



**ADDENDUM
RESPONSES TO RFP QUESTIONS**

**1056 MAIN STREET: .43 ACRE VACANT LOT
5077 LAKE DRIVE: .46 ACRE VACANT LOT
670 MAIN STREET: .46 ACRE VACANT LOT
751-771 MAIN STREET: 7,718SF 10-UNIT RETAIL CTR.
760-770 MAIN STREET: .96 ACRE VACANT LOTS
794 MAIN STREET: .36 ACRE VACANT LOT
842 & 850 MAIN STREET: 9,644 SF BLDG. / .7 ACRE LOT
4871 COLLEGE STREET: 1.93 ACRES (5 LOTS TOTAL)
ROBIN LANE: 2.84 UNDEVELOPED LOT**

**CITY OF FOREST PARK, GEORGIA
DOWNTOWN MAIN STREET DISTRICT**

Issue Date: October 24, 2023



ADDENDUM – RESPONSES TO RFP QUESTIONS

To All Respondents,

Please carefully review the responses below and incorporate the information as directed into your proposal that is due to the City of Forest Park on **October 31, 2023, at 2:30 p.m.** Respondents submitting proposals that do not reflect the information provided below may be deemed non-responsive and not accepted by the City.

ANSWERS TO RESPONDENTS' QUESTIONS

1. Does the City have surveys of the properties?
 - a. We do not have surveys of the properties, except for the five assembled lots at 4871 College Street. It is the responsibility of the purchaser to provide and pay for surveys.
2. Does the City provide title search information?
 - a. Title searches are the responsibility of the purchaser.
3. What is the zoning of the property?
 - a. All properties are zoned Downtown Main Street District (DM) except for Robin Lane which is zoned Residential. Zoning information is available online at https://www.forestparkga.gov/sites/default/files/fileattachments/planning_building_and_zoning/page/10451/official_city_of_forest_park_ordinance-chapter_8_zoning_9.7.2021_114264.pdf.
4. Does the City pay brokers?
 - a. In the past, City authorities have paid brokers.
5. Who drafts and completes the contract?
 - a. The City Attorney will draft and complete the contract for approval by the purchaser.
6. Who holds Earnest Money?
 - a. The City Attorney will have a title company hold the earnest money.
7. What is the deal approval process?
 - a. When finalists are selected for each property, the City will negotiate the contract and present it to the appropriate City Board for approval.
8. Buffer zones on some properties?
 - a. We will ask the City Council to abandon the buffer zones so they can be transferred.
9. Permits and Inspections?
 - a. Permits and inspections are through the City Planning & Community Development Department. Storm Water is handled by the Clayton County Water Authority.
10. Utilities?
 - a. Utilities should be at the site, but it is the responsibility of the purchaser to confirm during the due diligence period.
11. Tours of properties:
 - a. Contact the Economic Development Office for tours of the properties.
12. What is Forest Park's development vision for Downtown Main Street?
 - a. A Livable Communities Initiative (LCI) was conducted on the Downtown Main Street District regarding future development which can be viewed at: https://www.forestparkga.gov/sites/default/files/fileattachments/planning_building_and_zoning/page/10451/draft_report_2021_not_adopted12237.pdf



13. Reconveyance Rights

- a. If the conditions set forth are not met after the closing of the property, the Seller, in its sole discretion, shall be entitled to demand by written notice (a "Reconveyance Notice") that the Purchaser reconvey the Property to Seller. Such repurchase shall occur on or before the ninetieth (90th) calendar day following the later of (a) the delivery of the Reconveyance Notice, or (b) the date on which all governmental approvals and consents have been obtained by Seller such that the Seller is ready, willing, and able to repurchase the Property (such later date hereinafter the "Repurchase Date".) The property shall be repurchased at the purchase price agreed upon, regardless of what improvements have been made upon the Property, and upon the same terms and conditions as contained herein, except that the Seller shall not be entitled to any credit for the earnest money deposit. Additionally, the development on the Property shall be finished, as evidenced by the material satisfaction of all requirements necessary for the issuance of a temporary (if applicable) or permanent Certificate of Occupancy, no later than the first (1st) anniversary of the Commencement Deadline (such date, the "Completion Deadline"). In the circumstance in which development on the Property has begun but not finished by the Completion Deadline, then Seller may, at its option and in its sole discretion, deliver a Reconveyance Notice and exercise its Reconveyance Rights as outlined hereinabove.

14. Proof of funding or financial ability

- a. All applicants are strongly encouraged to submit as much information as possible to assist the City in determining their financial viability to complete their proposed projects. The City reserves the right to reject bids with insufficient information or to cease contract negotiations should winning bidders be unable to show the appropriate financial capability.

15. What are the City's design requirements?

- a. Downtown Mainstreet District Design Guidelines are in Sec. 8-8-54 of the City's Zoning Ordinance. The Mainstreet District Design Guidelines provides information on streetscaping, tree types, and signage. Additionally, Sec. 8-8-54.8 through Sec. 8-8-54.33 addresses Special Building Standards for Development Subareas in Downtown (as defined by the 2021 Livable Centers Initiative) and other building requirements such as entrances, building colors, materials, security architectural standards for townhomes, multi-family, and sprinkler requirements.

16. What is the City doing to address zoning issues?

- a. The City adopted its updated Zoning Ordinance on September 7, 2021. The City takes the necessary steps to amend the ordinance as needed to address conflicts and provide clarity in areas of the ordinance.

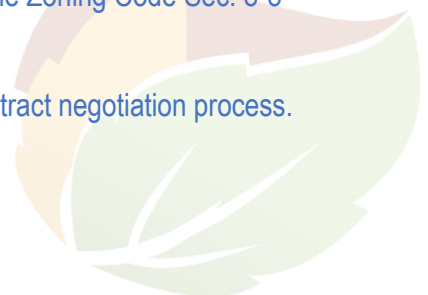
17. What is the City's vision for on-street parking in the Downtown Main Street area?

- a. The vision for parking in the Main Street area is to reduce the number of curb cuts and use shared drives. Access shall be located off secondary streets. Parking should be located behind buildings and shared between tenants. Where parking is adjacent to buildings and in front of the sidewalk, they shall be screened with continuous vegetation or a low wall. On-street parallel parking shall be used to buffer pedestrians from traffic to allow easy access to street level retail. This information can be found in the Zoning Code Sec. 8-8-54.2 (b) Vehicular access and surface parking.

18. What is the Due Diligence period?

- a. The due diligence period can be determined as part of the contract negotiation process.

19. Where do we access the proposed site plans for 850 Main Street?



- a. A link to the site plan can be accessed here: https://forestparkgaorg-my.sharepoint.com/:b:/g/personal/rdennis_forestparkga_gov/Ecs6FpWFo4FMnt1NP_L2rXEsBccVj2cUFsexWjLb8q7IMQg?e=a5Qf8g AND https://forestparkgaorg-my.sharepoint.com/:u:/g/personal/rdennis_forestparkga_gov/Eaj2BI02XCxHibez_6s5RLsBvWVXwgLx4nUeZbURGPiuLw?e=lQdVea
20. Where do we access the College Street surveys?
- a. A link to the surveys for 4871 College street can be accessed here: https://forestparkgaorg-my.sharepoint.com/:i:/g/personal/rdennis_forestparkga_gov/EWJ2ZMG4AwFDuMghMriH2SMBuVnP53Kt9RWRQBiPrkRJ_g?e=tf09Co
21. Where do we find the presentation and materials shared during the October 11, 2023, Pre-Bid Conference?
- a. The Pre-Bid Conference slides can be accessed here: https://forestparkgaorg-my.sharepoint.com/:b:/g/personal/rdennis_forestparkga_gov/EQq2Xi95Np5HnFA-YbQhX7gBuLX7FErH491QQWSRSdCnGg?e=RfWoXG
 - b. The Development Opportunities one-pager can be accessed here: https://forestparkgaorg-my.sharepoint.com/:b:/g/personal/rdennis_forestparkga_gov/EXPKeKm61clCoG0x898h5flB5s3nCjONEV_0zApeZ-sKeQ?e=yL5hcl
 - c. The comprehensive aerial site maps can be accessed here: https://forestparkgaorg-my.sharepoint.com/:b:/g/personal/rdennis_forestparkga_gov/Efz_rhzCv0hFhhPXyVwm44sBJCbN78s5SHwFNzOw-hnmTQ?e=ZSKSwR AND https://forestparkgaorg-my.sharepoint.com/:b:/g/personal/rdennis_forestparkga_gov/EZjY80jxv_NMmWbgHAUfSNkBjgd8dbnz6lvFmabPbdnBcw?e=fGeoEZ

