farish Street
D. 86.49	+/- 0.246 ac	237-243 North Farish Street
E. 84-31	-	0 North Farish Street (parking lot)
F. 86-42	+/- 0.210 ac	311 N. Farish Street
G. 83-4	+/- 0.140 ac	318 N. Farish Street
H. 86-30	+/- 0.120 ac	321 N. Farish Street
I. 86-29	+/- 0.130 ac	325 N. Farish Street
J. 83-5	+/- 0.492 ac	324 N. Farish Street
K. 83-6 & 83-7	+/- 1.245 ac	0 E Hamilton Street & 209 E Hamilton Street
L. 86-9	+/- 0.229 ac	0 W. Griffith Street
M. 86-25	+/- 0.782 ac	0 E. Hamilton St.

Property Information and Due Diligence

Property information included in this RFP is provided for informational purposes and is based on information reasonably available to JRA. Unless expressly stated otherwise, JRA makes no representation or warranty regarding title, liens, easements, encumbrances, environmental conditions, structural conditions, utilities, zoning compliance, acreage, building square footage, or other physical or legal conditions affecting any property.

Respondents are responsible for conducting such independent investigation as they consider appropriate in preparing a proposal. JRA does not expect respondents to complete full property due diligence before submitting a proposal. A selected respondent will be provided an opportunity to conduct additional due diligence prior to execution of a final redevelopment agreement or conveyance, subject to terms and timelines established by JRA.

Development Incentive Context

Farish Street offers access to several federal, state, and local redevelopment incentives that may improve project feasibility and support more complex capital structures. Depending on the property, proposed use, development structure, and applicable program requirements, potential tools may include:

- **Historic Rehabilitation Tax Credits.** Qualifying rehabilitation projects involving certified historic structures may be eligible for federal and Mississippi historic rehabilitation tax incentives. Eligibility depends on the historic status of the property, qualifying expenditures, compliance with applicable rehabilitation standards, and required approvals.
- **New Markets Tax Credits.** The properties are located within a census tract eligible for consideration under the federal New Markets Tax Credit program. Qualifying projects may be able to incorporate NMTC financing through a participating

Community Development Entity, subject to program eligibility, allocation availability, underwriting, and investor requirements.

- **Qualified Opportunity Zone.** The properties are located within a currently designated federal Qualified Opportunity Zone. Respondents considering Opportunity Zone investment should independently evaluate the applicability of current and future federal Opportunity Zone requirements to their proposed transaction and investment timeline.
- **Ad Valorem Tax Incentives.** Qualifying new construction, rehabilitation, or improvements within Downtown Jackson and the Farish Street Historic District may be eligible for municipal ad valorem tax exemptions or other tax incentives, subject to applicable law, application requirements, and approval by the City of Jackson.
- **Potential JRA and City Redevelopment Assistance.** Depending on project scale, public benefit, demonstrated financing need, and applicable legal requirements, JRA and/or the City of Jackson may consider available redevelopment and financing tools. These may include tax increment financing, eligible infrastructure participation, conduit financing, transaction structuring, or other legally available forms of public-private development assistance.

Identification of an incentive or financing tool in this RFP does not constitute a commitment or guarantee of eligibility, funding, allocation, or approval. Respondents are responsible for independently evaluating applicable program requirements. Any JRA or City participation will be subject to project-specific underwriting, demonstrated need and public benefit, applicable law, and all required approvals.

Additional Property Information

Additional property-level information will be made available through JRA’s RFP website. Depending on the property, available information may include photographs, virtual tours, parcel information, floor plans, prior assessments, historic information, or other documents in JRA’s possession. The type and amount of information available may vary by property.

Respondents should review the available property information and may submit questions or requests for clarification in accordance with the RFP process.

Proposal Submission Requirements

NOTE: JRA does not expect respondents to complete full project due diligence, final design, or final financing prior to submission. The purpose of this RFP is to identify the strongest development concepts and qualified respondents with whom JRA may proceed to additional due diligence and negotiation.

Submission Instructions and Format

Each respondent must submit one complete electronic PDF proposal, together with all required attachments, through the submission process identified at www.jrams.org.

Proposals must be submitted electronically via our website: www.jrams.org Proposals must be received no later than 4:00 p.m. Central Time on October 30, 2026.

Proposal narratives should generally be formatted on 8.5 x 11-inch pages using a readable font. Plans, drawings, renderings, or other graphic exhibits may be submitted on pages up to 11 x 17 inches.

Respondents are encouraged to be concise. The primary proposal should not exceed 25 pages, excluding required forms, evidence of financial capacity, resumes or biographies, comparable-project information, and optional supporting exhibits.

Minimum Threshold Requirements

To be considered responsive, a proposal must:

1. Be received by JRA before the submission deadline;
2. Identify the respondent and the property or properties for which the proposal is submitted;
3. Include all materially required proposal sections, certifications, and disclosures;
4. Identify the respondent’s controlling principals and ownership structure;
5. Include evidence that the respondent is legally authorized to conduct business or can become authorized prior to entering into a definitive agreement with JRA; and
6. Include sufficient information for JRA to evaluate the respondent’s financial ability and legal ability to carry out the proposed redevelopment.
7. Include proof of General Liability Insurance $1,000,000
8. Include a letter from a corporate surety or nationally recognized surety broker confirming the Respondent's and/or proposed General Contractor's ability to obtain performance and payment bonds for the anticipated construction value of the proposed development. The letter shall identify the Respondent's or contractor's current single-project and aggregate bonding capacity and shall state that, based upon presently available information, the surety would be willing to consider providing the required bonds for the project.

JRA may, to the extent permitted by law, waive minor informalities or request clarification or correction of immaterial omissions. JRA is not obligated to permit a respondent to cure a material deficiency.

Required Proposal Narrative

Proposals must be organized in the following order. JRA may deem a proposal non-responsive if material information necessary to evaluate the proposal is omitted.

1. **Respondent and Property Identification**
   Provide:
   - Legal name of the respondent and primary contact information;
   - Identification of the property or properties included in the proposal;
   - Identification of controlling principals and material ownership interests;
   - Identification of any parent company, joint venture, affiliate, or project-specific entity expected to participate in the transaction; and
   - The proposed transaction structure, such as purchase, ground lease, lease with an option to purchase, or another proposed structure.

   If a project-specific entity has not yet been formed, the respondent may identify the entity or principals expected to control it.

2. **Development Concept and Farish Street Alignment**
   Provide a concise description of the proposed redevelopment, including:
   - Proposed use or mix of uses;
   - Approximate project scale, square footage, unit count, or other relevant development measure;
   - Anticipated tenants, users, operators, or customers, if known;
   - Proposed phasing, if applicable;
   - How the concept contributes to the activation and revitalization of Farish Street; and
   - How the concept responds to the historic, cultural, architectural, and community character of the Farish Street Historic District.
   - How anticipated exterior alterations, additions, demolition, infill construction or new construction will comply with applicable historic-preservation requirements and City of Jackson design guidelines and the Secretary of the Interior's Standards for Rehabilitation, where applicable.

   Respondents should provide visual materials sufficient for JRA to understand the proposed concept. These may include conceptual site plans, sketches, diagrams, precedent images, renderings, floor plans, or similar materials. Advanced architectural or construction drawings are not required.

3. **Market Rationale**

   Briefly explain why the proposed use is appropriate and viable for the property and surrounding market.

   Identify the principal customers, tenants, residents, visitors, businesses, or other users expected to support the project and any significant market assumptions or risks affecting the concept.

   Formal market or feasibility studies are not required but may be submitted if already available.

4. **Development Team and Relevant Experience**

   Identify the principals and key individuals or organizations expected to have material responsibility for the project, including development, financing, design, construction, operations, or other major functions, as applicable.

   Clearly distinguish between team members that are currently committed and those that are anticipated but have not yet been selected.

   Provide up to three examples of projects, businesses, or development activities that best demonstrate the respondent's ability to carry out the proposed project. For each example, provide:

   - Project name and location;
   - Development type or use;
   - Approximate project size or total development cost, if applicable;
   - Respondent's role;
   - Current status; and
   - A brief explanation of its relevance to the proposed Farish Street project.

   Respondents without three directly comparable completed projects may demonstrate relevant capacity through the experience of principals, development partners, operating partners, or other key members of the proposed team.

5. **Preliminary Financial Plan and Financial Capacity**

   JRA must be able to determine whether the respondent has a credible financial ability to carry out the proposed redevelopment.

   Provide:

   <u>Preliminary Development Budget</u>

   - Estimated total development cost;
   - Major anticipated cost categories, including acquisition, construction, rehabilitation, soft costs, financing, contingency, and other material costs, as applicable.

Preliminary Financing Plan

Identify the anticipated amount or proportion of project financing expected from sources such as:

- Developer equity;
- Investor equity;
- Debt;
- Historic or other tax credits;
- Grants;
- Public incentives or assistance; and
- Other material sources.

Identify known financing sources as committed, anticipated, under discussion, or conceptual, as applicable.

Evidence of Financial Capacity

Provide reasonable evidence demonstrating access to the predevelopment capital, equity, financing relationships, or other resources necessary to advance a project of the proposed scale.

Evidence may include one or more of the following:

- Bank or lender letter;
- Investor or capital partner letter;
- Proof-of-funds documentation;
- Letter from a CPA or financial institution;
- Evidence of successfully financing comparable projects; or
- Other reasonable documentation demonstrating financial capacity.

JRA may request additional confidential financial information from finalists or selected respondents during subsequent due diligence.

A detailed operating pro forma is not required at the initial RFP stage unless voluntarily submitted by the respondent.

6. Proposed Transaction Terms

Provide the respondent's proposed business terms for the JRA-owned property or properties, including:

- Proposed purchase price, lease payment, ground rent, or other consideration;
- Requested due-diligence period;
- Anticipated closing or lease commencement date;
- Major contingencies or conditions to closing;

- Any requested option, exclusivity period, phased conveyance, or rights involving additional JRA-owned property; and
- The amount and type of any financial assistance, infrastructure support, incentive, subsidy, or other participation requested from JRA, the City of Jackson, or another public entity.

Final transaction terms will be subject to further due diligence, negotiation, applicable law, legal review, and required approvals.

7. Development Schedule and Key Dependencies

Provide an anticipated development schedule showing the approximate timing of major milestones, as applicable, including:

- Due diligence;
- Financing;
- Design and governmental approvals;
- Closing or property transfer;
- Construction or rehabilitation commencement;
- Construction completion; and
- Opening, occupancy, or project activation.

Identify any major condition, dependency, or approval that could materially affect the proposed schedule.

8. Public and Community Benefit

Describe the principal public, economic, and community benefits anticipated from the project.

Depending on the proposed use, these may include:

- Activation of vacant or underutilized property;
- Creation or retention of businesses and jobs;
- Support for local entrepreneurship;
- New housing or commercial activity;
- Increased visitor activity;
- Cultural or historic preservation;
- Opportunities for local businesses, contractors, vendors, artists, or organizations;
- Public-space or streetscape improvements; or
- Other measurable community or district benefits.

Respondents should also describe their intended approach to long-term ownership, operation, management, maintenance, or stewardship of the property, as applicable.

9. **Disclosures and Certifications**

Respondents must:

- Complete all required JRA certifications and disclosure forms (Appendix B);
- Disclose any actual or potential conflict of interest related to JRA, the properties, or the solicitation;
- Disclose material bankruptcy, foreclosure, loan default, debarment, suspension, contract termination for cause, unresolved tax obligation, or material litigation involving the respondent or controlling principals that could reasonably affect the respondent's ability to perform; and
- Identify any material assumptions, exceptions, or requested deviations from the requirements of this RFP.

Required Attachments

Include the following, as applicable:

- Required JRA forms, certifications, and disclosures;
- Evidence of financial capacity;
- Resumes or biographies of key principals and team members;
- Comparable-project information;
- Preliminary development budget and financing plan; and
- Concept exhibits not included within the proposal narrative.

Respondents are encouraged to avoid submitting unnecessary materials that do not directly support evaluation of the proposal.

JRA Right to Request Additional Information

JRA reserves the right to request clarifications, supplemental information, interviews, presentations, reference checks, additional financial documentation, background information, revised transaction terms, or other information necessary to evaluate a respondent's qualifications, financial capacity, proposed development, and ability to perform.

Selection as a preferred respondent does not obligate JRA to convey, lease, or otherwise transfer any property. Any proposed transaction will remain subject to satisfactory due diligence, negotiation of definitive agreements, applicable legal requirements, and required JRA and governmental approvals.

Proposal Evaluation Criteria

Proposal Evaluation Matrix

Proposals will be evaluated using a 100-point scale.

Evaluation Area	Points	What JRA Should Be Able to Determine
Financial Capacity	25 *(15 min)*	Ability to fund predevelopment and equity requirements and assemble a credible financing plan sufficient to complete the project.
Relevant Experience	20 *(15 min)*	Demonstrated success with comparable historic, mixed-use, downtown, public-private or multi-parcel redevelopment. Strength of the development team, schedule, project-management approach, approvals strategy and ability to move promptly from selection to closing and construction.
Financial Feasibility	20 *(10 min)*	Evidence that proposed uses are supportable and that the project can remain viable through development and operations.
Development Concept & Fit	15	Quality of the concept; alignment with Farish Street's historic legacy, JRA values, public benefit and district-wide revitalization goals.
Community & Cultural Benefit	10	Meaningful local engagement, preservation of cultural identity, inclusive economic opportunity, activation and long-term stewardship.
Transaction Value to JRA	10	Overall value and risk allocation of the proposed purchase/lease terms and requested public participation—not solely the highest offered price.

JRA Reservation and Due Diligence

JRA reserves the right to request clarifications, supplemental financial information, interviews, presentations, site visits, reference checks, background information and best-and-final terms as necessary to evaluate a respondent's experience, capacity, capital resources and ability to perform. Selection of a preferred development partner should not obligate JRA to convey or lease property until satisfactory due diligence is completed and definitive agreements are negotiated and approved.

Compatible & Incompatible Uses

The entirety of the Farish Street Historic District is classified as a Farish Street Area Cultural Mixed Use District (FSA-CMUD)

JRA-owned properties within the Farish Street Historic District host several prominent zoning classifications, they are as follows: Community Mixed-Use (CMU), Mixed-Use District (MUD), and Central Business District (CBD). These designations correlate to Farish Street's historical prevalence as a mixed-use main street while ensuring that industrial and undesired development, what could be defined as "nuisances", are not approved to be built within the District.

Compatible & incompatible uses were derived from the City of Jackson's zoning ordinance as well as the Farish Street Historic District Design Guideline.

Generally Compatible Land Uses:

The following uses are generally consistent with the redevelopment vision for Farish Street. Actual permissibility will depend on the zoning applicable to the specific property, historic-preservation requirements, required approvals, and other applicable law.

- Bar/Lounge
- Beer Garden
- Boutique Stores/Hotel
- Business Incubator Facility
- Catering Services
- Child Care Center/Commercial
- Child Care Center/Residential
- Churches & Places of Worship (Up to 1 acre)
- Co-Working Spaces
- Community Recreational Center
- Convenience-type Grocery Store

- Dry Cleaners & Coin Laundries
- Dwelling units above first floor commercial building
- Educational Facilities
- Event Space
- Financial Institutions (Banks, Credit Unions, CDFI)
- Hotels
- Libraries
- Live/Work Units
- Medical service institutions
- Mixed-use buildings
- Multifamily dwellings
- Night Clubs
- Off-Street Parking Service
- Personal & Commercial Services
- Recording, Radio, Broadcasting Facility
- Recreation Facilities
- Resident Spaces
- Restaurants (General or Neighborhood)
- Retail Stores
- Short-term Rentals
- Vendor Park
- Wireless Broadcast Station

Incompatible Land Uses:

- Adult arcades, adult bookstores, adult entertainment establishments, adult motels, and adult motion picture theaters
- Automobile Sales-Used
- Bail Bonding Businesses
- Billboards
- Body Piercing Businesses
- Check Cashing Businesses
- Correctional Facilities
- Driving Schools
- Emergency Shelter
- Liquor Stores
- Manufacturing industries

- Mobile/Manufactured Homes
- Pawn Shops
- Recycling centers
- Single Family Housing
- Truck Terminals
- Used Tire Sales
- Warehouses & Storage Facilities
- Wholesale and supplying houses

Proposal Review Process

1. Property Access and Pre-Proposal Information

Respondents may review available property information, including virtual tours, through JRA's website at www.jrams.org. JRA will also make properties available for on-site viewing upon request. Requests for property access, additional information, or other pre-proposal inquiries should be submitted to bids@jrams.org.

2. Questions, Clarifications, and Addenda

Respondents should submit all requests for clarification, interpretation, or additional information in writing to bids@jrams.org.

JRA may issue written addenda to clarify or modify the RFP or proposal requirements. Addenda may be issued following the pre-proposal information sessions, with a final scheduled addendum anticipated approximately seven (7) days before the October 30 submission deadline. JRA may extend the deadline if a later addendum materially affects proposal preparation.

All addenda will be posted at www.jrams.org and incorporated into the RFP. Respondents are responsible for reviewing the website and ensuring they have considered all issued addenda before submitting a proposal. A respondent that has already submitted may revise its proposal before the submission deadline if subsequent addenda are issued.

3. Conflict of Interest Disclosure

Respondents must disclose any actual or potential conflict of interest involving the respondent, its development team, principals, or investors.

No proposed team member or investor may participate in the development if, within one (1) year before proposal submission, that individual served as an officer, member, or employee of the City of Jackson or JRA and has a personal interest in the proposed development.

4. Initial Technical Review

JRA staff will conduct an initial review to determine whether each proposal satisfies the RFP's minimum threshold requirements. Responsive proposals will advance to concurrent evaluation by the JRA Planning & Development and JRA Finance & Investment Committee in accordance with the evaluation criteria and RFP timeline.

The Farish Street Main Street Association will provide advisory feedback for consideration by the Planning & Development Committee.

Proposal information will be treated as confidential during the evaluation process to the extent permitted by law. JRA may request clarification or supplemental information as needed to complete its review. All such requests will be issued through the JRA CEO or COO.

5. Board Review

Following completion of the evaluation process, the Planning & Development Committee will submit its recommendation to the JRA Board of Commissioners for final consideration. Finalists may be invited to present to the Development and Finance & Investment Committees. The Board reserves the right to request an additional presentation or appearance prior to final action. The Board may approve, reject, or otherwise act on the recommended proposal in accordance with the RFP and applicable law.

The Board will notify all respondents of its decision. JRA reserves the right to reject any or all proposals; waive permitted informalities or irregularities; request clarification or supplemental information; negotiate with one or more respondents; and take any other action consistent with this RFP and applicable requirements to advance JRA's redevelopment objectives.

6. Notice of Selection, Memorandum of Understanding, and Redevelopment Agreement

If JRA selects a proposal, JRA will issue written notice of its intent to proceed to the selected respondent and provide any required notice to the City Council.

Within ninety (90) days of the notice of selection, unless extended by JRA, JRA and the selected respondent will enter into a Memorandum of Understanding (MOU). The MOU will identify the conditions to be satisfied before execution of a Redevelopment Agreement and establish a schedule for completing those requirements.

If the selected respondent does not execute the MOU within the required period, and JRA has not approved an extension, JRA may terminate the selection and consider other proposals for the property.

Upon satisfaction of the conditions established in the MOU, JRA and the selected respondent may enter into a Redevelopment Agreement incorporating the approved proposal, negotiated business terms, applicable equal business opportunity requirements, required deposits, and other conditions approved by JRA.

7. Equal Business Opportunity Requirements

JRA is committed to nondiscrimination in public contracting and to equal business opportunities for all persons. The Redevelopment Agreement will therefore include provisions designed to support substantive participation by minority business enterprises in the redevelopment of the properties, or the applicable portion of the properties, consistent with the goals and objectives of the City of Jackson's Equal Business Opportunity Program Ordinance.

8. Protests

JRA will consider all timely protests concerning the selection or acceptance of a proposal, whether submitted before or after a Notice of Intent is provided to the City of Jackson. All protests must be submitted in writing to the Jackson Redevelopment Authority, 300 W. Capitol Street, Suite 200, Jackson, MS 39201. Protest submissions must be concise, logically organized, and clearly state the grounds for the protest.

Any protest concerning execution of a Memorandum of Understanding or Redevelopment Agreement must be submitted within seven (7) days following JRA's filing or provision of the Notice of Intent to the City of Jackson.

Part 2: Farish Street Investment Context & Respondent Resources

Historic Context

Farish Street holds a distinctive place in the history of Jackson and African American enterprise in the South. From the late nineteenth through much of the twentieth century, the district became a center of Black commerce, professional life, culture, civic activity, and community life.

Under segregation, Black Jacksonians built Farish Street into an economic ecosystem of businesses, professional offices, financial institutions, churches, entertainment venues, and other enterprises. The district became a place where Black residents could build businesses, create wealth, access services, organize civic life, and exercise economic agency in a city that otherwise sharply constrained those opportunities.

Over time, desegregation, suburbanization, population shifts, changing retail patterns, disinvestment, and unsuccessful redevelopment efforts weakened the concentration of activity that had sustained the district. Yet Farish Street's historic buildings, cultural identity, downtown location, and legacy of Black entrepreneurship remain significant assets.

Today, redevelopment offers an opportunity to pair private investment with public purpose: restoring historic properties to productive use, expanding opportunities for entrepreneurship and ownership, creating jobs and commercial activity, and preserving one of Jackson's most important cultural and economic corridors.

Through this RFP, JRA seeks development partners capable of honoring that legacy while building a vibrant, economically sustainable mixed-use district for the next generation.

Main Street Association

JRA approaches the redevelopment of Farish Street as both a real estate initiative and a public stewardship responsibility. As Jackson’s redevelopment authority, JRA considers the City’s development priorities, the long-term economic interests of the district, and the perspectives of residents, businesses, property owners, and community stakeholders in evaluating redevelopment proposals.

To support this work, JRA collaborates with the Farish Street Historic District Main Street Association (FSMS), which provides community perspective, historic context, and advisory input related to proposed uses, design, historic compatibility, district activation, and community impact. FSMS is governed by a board composed of professionals and community leaders with expertise in areas such as history, education, law, design, arts, preservation, and civic leadership, including individuals with longstanding ties to Farish Street and the broader Jackson community.

JRA encourages development proposals that strengthen the district’s existing social and economic fabric while introducing new investment, activity, and uses that are compatible with Farish Street’s historic and cultural identity. Successful proposals should demonstrate how redevelopment will contribute to a more active, economically sustainable, and connected district as advised by the Farish Street Historic District Main Street Association.

Farish Street Development & Evaluation Framework

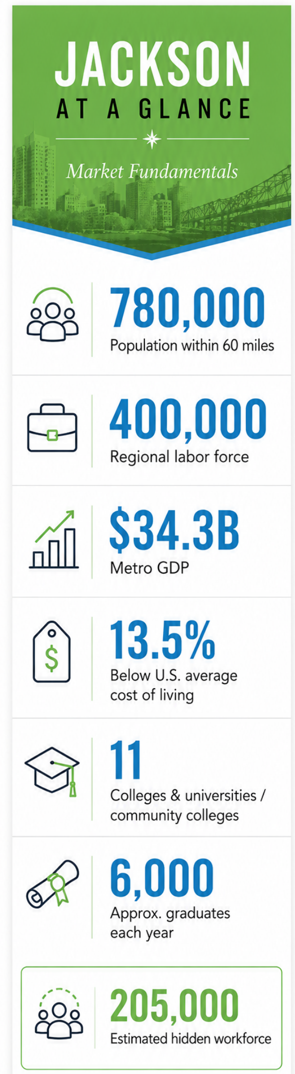
JRA commissioned the Farish Street Historic District Internal Evaluation Framework (IEF) to guide redevelopment decisions for JRA-owned properties within the 200 and 300 blocks of Farish Street. Rather than prescribing a single use or development concept, the Framework evaluates whether proposed projects represent an appropriate use of JRA property based on five considerations: (1) alignment with JRA values, (2) historic uses and preservation requirements, (3) community and people-oriented uses, (4) zoning and land-use requirements, and (5) compatibility with the surrounding development context.

The IEF prioritizes development that honors Farish Street's history and identity, meaningfully engages the community, advances environmentally sustainable and walkable development, serves a diverse population, and contributes to an active mixed-use district. It encourages a combination of work, shop, eat, live, play, and cultural uses that restore activity throughout the day while preserving the qualities that distinguish Farish Street from other Jackson districts. The IEF will inform JRA's evaluation of proposals submitted through this RFP. Respondents should demonstrate how their proposed development advances these principles, complements surrounding investments, and contributes to the long-term revitalization of Farish Street. The IEF's applicable standards, priorities, and evaluation considerations are incorporated throughout this RFP, and the full IEF will be made available to all respondents for review.

Click Here to see the full document

About Jackson

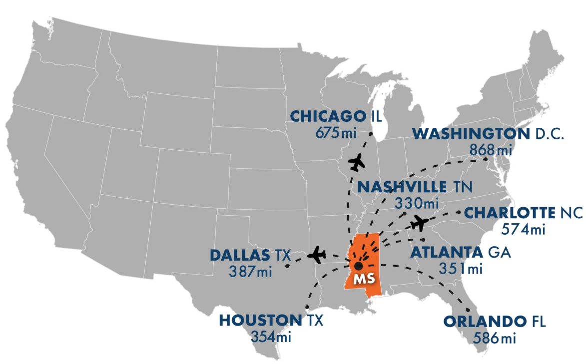
Jackson is Mississippi's capital city and the economic center of a regional market approaching 800,000 residents. Within a 60-mile radius, Greater Jackson has an estimated population of approximately 780,000, a labor force of approximately 400,000, and a significant pool of underemployed and available workers. The region is also supported by 8 colleges and universities and 3 community colleges, producing approximately 6,000 graduates each year.



The Jackson metropolitan economy is broad and institutionally anchored. Major sectors include healthcare, government, education, manufacturing, finance, professional services, retail, hospitality, construction, and transportation and logistics. In 2022, the Jackson MSA generated approximately $34.3 billion in gross domestic product, with real estate and rental and leasing representing the largest single contribution to regional GDP.

Jackson also offers a comparatively affordable operating and living environment. The region's cost of living is approximately 13.5% below the U.S. average, increasing the purchasing power of local wages and supporting an attractive cost structure for residents, employers, and businesses.

The region combines affordability with a substantial professional and educated population. In the Jackson MSA, approximately 31.4% of adults ages 25 to 64 hold a bachelor's degree or higher.



Strategically located at the crossroads of the South, Jackson is within approximately 330 miles of Nashville, 351 miles of Atlanta, 354 miles of Houston, and 387 miles of Dallas, connecting the city to several of the South's largest metropolitan markets.

Downtown Jackson: Building Critical Mass

Farish Street sits within the heart of Downtown Jackson, the region's principal center of government, business, culture, tourism, and civic activity. Downtown's existing anchors include the Mississippi State Capitol, Jackson Convention Complex, Mississippi Museum of Art, Two Mississippi Museums, performing arts venues, hotels, restaurants, offices, and major public institutions.

Data compiled by the business improvement district, Downtown Jackson Partners, illustrate the scale of the central business district's existing economic base. Jackson's Downtown supports 22,000 employees, 622 businesses, and more than 2.5 million square feet of office space. Its workforce was anchored by public administration, finance and insurance, healthcare, and professional, scientific, and technical services. Downtown Jackson Partners also documented substantial public and private reinvestment across residential, hotel, mixed-use, cultural, infrastructure, and public-space projects.

Downtown is also one of Jackson's primary visitor and cultural destinations, attracting more than 1 million annual visitors, hundreds of events, and a concentration of restaurants, entertainment venues, performing arts, museums, and cultural attractions.

Major destinations include the Jackson Convention Complex, Mississippi Museum of Art, Two Mississippi Museums, Thalia Mara Hall, the Mississippi State Capitol, and the Mississippi State Fairgrounds. Residential development has increasingly expanded downtown beyond its traditional daytime employment role with a 94% apartment occupancy rate within the BID and additional residential units in the development pipeline, reflecting efforts to establish downtown as a place to live as well as work and visit.

At the same time, a City-commissioned feasibility study found that continued growth in downtown residents, daytime employment, tourism, and convention activity would be important to strengthen demand for restaurants, retail, and other real estate uses. The study recommends additional residential development, restaurants, hospitality, structured parking, and creative or loft office space. Farish Forward is intended to help build that next level of critical mass. By returning historic properties to productive use and introducing new housing, dining, hospitality, entertainment, cultural, and commercial activity, Farish Street can both benefit from Downtown Jackson's existing economic and visitor base and help strengthen the broader downtown market.

[Click here to see the full Downtown Jackson Mixed-Use Feasibility Study]

[Click here to see the Downtown Jackson Partners Toolkit]

Surrounding Development & Investment

Farish Street sits within a broader downtown and West Jackson redevelopment area where public agencies, institutions, and private partners are increasingly focused on housing growth, adaptive reuse, tourism, entertainment, walkability, public space, stronger connections between major institutions, and new private investment. Those priorities are reinforced by Jackson Rising, the Mayor's citywide framework for aligning public, private, and philanthropic investment around growth, downtown revitalization, infrastructure, economic development, blight reduction, and quality of life.

They are also consistent with JRA's Union Station Transit-Oriented Development Master Plan, which looks at Farish Street as part of a connected set of districts within roughly one-half mile of Union Station, including the Convention Complex, Lynch Street, Poindexter Park, and JXN Tech districts. The plan emphasizes stronger physical and economic connections among these areas and identifies opportunities for mixed-use development, housing, retail, hospitality, public space, and pedestrian-oriented activity.

[Click here to view the full Jackson Rising Report]

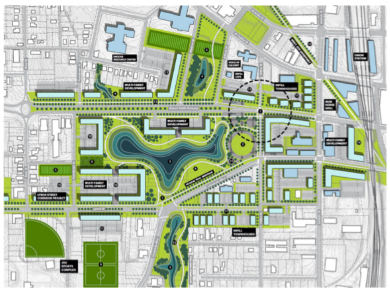
[Click here to view the full JRA Transit-Oriented Development Master Plan]

Select Investments Planned or In Progress

Union Station
Directly west of Farish Street, Union Station is envisioned as a more active transit-oriented district combining transportation, mixed-use development, housing, retail, restaurants, public space, and small-business activity. The plan specifically identifies opportunities to reactivate Union Market, introduce new residential development, and better capitalize on Amtrak, intercity bus service, the King Edward Hotel, and nearby development activity.

Convention Center Hotel & Mixed-Use Development
Immediately south of Farish Street, JRA's master plan envisions the Convention Complex area evolving into a stronger hospitality and entertainment district. Concepts include a new hotel, pedestrian-oriented retail and

restaurants, a major public gathering space, an athletics and event facility, and structured parking.



Lynch Street Corridor

Southwest of downtown, the Lynch Street corridor is envisioned as a stronger connection between Jackson State University and Downtown Jackson. JRA's master plan calls for additional housing, restaurants, neighborhood retail, and other uses serving students, faculty, young professionals, and families. Jackson Rising and the University's plans likewise identify implementation of the J.R. Lynch Street corridor as a priority investment intended to connect JSU, West Jackson, and Downtown through heritage, housing, and public-space development.

JXN Tech District

The proposed JXN Tech District adds another potential mixed-use anchor near Union Station and Farish Street, with concepts for commercial, residential, office, event, and meeting space. JRA's master plan incorporates the district as part of the broader redevelopment context, while noting that the concept was developed separately by community stakeholders.

Poindexter Park

Adjacent to Jackson State University, Poindexter Park is envisioned as a mixed residential, commercial, cultural, and recreational district. Potential projects identified in JRA's plan include townhomes, a grocery store, pedestrian-oriented mixed-use development, green space, improvements to Poindexter Park, and adaptive reuse of an existing school building as a retail and food-oriented community hub.

Appendices

A. Resources
B. Required Forms and Disclosures

Appendix A

RESOURCES

The Farish Street Project
https://olemiss.edu/projects/sfa/farish-street-project/

Secretary of the Interior's Standards for the Rehabilitation of Historic Properties
https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

Mississippi Department of Archives and History
https://da.mdah.ms.gov/

Jackson Code of Ordinances
https://library.municode.com/ms/jackson/codes/code_of_ordinances

Jackson Historic Preservation
https://www.jacksonms.gov/historic-preservation-2/

Farish Street Design Guidelines
https://www.jacksonms.gov/documents/farish-street-neighborhood-design-guidelines/

Zoning Ordinances
https://www.jacksonms.gov/documents/zoning-ordinances/

Central Mississippi Planning and Development District
http://cmpdd.org/hinds/

Farish Street History

- https://mississippiencyclopedia.org/entries/farish-street/#:~:text=The%20Farish%20Street%20neighborhood%20
- https://www.jacksonfreepress.com/news/2011/sep/14/the-past-lives-on/

U. S Census Bureau Data on Jackson
https://data.census.gov/cedsci/profile?g=1600000US2836000

Jackson Equal Business Opportunity Program

- https://storage.googleapis.com/proudcity/jacksonms/uploads/2020/10/4029729f-ebo-plan-application.pdf
- https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

REQUIRED FORMS AND DISCLOSURES

JACKSON REDEVELOPMENT AUTHORITY

CONFLICT OF INTEREST DISCLOSURE AND CERTIFICATION FORM

The Respondent certifies that, to the best of its knowledge, neither the Respondent nor any of its owners, officers, employees, partners, consultants, or proposed team members has any financial, personal, professional, or other interest that would create an actual or apparent conflict of interest in connection with this Request for Proposals or the selection and redevelopment of the Farish Street properties.

The Respondent further certifies that it has not offered or provided any gift, payment, favor, employment opportunity, or other benefit intended to improperly influence any member, officer, employee, consultant, or representative of the Jackson Redevelopment Authority ("JRA") in connection with this procurement.

The Respondent agrees to promptly disclose to JRA any actual or potential conflict of interest that arises or becomes known during the procurement, negotiation, award, or performance of any resulting agreement.

By signing below, the Respondent certifies that the statements above are true and correct.

Respondent/Company: ____

Authorized Representative: ____

Title: ____

Signature: ____

Date: ____