

**RFP 15-0178**

**Development at 120 E. 9<sup>th</sup> Street, the Riverfront Triangle**

**Answers to Questions Asked as of 11/20/15**

**Question 1**

Riverfront Map that includes dimensions of property boundaries.

Answer:

Prior to any sale the property would need an official survey and to be platted. The property lines on the Riverfront Map are meant to be a good approximation. Within reason, the City may entertain a proposers' recommended boundaries.

**Question 2**

Is this river wall some sort of a flood control wall that needs to be maintained as is?

Answer:

The river wall is a part of the Flood Protection Program. Proposed changes to the wall will require approval from the Army Corps of Engineers and the City.

**Question 3**

Is the river wall under the jurisdiction of someone other than the City?

Answer:

Proposed changes to the wall will require approval from the Army Corps of Engineers and the City.

**Question 4**

Does the owner of this property own this wall and can alter it?

Answer:

It is unlikely the City would relinquish ownership of the wall however proposers may request to purchase it. Depending on project design and River Greenway development the City may elect to retain ownership. Proposed changes to the wall will require approval from the Army Corps of Engineers and the City.

**Question 5**

Is the property in the floodplain?

Answer:

According to FEMA's official maps the property is currently not located in the floodplain. There is a current CLOMR that would place this property in the floodplain.

**Question 6**

Will FEMA require additional revisions to the river greenway CLOMR to construct a building on the site?

Answer:

Based on the development plans of the proposal there may be revisions to the CLOMR. There are mitigation options that can be taken to construct a building on the site should the design plans be located in a floodplain.

### Question 7

Can Exhibit B, the Offer to Purchase Real Estate, be modified to include contingencies to the purchase?

Answer:

Yes.