



Memorandum

To: RFP 18-20 Respondents
From: Richard Werbiskis, AICP
Date: November 29, 2018
RE: Request for additional information

In order to provide a more thorough review of your proposal and to facilitate your interview next week, please provide responses in writing either prior to, or at the interview, to the following questions:

1. Provide detailed requests for City participation/incentives in the redevelopment of the sites including but not limited to asbestos abatement, building demolition and site clearing, infrastructure investment, off-site parking, permit and impact fee reductions and tax abatements. Also provide detailed benefits to be gained by the City as a result of providing said incentives/participation.
2. Are there any perceived City constraints to implementing your proposal?
3. Are there any other anticipated or perceived impediments or concerns related to the successful implementation of your proposal?
4. What is your expectation for the City expediting the permitting process for your proposal? Please provide your expected timeline.
5. Provide a detailed description/proposal, including estimated cost and responsible party, for providing stormwater management associated with the reuse/redevelopment of the site.
6. Provide a detailed description/proposal, including estimated cost and responsible party, for providing adequate vehicle parking specifically for the two sites included in the RFP
7. Provide a detailed description, including estimated cost and responsible party, of any publicly accessible amenities associated with your proposal.
8. During your analysis of the existing former jail site, was any consideration given towards retention and repurpose of the existing building? If so, what were the pros and cons?
9. Are you amenable to modifications of your proposal to achieve the goals and objectives of the City?
10. Is your proposal contingent upon your successful acquisition of additional properties? If so, which properties?
11. What do you anticipate to be the secondary (or multiplier) effects to the Downtown as a result of the implementation of your proposal?
12. Provide supporting reasons why your team and proposal will be the "most advantageous" for the City.

We greatly appreciate your interest in becoming one of the cornerstones of our award-winning downtown and look forward to your responses and the upcoming interview.

Please contact me if you have any questions related to these requested responses.