

# FM 149 REQUEST FOR PROPOSAL SUBMITTED QUESTIONS

July 19, 2022

## OVERVIEW

### 1. How long is the tract?

- i** The lot is 2,718.61' on the north side and 2,115.94' on the south side. The distances from each bearing were added to calculate that length.

### 2. Will the City complete the platting process (of the tract) before selling?

- i** To clarify, the tract is the property of the Magnolia EDC. The MEDC is in the middle of the platting the 2.28 acres to the City of Magnolia for Water Plant No. 3. The remainder of the tract will also be re-platted.

### 3. Will the sale be based on “net” acreage excluding the road ROW?

- i** Yes, as defined on page 3 of the RFP, the sale is based on the net acreage (37 acres) which excludes the 2.28 acres for Water Plant No. 3 and approximately 4.48 acres in easements.

### 4. Will the EDC build the road to serve the tract?

- i** The city has discussed with the 4A MEDC the need for a road to access the water plant at the back of the tract. There is no final alignment for the road, the design, specifications and engineering of the road have not been developed and will be part of the negotiations the 4A MEDC has with the selected proposer. The 4A MEDC, selected proposer, and the City of Magnolia will be a partner in the development of the road

Please note that the RFP refers to the road and requests proposers define their need:

- Page 3 of the RFP notes that approximately 4.48 acres of the tract will be needed for road and utility easements.
- Section 10 of the RFP asks that all proposals carry a distribution of proposed land uses including a road. The project concept and strategy should also define those needs.

## 5. Will the City improve the road to the water well to City specs?

- i** The design and construction of the road will be finalized and negotiated as part of the terms of development with the selected proposer. The MEDC feels that the caliber of the road needs to be defined by the end user and to pre-engineer without that feedback would be premature. The road will be dedicated to the city and serve as a public street.

## 6. Will a commission be paid for procuring a Buyer?

- i** No, the MEDC will not pay a commission. Interested parties do not need to be represented by a realtor/broker to propose on this tract. All interested parties are invited to provide proposals on their own merit and independent research. MEDC has provided a resource website with supporting documentation to adequately inform prospective proposers of the existing conditions and development goals of the tract. Resource materials have included a proposal template document to assist with organization and writing of a potential development proposal.

## 7. What is the Timeline/Schedule?

- i** Proposals are due to the MEDC offices by **Thursday, July 28, 2022, at 12:00pm CST**. The MEDC Board will review proposals Thursday, August 11, 2022. At that time, the MEDC Board will either provide a short list of proposers, in which they will request a proposal presentation OR one final preferred proposer that they will look to enter negotiations with for the sale of the property. All interested parties who have requested to be included on the FM 149 RFP e-mail distribution list will be updated as each step of the process progresses.

## 8. What's the project website?

- i** <https://www.cityofmagnolia.com/economic-development/4a-corporation/news/magnolia-4a-edc-rfp-announcement>.