

Addendum to DDA RFP Regarding 712 N. Laurel Street

July 1, 2020

Statement: The DDA Board does not intend to sell the property, and would prefer a partnership to develop the property, but they are open to all options and encourage you to submit any proposals that may have a positive impact on downtown.

1) What is the relationship between the Railroad Easement and the building? Does the DDA intend to clarify the ownership of the easement, or remove a portion of the building if necessary?

At some point an addition to the rear of the building was constructed. There is no current evidence to prove that this addition is on the same parcel as the current building and it may be on property currently owned by the railroad. A deed for this portion of the property was not found and the DDA has been unsuccessful in contacting the railroad to get clarification. For this reason, the DDA does not wish to sell the property at this time. While the DDA hopes to find another solution, the encroaching portion could be torn down if needed. The exact encroachment distance is not known and will need to be determined when the property is surveyed, and a new plat recorded. The DDA plans to have the property surveyed but does not have that information at this time and does not anticipate having it before the RFP deadline.

2) How long should a lease term for this property be? What would the DDA prefer?

The DDA's main concern is to come to a mutually beneficial agreement between themselves and a development partner. They are more concerned with finding a use that will have a positive impact on downtown and encourage the respondent to propose a term length best suited to the needs and potential outcomes of the project.

3) Will the building be eligible for any state grants? Will the DDA be seeking grants for funding?

State loan and grant options will be possible through the DCA and are available for this project since it is in the DDA District. These grants take additional time and effort, however if the applicant feels they would benefit from these funds, the DDA would be willing to hear proposals that involve applying for them. The property is considered a Contributing Structure in the Springfield Historic District and would be eligible for Historic Preservation Tax Credits. It is also in the Rural Zone and eligible for Rural Zone Tax Credits as well.

4) How is the structure of the building?

The building has been inspected by the City Building Inspector and found to be structurally sound upon initial examination. There is currently plumbing and electrical in the building, but they will need to be brought up to code. There is no working HVAC system at this time.

5) Are all three of the lots included in this proposal? And if so, how will the encroachment of the propane company's building be handled?

There are three total lots owned by the DDA. One with the building and two vacant lots adjacent to the building. The DDA would allow proposals for use of all three lots, or for use of just the building. Whichever makes more sense for the respondent's project. One of the vacant adjacent lots has a building constructed on it that is owned by the neighboring propane business. The DDA is not aware of any agreement that would require that building to stay and are under the impression that it could be removed when the lot is developed. This would be contingent upon a survey proving the building is in fact encroaching onto the DDA property.

6) How would parking requirements be determined?

Parking is based on the buildings future use and determined by the Zoning Ordinance. On street parking can be used toward the future businesses required parking.

7) Where are the location of the utilities and lines coming into the building?

The city records would be able to determine the location of the water and sewer lines. The Gas and Electrical lines would be owned by those providers. The DDA will have to research this and may not have this information before the RFP deadline.

8) How quickly will the board like to begin construction on a proposal?

Proposals will be reviewed in July and if a project is chosen it can begin at a time that is convenient for both parties. A clear timeline with expectations would be established in a contract or agreement with the respondent that is chosen.

9) Does the DDA have any additional needs they would like to see addressed in the proposals?

Creation of jobs would be ideal. However, the main goal of the DDA is to create a positive impact on Downtown with this project. If the proposed use will be beneficial to downtown, please use your response to explain why you feel this way about your project and why it is needed to make downtown better.

10) Will the streetscape be continued down to this property?

Yes.

11) Will there be any restrictions on signage?

Only those listed in the downtown Zoning Ordinance.