

REQUEST FOR INTEREST (RFI)

QUESTIONS AND ANSWERS

1. Why so little time allowed to submit substantive questions? There is a large amount of material to review in the selected resources. Can the deadline be extended by at least 5 days?

Question and Answer period was extended through March 20th.

2. We are interested in the vacant lot at 321 Chihuahua St. Is this property also subject to this process?

Yes, 321 Chihuahua is one of the City-owned properties included in the RFI.

3. Can assumptions be made that purchase prices will generally relate to amounts the City paid for the buildings?

Potential sale of the properties will be addressed in a later stage of the disposition process.

4. Was there no assessment report on conditions for 325 Chihuahua St.?

325 Chihuahua St. was not included in the scope of work for the 2020 Property Conditions Assessment Report.

5. To what extent will the City look into an interested party's financial status, timeline and commitment to complete their project.

The RFI does not require any financial statements or disclosures. Financial capacity and development timeline may be considered in future stages of the property disposition process.

6. Will a project's proposed benefit to the residents' quality of life be given due consideration even if no economic activity is created?

The intent of this RFI is to gauge interest in adaptive reuse development of the site in order to inform the future disposition strategy. The RFI does not include specific evaluation criteria and proposals will not be scored. Responses will be compiled and shared with City Council in order to inform the next phase of the disposition process.

7. Are applicants required to participate in the RFI to be eligible for later parts of the process?

No, an RFI response is not required to participate in future stages of the disposition process. However, the City would encourage all interested parties to submit as part of the RFI so that Staff and Council can get a full picture of the interest in the Union Plaza properties.

8. What is the reason for continuing to maintain the green mesh on the chain link fences surrounding the buildings? Potential investors and the general public should be able to view these buildings without having to peer through these obstructions. These properties have been the subject of a long public controversy and were paid for with taxpayer monies, therefore should be visible.

Buildings that are partially demolished and vacant must remain closed off from any access in order to comply with the City's Vacant Building and Property Maintenance Codes to ensure public health and safety. Future stages of the disposition process may include walk-throughs of the buildings.

9. Were the cost estimates for needed repairs included in the attachments? I was unable to locate any cost estimates. (Even if out of date, they may still be of some use).

Cost estimates were not included in the final assessment report, as these can vary greatly upon the extent of work and decided new use for each individual building.

10. Would the installation of elevators be required in buildings with more than one floor, if the second floor was strictly for private use?

Developments would be subject to all applicable City Codes, and intended new use.

11. Will any incentives be made available to purchasers for the repair, rehabilitation of buildings, or is that something that is yet to be determined?

Potential incentives may be addressed in a future stage of the disposition process.

12. Will the City attempt any coordination, or incentivization of building uses or purposes, or will each property owner be completely independent to determine their own building's use?

The RFI is intended to gauge interest in the redevelopment of the Union Plaza properties. Information gathered during this stage will be used to inform the disposition strategy, including the potential coordination of uses.

13. Will the City itself provide any improvements to this area based on current lack of services, e.g. community center, expanded walking pathways and green spaces?

Public improvements and/or programming may be addressed in a later phase of the disposition process.

14. In the opening statement: "Rolling submissions may be accepted after this target date, if capacity allows." What does "if capacity allows" mean?

This statement refers to Staff capacity to review and assess submittals. Only responses received prior to the deadline are guaranteed to be reviewed.

15. Is a response to the RFI required in order to be eligible to respond/participate in any forthcoming RFQ, purchase, or other process related to these City Owned Properties?

No, an RFI response is not required to participate in future stages of the disposition process. However, the City would encourage all interested parties to submit as part of

the RFI so that Staff and Council can get a full picture of the interest in the Union Plaza properties.

16. Will the City make public all responses to the RFI (less any personal financial information)? If so, when?

All responses to the RFI process are subject to public inspection and copying under Texas Public Information Act (Texas Government Code Chapter 552).

17. Why did the City not acquire the two properties highlighted in purple? Is any information available for these properties as they are critical to best execution of any development in the area?

323 and 327 Chihuahua are not owned by the City and are not part of the RFI.

18. Please provide all available property level information in a public data room for the City Owned Properties (surveys, environmental reports, etc.) in order for responders to properly evaluate the feasibility of various development concepts.

All available documentation is linked in the RFI document and can also be accessed via the [OneDrive folder](#)

19. What type of community outreach, engagement, and involvement does the City plan to perform as part of the process to determine the best development plan for the area?

The RFI is an information gathering step intended to inform the rest of the disposition process. Community engagement plans would be developed as a later phase of the disposition process.

20. Will the City provide special consideration of the interests of existing owners, residents, and businesses in the subject area, and surrounding neighborhood, as they have been most negatively impacted by the City's performance to date and any development of the area most impact these individuals?

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21. What is the tentative schedule for subsequent steps in this process?

Information gathered via RFI will be compiled and shared with City Council along with recommendations on the next steps of the dispositions. No specific dates have been identified at this time.

22. Is there any ongoing litigation related to any part of the City Owned Properties?

There is no ongoing litigation at this time.

23. Is the City aware of the existence of any archeological items in the area?

A preliminary archeological assessment was conducted in 2018. That report has been added to the [OneDrive folder](#) and is also linked [here](#)

24. Has the City ordered new appraisals (since the acquisition of the parcels for the MPC)? If so, please provide copies of all existing appraisals for the City Owned Properties.

The City has ordered appraisals, and will review to see whether the reports can be shared publicly.