



CITY OF SAN ANTONIO

P.O. BOX 839966
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March 20, 2012

Request for Proposal (RFP) for Inner City Tax Increment Reinvestment Zone Number 11 Development Projects dated February 3, 2012, due May 7, 2012.

ADDENDUM I:

The following questions were received in accordance with Section VIII, Restrictions on Communication. The questions are restated below, followed by the response:

Question 1: On Exhibit III, can you tell me what Government Hill NP means?

Response: NP stands for Neighborhood Plan and CP stands for Community Plan. You can view the plans at the following links:

a. Downtown Neighborhood Plan

<http://www.sanantonio.gov/planning/npud/Downtown/pdf/DowntownPlanFINAL1999.PDF>

b. Government Hill Neighborhood Plan

http://www.sanantonio.gov/planning/npud/govt_hill/pdf/govt_hill_2001.pdf

http://www.sanantonio.gov/planning/npud/govt_hill/pdf/GHill_Neighborhood_Plan_Update.pdf

c. Arena District/Eastside Community Plan

http://www.sanantonio.gov/planning/npud/ArenaDistrict/PDF/adopted_arenaeastside_FINAL.pdf

d. Lavaca Neighborhood Plan

http://www.sanantonio.gov/planning/npud/lavaca/pdf/LavacaNP_2001.pdf

e. South Central San Antonio Plan

http://www.sanantonio.gov/planning/npud/SouthCentralSA_CP/pdf/South_Central_CP_1999.pdf

http://www.sanantonio.gov/planning/npud/SouthCentralSA_CP/pdf/South_Central_CP_2005.pdf

Question 2: The 2008 TIF Manual web link isn't working.

Response: The correct link is <http://www.sanantonio.gov/planning/tif/pdfs/TIFManual.pdf>

Question 3: Is the \$40,000 Processing Fee a requirement?

Response: The Processing Fee applies to those projects that are selected. The requirement is outlined on page 6 in the 2008 TIF Manual.

Question 4: Is the Milan building located at 115 E. Travis located in the TIRZ?

Response: No, 115 E. Travis is not in the Inner City TIRZ.

Question 5: What are the 3 goals?

Response: 1) generate TIRZ Fund revenue, 2) implement the goals of previous planning studies which incorporate parcels from the Inner City TIRZ, and 3) meet the special development use patterns in compliance with the current 2008 TIF Manual adopted by the City Council on October 16, 2008

Question 6: Is there a map that consolidates the Neighborhood and Community Plans with

- the TIRZ?
- Response:** RFP Exhibit 3 has a map that does that.
- Question 7:** Will plans be online?
- Response:** Yes, the plans are all online and the links can be found above.
- Question 8:** Can Respondents email intersections for boundary verification?
- Response:** Yes, email Debra Ordaz at debra.ordaz@sanantonio.gov
- Question 9:** Can you elaborate on the public to private ratio requirement?
- Response:** The 1 to 5 public to private ratio requires projects to have a minimum of 1 dollar of public investment for ever 5 dollars of private investment.
- Question 10:** Is there a cap on the dollar amount?
- Response:** No, at this time there is not a cap on the dollar amount or the amount of projects to be selected. Both will be determined by the TIRZ Board once projects are received.
- Question 11:** Is there any money in the TIRZ?
- Response:** At this time there is available funding..
- Question 12:** Will you use 380 Agreements?
- Response:** This RFP is designed to fund projects on a reimbursement basis.
- Question 13:** Is this specifically for new construction?
- Response:** No, projects do not have to be new construction.
- Question 14:** Can current TIRZ projects get additional funds?
- Response:** Projects currently receiving funding are not precluded from submitting a new proposal.
- Question 15:** Under Historic Preservation would new construction apply?
- Response:** Historic Preservation is an eligible expense in the TIF Statute.
- Question 16:** Will Healthcare be considered if it is outside the boundary?
- Response:** Projects outside of the TIRZ can submit however, the location of the project compared to the TIRZ Boundary will weigh heavily. The first goal of the RFP is to generate TIRZ Fund revenue.
- Question 17:** Will there be a difference between the pre-submittal conferences?
- Response:** No, the material will be the same.
- Question 18:** A request has been made for attendees of the February 13, 2012 Pre-Submittal Conference.
- Response:** (Sign In Sheets misplaced and will be added once located)
- Question 19:** Am I correct in thinking that these funds are only reimbursable? After reading page 4 of the RFP, it appears that it is. I would like clarification as to whether it is or not.
- Response:** Yes, funds are reimbursed only. No funding will be provided up front.

Question 21: On page 26, it references “relate companies”. What is meant by that term?

Response: The term “Related Companies” refers to any affiliated companies such as a parent company or subsidiary.

Question22 The RFP also asks of any officer or partner has ever failed to complete a contract held in his or her name. Is this reference to leadership of the organization?
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Response: (page 28) “Has any officer or partner proposed for this assignment ever failed to complete contract handled in his or her own name?” If the applicant(s) had ownership or a contract role in any projects then you must state the name of the individual, organization contracted with, services contracted, date, contract amount and reason for failing to complete the contract.