

Responses to interested parties' questions regarding CDA properties for RFP

- 1. Is there a specific required location for the placement of the road on the 152 Evans Ln property?**

2/9/23 Response: No, there is not. The roadway is an identified “District Local” roadway in Chapter 16 of the Chubbuck Comprehensive Plan (the chapter for the Chubbuck Village Area). For purposes of this RFP/parcel, the identified roadway can need to go anywhere on the property provided it runs north-south and connects Evans Ln and E Linden Ave; however, because Central Way is located nearby, placing the roadway central or easterly on the property is the city’s preferred location so as to decrease intersection conflicts.

Per the plan:

[The] map is adopted as the functional class road map for the Chubbuck Village area for the purpose of identifying type, design, and function. While general street and right-of-way locations are identified in the map below, it is not intended to set specific locations; deviations in specific route locations may be approved through the development or permit approval process provided the proposed route meets the intent of this Plan.

- 2. Our proposal would include a single development strategy that would require [two properties]. Do we need to submit individual responses to each of the RFPs or can we submit a single response that includes both parcels?**

2/9/23 Response: Each RFP requires a separate response. Certainly however, applications by a common party which complement one another and assist with the success of the Chubbuck Village plan execution are likely to be looked upon very favorably by the Chubbuck Development Authority.

- 3. The RFP indicates our submittals must be hand delivered and include 3 hard copies and 1 PDF. How would you like the PDF submitted?**

2/9/23 Response: PDF versions of submittals may be provided on a USB drive along with the paper documents, or may be emailed to dhillam@cityofchubbuck.us.

- 4. The RFPs do not include any information about property appraisal / valuation. Due to proposed submittal and review timeline, we will not be able to obtain an actual fair use appraisal to determine property value. As such, we intend to respond with an estimate of per acre price, subject to change when a formal fair market appraisal can be obtained. Will this process satisfy the intent of the RFP's?**

2/9/23 Response: Fair Use Appraisals will be obtained by the Development Authority once a preferred developer is selected and they are not the expected product of interested parties. The Authority is requesting proposed offer amounts; whether interested Developers wish to offer based on their independent estimates or from some other number is entirely up to them, however, responding with an estimate of per acre price, subject to change when a formal fair market appraisal can be obtained, will satisfy the intent of the RFPs.

Section 50-2011 of Idaho Code contains some details about how fair use appraisals apply to real property disposed of by urban renewal agencies.