



metropolitan  
redevelopment

## ADDENDUM #1

### Rail Yards Request for Expressions of Interest

Pre-Proposal Teleconference Attendees and Notes  
April 14, 2020 2:00pm- 3:00pm

#### Attendee List

Christopher Frechette	Rail Yards Market Advisory Council	olierf@aol.com	
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Lynette Pollari	New Mexico Historic Preservation Division		
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Question 1: Is there a potential to show ideas for development for the remainder of the Rail Yards Site? Why is the goal to develop this small parcel?

Response: The City wants to see incremental progress on the site. This Subject Site in this RFP has a shorter timeline to occupy because it can more easily connect to water and sewer in Second Street. The RFP does allow for a supplemental submittal for other buildings and land at the Rail Yards site north of the turntable. However, we are asking that the buildings in this RFP be developed first.

Question 2: Is the parking dedicated to other Rail Yards buildings?

Response: The City is expecting to enter into a joint use agreement for the existing parking on the site. There are currently 190 space which can be shared with CNM, the Rail Yards Market and other uses.

It is likely that the Developer's requirement is going to drive parking more than the regulations. However, the Master Plan and IDO is the guide for parking requirements. There is an option to provide overflow parking on the South end. The City is also working on streetscape improvements to provide pleasant bike and pedestrian connectivity from downtown.

Question 3: What is the Fair Value lease rate that the City is seeking?

Response: The City is expecting Respondents to propose a lease rate.

Question 4: Is the City able to issue MRB or IRBs for this project?

Response: A Respondent can propose using a MRB, IRB, TIDD or other funding mechanisms, as appropriate.

Question 7: Can a Respondent propose to develop or occupy just one building?

Response: Yes. A respondent can propose to develop or occupy one, two, or three of the buildings on the Subject Site.