

**Second Street Near Roosevelt Parcel Disposition and Redevelopment
RFP
Questions & Answers
Issued December 6, 2023**

Question 1	How did the City reach the appraised land value? Is that a minimum or can a different land purchase price be offered?
Answer	Please see Section I (B) (3) in the RFP and the RFP Webpage for details on the appraised market value of the Site. Yes, it is a minimum purchase price and a different land purchase price may be offered that is above the appraised market value.
Question 2	Is there a development proposed for the site to the north of the subject site? If so, where can we find the details?
Answer	The site to the north of the subject Site is not City-owned. The City has no further details.
Question 3	After land is awarded, what is the timing for closing on the land ?
Answer	The timing varies and may include 2 milestones: 1) Negotiating the development agreement for City Council approval, and 2) The successful proposer will go through their proposed development to pull permits and start construction.
Question 4	What items are considered public benefit ?
Answer	Please see Section II (F) for examples.