

Shasta Regional Transportation Agency

Infill & Redevelopment Incentive Program, Cycle II, Request for Proposals

Minutes of May 2 Pre-Proposal Question and Answer

Attendance/Participation:

- Daniel Wayne, Senior Planner, SRTA
- Daniel Little, Executive Director, SRTA
- Russ Wenham, Omni Means
- Meea Kang (call-in)
- Deven Carter, Nichols Melburg Rossetto

Daniel Wayne, SRTA Senior Planner, facilitated introductions and invited questions. The following is not a verbatim transcript but a summary of questions and answers. Mr. Wayne noted that written questions may also be submitted via email and will be responded to collectively and posted online.

Q: What's the 'heart side' of what SRTA is trying to accomplish? (Russ)

A: To create a vibrant, healthy, economically vibrant downtown that supports implementation of the Regional Transportation Plan and Sustainable Communities Strategy. We're approaching this through the lens of the AHSC program, with the ultimate goal of revitalizing downtown. We'd also like to add community benefit beyond the specific development and development site. This will help bring in contributions and resources of community partners.

Q: What level of site control is expected, given the short time frame of this procurement and the next AHSC grant cycle? (Meea)

A: A staff-level letter of support will suffice for the project proposal, with the understanding that city council approval will be sought prior to the SRTA Board of Directors meeting on June 27, 2017. The city of Redding may provide letters of support to multiple developers for the same project site, with an understanding that the proposal that best utilizes the site, and that would best compete for AHSC grant funds, will ultimately be recommended by SRTA and the city of Redding to the SRTA Board of Directors.

Q Will the city be part of the review process?

A: Yes.

Q: Is there interest in developing the old playhouse property owned by the city (located at Placer and Pine)? (Russ)

A: This is a possibility; however, SRTA is inclined to focus on problem sites that would not otherwise be developed/redeveloped by the private sector as a market-rate project.

Q: What type of entities are you expecting to apply for these incentive funds? (Deven)

A: It is anticipated that a developer will submit the proposal, in partnership with the city, for the purpose of developing a competitive AHSC capital grant application. The incentives will not be awarded directly to the developer. Instead, SRTA will contract with a lead consultant with as many named sub-consultants as needed.

Q: What was submitted in response to SRTA's expression of interest process and are they available for anyone to see?

A: Expression of interest forms were submitted by K2 Development and The McConnell Foundation. These we're highly conceptual, with details limited to the proposed type and intensity of land uses. Several privately owned parcels on the Downtown Promenade were mentioned (sites w/out developer site control) and the previously mentioned city-owned parking structure and RABA parcels.

Q: What's the maximum construction grant funds available?

A: Draft guidelines state \$20 million, but this may be revised down if revenue from cap-and-trade sales is less than anticipated.