

**CITY OF ST. PETERSBURG ("City")
REQUEST FOR PROPOSAL ("RFP") FOR
THE CITY-OWNED REAL PROPERTY
LOCATED AT
1300 – 1ST AVENUE NORTH
ST. PETERSBURG, FLORIDA, 33701**

QUESTIONS AND RESPONSES

In connection with the RFP issued by the City on January 7, 2019, the following, additional, questions have been received as of January 22, 2019, and below are the City's responses to said questions:

1. **Question:** *What is the height restriction for this property?*

That location would allow for 200' from average grade.

2. **Question:** *We understand that the City will fund the capital cost of the requested 300 public parking spaces. Please confirm. Would the City intent to own and operate the public parking garage, or would the City prefer that the Developer operate the garage and pay all expenses, including real estate taxes?*

Yes, the City would intend to fund the public parking spaces, subject to the final cost per space and city funding available at the time of executing the agreement, as well as projected timing of funding requirements. The city would discuss both options (City owned and Developer owned) but prefers Developer owned and expenses paid by developer at this time. The City may request a nominal return on investment through sharing of garage revenues considering the City's up-front capital investment. Understanding the Developer's parking needs for the project is an important component to be addressed in each proposal.

3. **Question:** *Does the City currently lease the contiguous land owned by CSX (in between the Police Station parcel and Booker Creek) and, if so, would the lease be extendable or assignable to the selected Developer? What is the term and rent payable under the lease?*

Yes, the City currently leases the contiguous land owned by CSX. The lease is not extendable or assignable. Karen Clarke, Manager – Leasing, Real Estate and Facilities Management, CSX Transportation, Inc., can be contacted at karen.clarke@csx.com, or 904-279-3826, for information regarding possible future leasing of the site. The current term is year to year, anniversary date being October 1st, until terminated by ninety (90) day's written notice from either party. Current rent is \$15,000 per year.

4. **Question:** *Is there a requirement to provide apartment homes for both low/moderate income families (earning less than 80% of AMI) AND workforce housing units (80-120% AMI) or simply a priority to provide as much housing is affordable at different income levels as possible (given that low income housing tax credit availability in Pinellas County is VERY competitive and difficult to obtain).*

If housing is included in the redevelopment proposal, the City prefers a mix of market-rate, workforce (81% to 120% of Pinellas County median family income, adjusted by household size "MFI") and affordable housing units (80% or less of Pinellas County MFI).

5. **Question:** *We are interested in forming relationships with developers here at Wyndham. If you can please share my contact info and share the contact info for the person(s) who submit a hotel proposal for the below?*

Former Police HQ on the west side of downtown.

The proposals are due May 10, 2019. All proposals received will be posted to the Real Estate page of the City website and can be reviewed to determine what type of improvements are proposed by the respondents. Anyone interested in contacting the respondents may do so after the proposals have been posted.