

RFP #2018-4-2 Real Estate Developer for the Village Center Project Area
Questions and Responses
June 29, 2018

1. With the sudden passing of Mayor Abraham, are there any anticipated changes to the vision, direction, expectation or support for this project from the Village administration or governing body?

The governing body and the administration remain in full and enthusiastic support for the project. The governing body unanimously approved the purchase of the properties over the years and the issuance of the RFP. This support has not diminished.

2. The RFP indicates that the submission of an Acknowledgement of Receipt form is a mandatory requirement for submission of a proposal to the RFP. The acknowledgement form itself seems to indicate that submission of the form only assures that a potential bidder is on the notification list for question responses and addendums. Which is correct?

Receipt of an Acknowledgement form is not a requirement to submit a proposal. The Village will accept and review all timely submitted proposals.

3. Are multi-family apartments an allowable use and if so, what are the density requirements?

Proposers are encouraged to submit development plans that will best address the goals of the Village Center. As stated in the Village Center Zone code, "In this Project Area, the Village will encourage the types of development envisioned, and may control development parameters by requiring economic development plans, entering into development agreements and to the extent the land may be owned or controlled by the Village, by filing of covenants and restrictions dealing with development and use of the Land, in addition to the zoning ordinances. To support the desired commercial development, the Village Center Zone should be the highest density residential zoning district in the Village of Los Ranchos."

Although multi-family is not specifically identified as a permissive use, it is also not specifically prohibited as it is in other zoned areas (see Gateway District). The allowance of Townhome development in excess of twenty-four (24) dwelling units per acres, and specific language addressing measurements for height limits that will exclude elevator bulkheads suggests that the code envisioned high density residential use requiring elevators, typically found with multi-family development. The Board of Trustees may consider all development uses in its

review of proposals. Specific approval for multi-family housing will be in the form of an approved development agreement and site development plan.

4. Will the Village of Los Ranchos de Alb. (Village) initiate the eviction of the tenants in the mobile home park and if so what is the timeline?

Yes, the Village will be responsible for eviction of the tenants of the mobile home park. The timing for initiation of that action is predicated on the development plan timeline of the successful bidder.

5. Will the Village waive impact fees for all development activities at this site?

The Village does not impose impact fees.

6. Will the Village waive building permit fees for all developments at this site?

The Village imposes building fees for vertical construction only. The Village has not envisioned waiving those fee. Respondents may request consideration of a cost share arrangement or waiver as a part of its submittal or as an added alternate for the Village to consider in its review of the submissions.

7. Will Village waive all utility fees, including utility expansion fees, cost of increasing the size of sewer lines, water lines, etc.

The Albuquerque Bernalillo County Water Utility Authority imposes such fees and the Village does not have control to waive these fees. Respondents may request consideration of a cost share arrangement as a part of its submittal or as an added alternate for the Village to consider in its review of the submissions.

8. What direct funding is available from the Village?

There is no direct funding available from the Village.

9. In the Village Center Project Area Metropolitan Redevelopment Plan (adopted 3/14/18), there is a long list of "Potential Funding Sources", are they in priority order in regards to what the Village will consider for funding options? Will the Village work with the selected developer to apply for the various funding sources?

The funding options are not in a priority order. Yes, the Village will work with the successful bidder to apply for various funding.

10. How will variance requests (i.e. zoning, signage, etc.) be handled; administratively?

Variances will be handled per the variance process as set forth in Village ordinance 9.2.25.

11. Will the proposed new 4th Street improvements include new infrastructure (water/sewer, etc.) to this site?

The current Fourth Street redesign and reconstruction project area is north of the intersection of Fourth Street and Osuna Road. Therefore, infrastructure to this site is not included as a component of another project.

12. Will the Village consider providing infrastructure to the site?

The Village will not provide infrastructure to the site.

13. Will the Village consider relocating their offices to this site?

The Village will not relocate its office to this site.

14. Will the Village consider managing any proposed public areas?

The Village has not envisioned managing any public areas. Respondents may request consideration of such an arrangement as a part of its submittal or as an added alternate for the Village to consider in its review of the submissions.

15. What is the arrangement with the current office/commercial tenants, in regards to lease and eviction?

All tenants have a lease through December 31, 2018. Timing of notice to vacate or lease extensions will be subject to the development plan timeline.

16. The two out parcels "Private Owners", is the Village still pursuing the purchase of these parcels?

The Village has appraised the properties and presented purchase agreements to the owners. There is general agreement to the terms. The vacant land is awaiting official removal of the property from the underground storage tank clean up list and the

dance studio property owner is concerned about timing and relocation. The Village is confident that those issues can be addresses in accordance with development of the property.

17. Will the Village be responsible for all building demolition?

The Village has neither budgeted nor envisioned responsibility for demolition of existing buildings.

18. Will the Village provide environmental site clearance?

Phase 1 Environmental Surveys were completed on all Village owned parcels at the time of purchase by the Village.

19. What is the anticipated development timeline after award of bid?

The Village's desire is to have the project proceed expeditiously. The Village will be looking for a development timeline in respondents' submissions. While the Village will want to have input and acceptance of a development timeline, it will rely on the successful bidder to plan and execute on a realistic timeline. The Village will require that the successful bidder commit to a binding construction start date.