

ADDENDUM #1

Inner City TIRZ Request for Applications – Economic Development Projects

1. Please provide more detail on the evaluation criteria

Answer: The following is extracted from page 17 of the Economic Development RFA:

A. Experience, Background, Qualifications (25%)

1. Background of respondent and development team, to include but not limited to years of experience as a developer, number of similar projects successfully completed, and number of similar ongoing projects.
2. Respondent's and support personnel's professional qualifications and length of time working in Respondent's capacity.
3. Respondent's Resources (Net Worth, Assets)

B. Proposed Plan (35%)

1. Proposed project scope and timeline
2. Implementation of neighborhood and community plan goals identified in Section V. "Scope of Services"
3. Coordination with other programs, agencies and services to bring private investment
4. Project readiness

C. Financial Information (40%)

1. Evidence of financing secured for the Proposed Project
2. Financial Feasibility of the Proposed Project
3. Public to private investment leverage
4. Leverage of other funds from other sources outside of City funds
5. Generation of TIRZ Revenue (calculated revenue based on proposed development, value and timeline)

2. Do applicants need to show neighborhood support?

Answer: There is not a specific requirement for neighborhood support, however letters of support are encouraged.

3. What is the definition of "Encourage mixed-use developments that maintains the Eastside character" on page 9 of the application?

Answer: This is a reference to the 2010 Eastside Reinvestment summit where residents, civic and neighborhood leaders, stakeholders, developers, property and business owners, and public sector entities discussed how to launch the redevelopment of the Eastside. The following link can be used to access the summit report.

http://www.sanantonio.gov/planning/pdf/eastside_summit/SanAntonioDistrict2EastsideReinvestmentSummitReport.pdf

4. Is there a limit on the number of applications that can be submitted?

Answer: There is no limit on the number of applications an organization can submit, however the available funding for all projects will not exceed \$1,590,616.79.

5. Can we assume that one project will not receive all of the available funding?

Answer: No, however it should be understood that the “Request for Applications” process is being used to enable the TIRZ Board of Directors to receive and review multiple applications from multiple applicants.

The City reserves the right to select one, more than one or none of the proposed projects.

6. Can a project be requested by multiple property owners?

Answer: “Section IV Funding Restrictions” of the RFA reads as follows: “No sponsored applications or umbrella organizations will be allowed. Applications must come from the primary applicant. Joint ventures will only be accepted for single purpose projects.”

If multiple property owners submit an application jointly, it must be a for single purpose project. Joint venture applications are allowable however, it is recommended that one entity serve as the primary applicant.