

**Site A**  
**Pre-Proposal Meeting**  
**February 8, 2006**  
**Questions and Answers**

1. How many original responses need to be submitted?
  - A. Three originals need to be submitted to 350 Commercial St NE, Salem, no later than 5:00 PM, March 6, 2006.
  
2. What funds have been identified within the Agency that could be used for gap funding on this particular proposal?
  - A. None have been identified yet, it depends on the individual proposal.
  
3. What types of gap funding areas are available for scrutiny? Are there any Special Housing Funds, Streetscape funds, or Toolbox funds set aside?
  - A. The Riverfront Downtown Urban Renewal Area Ten-Year Spending Plan is fully committed. However, the Agency could take another look if a good project is proposed. Currently, Special Housing Funds have been preliminarily committed, but that project may or may not happen. The best course of action is to indicate in the proposal how much of a gap is required and the Agency will look at opportunities to solve for that.
  
4. Is there a guideline for the selection criteria?
  - A. A scoring sheet has not yet been developed, however criteria will be developed that is both subjective and objective. Proposals in response to the SOI will be reviewed against the information requested. A decision has not been made on whether or not the criteria will be shared ahead of time. The team is looking for proposals that are responsive to the SOI to take forward to Executive Session for review.
  
5. What was the purchase price of Sites B & C?
  - A. The sale of sites B&C have not been finalized yet, however the sale of Site B should be closing soon. Both have unique environmental issues, which will factor into the sales price. Both sites should sell for around \$100,000-150,000, or \$5/sq ft.
  
6. What is the turn around time for the short list?
  - A. Staff anticipates a week to assemble an internal committee, and time is needed to docket a recommendation to the Agency Board. After receipt of the proposals it will probably be four weeks maximum before it goes to the Agency. The Agency Board is very anxious to move this project forward as was reflected by their direction to staff in January. This will be a quick and aggressive timeline.
  
7. Who pays to vacate the alley/4<sup>th</sup> St Public ROW?
  - A. Staff asked the appraiser to look at the property as one piece assuming vacations. The appraiser was also asked to look at it as if the alleyway and 4<sup>th</sup> street were to stay in place. The scope of the project is the main interest, and depending on what is proposed, the Agency could assist in those vacations. Assessment of special benefits occurs if a private property owner requests vacation. If the City requests it, no assessment

occurs. Assisting in those vacations could be an area where the city could fill the gap for the right proposal, and should be addressed in the proposal.

8. Is the timeline reflected in the Website posted FAQs a requirement, or a suggestion?
  - A. The timeline is more of a suggestion. However, the City wants organized proposal so the project doesn't languish. If the proposal is such that it pushes the project out too long, it will work against the proposer.
  
9. Is the City selling the site clean, or will there be environmental issues?
  - A. The current plan is to move forward with ground monitoring wells. Other examples include sites that have been cleaned to a certain point and the property is sold with the new owners completing the environmental work. It's difficult to say at this point what remains. The site has been remediated to the point of what has been discovered. The only remaining issues are unknowns. Clean up is a long way down that path, next step is a letter of NFA from DEQ.
  
10. Should proposals include monitoring wells, or will City take care of it?
  - A. It's a good idea to state in the proposal if the proposer is willing to take care of that. The type of project will make a difference in the remaining environmental work. Environmental information from GeoEngineers is posted on the website. Posted information does not include the DEQ correspondence, but those are public records available from DEQ.
  
11. Has Public Works identified any infrastructure that will be required?
  - A. Plans encourage enhanced streetscape improvements. There were a number of water meters serving this property. All those connections fall under the System Development Charge credit program and could provide some savings on the project for infrastructure.  
  
Depending on the type of project, there should be sufficient right-of-way existing. Perhaps something could be required for vision clearance. It should be noted that the Broadway Corridor has been designated as a high priority transportation corridor, and enhanced transit stops will be identified along that corridor which will connect the transit station in downtown and the transit station in Keizer.
  
12. Who should additional questions go through?
  - A. Any questions that go through John Jansons will be added to the FAQs for publication on the web.