

## Garver Feed Mill Questions and Answers

1. **Question:** What are the impacts and limitations of the deed restrictions?  
**Answer:** The City is working to remove the deed restrictions entirely from the 5 acre parcel that contains the Garver Feed Mill building. We have had contact with the WDNR on this item and are working through the process.
2. **Question:** Can the deed restrictions be removed by refunding the Stewardship monies? If so, is the refund in the original amount?  
**Answer:** See answer above.
3. **Question:** The City has limited the RFP to 5 acres of 26 acres. What will happen to the other acres and how can we protect our investment from detrimental uses?  
**Answer:** The City has an adopted Land Use Plan for the North Plat as part of the Olbrich Park. The current adopted Olbrich Park Land Use Plan is attached as an appendix to the draft RFP.
4. **Question:** The City has offered \$1.8m in investment support. How will we attract other dollars if the City retains ownership of the land?  
**Answer:** The City will sell the building, but enter into a long-term (most likely 99 year) ground lease for the land underneath the building and any land needed for associated uses (parking, landscaping, etc.). This long-term ground lease should provide adequate security to a lender or equity investor who might put money into the project. We have seen this successful before in James Madison Park. This \$1.8 million can be used to address the space needs of Olbrich, as outlined below in question #9. There will be no additional funds from the City for either the rehabilitation of Garver or the provision of the required space for Olbrich.
5. **Question:** Will the City prohibit the Streets Dept. from continuing to dump contaminated snow on site?  
**Answer:** The City is working on relocating the snow storage from this site.
6. **Question:** If a residential development is contemplated, how will it be integrated into the rest of the community and not be isolated?  
**Answer:** This will be up to the respondent to best address this, unless I'm misunderstanding the question.
7. **Question:** The City wishes to minimize parking, but how will that work in the 6 months each year that biking and walking are unpleasant?  
**Answer:** As in the previous iteration of this RFP process, the City will work with whomever is selected to develop a parking and transportation plan that best fits the site and use.
8. **Question:** The project is in a TIF District. Is the City planning on harnessing that economic power also?  
**Answer:** The funds identified in the draft RFP are all that have been set aside for this project, per the Mayor's office. Garver is within TID #37, but that TID is underwater and cannot afford additional expenditures.
9. **Question:** Will the need for Olbrich to have 14,000 ft<sup>2</sup> of storage space be within the 5 acres? What else will Olbrich need besides mulch storage?

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**Answer:** The 14,000 SF of space can be located either within the 5 acres or at a site that is mutually agreed to by the successful respondent and the City.