

Pratt Community
Real Estate Development
Request for Information #1
August 24, 2015

1. The RFP mentions that water and sewer are located in the Dugan and Hibernian right-of-way. However, most of the properties in areas 2 and 3 run up and down Lacey Road. Are there water and/or sewer available in the Lacey and/or Nelson right-of-way?

Please see attached utility map as well as property acquisition status map.

2. Do you anticipate that all of the "Contracted" and "BLBA" properties will be closed and owned by the city prior to developer selection? Will all of the properties acquired have clear title when transferred to the selected developer, or will quiet title actions need to be filed?

The City anticipate that both 'Contracted' and 'BLBA' properties will be acquired and have clear title. Quiet Title action may be needed by the selected developer to assemble property not controlled by the City.

3. Several of the "Negotiation" and unknown properties, as well as several properties which are adjacent or nearby areas 2 and 3, are listed on the BLBA website as being tax-delinquent. Would it be possible to add these to the project through BLBA acquisition? What is the process for this?

The property shown as 'BLBA' represents the pilot program acquisition by the Birmingham Land Bank Authority. Because this was the first case of the BLBA the courts limited the filing to a limited number of properties. A developer may engage the BLBA to clear title to any eligible properties through an agreement with the Authority. While the City would advocate on behalf of the developer the Authority may or may not act on a request. A time line for this process is uncertain at this point.

4. If the developer were to propose to acquire any parcels other than what the city has been able to assemble, will these need to be paid for out of project funds, or can the city assist financially with this acquisition?

The available funding for this project comes out of the allocated CDBG-DR funds and at this point the City has not allocated any additional funding for this project. Any property acquired by the developer would need to be funded by the project funds assembled for this project.

5. Areas 2 and 3 on the property acquisition status map obviously only represent a small portion of the overall 76-acre focus area. Is there any additional financing available through or from the city for future phases?

The focus area represents the area the City is will to invest CDBG-DR funds within. The selected developer should propose a project that utilizes this available funding as well as any additional funding secured by the developer. The developer may craft a project using phases of development and identify the funding required for each phase.