

**RESPONSES TO INQUIRIES REGARDING  
RFQ SOLICITATION NO. RN 2021-03-16**

**Location of Subject Parcels**

The District's boundaries are coterminous with the boundaries of the City of Tucson ("City"). A.R.S §48-4201. The portion of the District that was depicted in Proposition 400 during the 2000 election is where the Arizona Department of Revenue ("ADOR") shares some of the state sales taxes with the District pursuant to A.R.S. §42-5031 (the "TIF Region").

**Available Incentives**

Since the Subject Parcels are not within the TIF Region, the District does not expect to receive any share of the state sales taxes that are expended during their development. Nevertheless, the District does have the authority to insulate the developer from property taxes for up to 25 years by leasing the Subject Parcels to the developer (typically called a "GPLET Lease"). The developer should however remember that in-lieu of property taxes it will be subject to excise taxes according to the schedule that is annually updated by the ADOR unless the City agrees to "abate" those excise taxes. The District does not have such authority.

**Effect of IGA between RTA and the District (the "IGA")**

Currently the developer will not be obligated to participate in paying the dollar amount(s) referenced in Section 3(a) of the IGA.

**Prior Experience of Developer**

To the extent that there is any conflict between or ambiguity created by the provisions of 2.2.2.1 and 2.2.2.2, compliance with the latter provision is all that is necessary.

**What is the square footage of each bungalow?**

The square footage of each varies from approximately 980 up to approximately 1,657 for a total of approximately 8,500.

**Condition of the interiors of the bungalows.**

The pictures that we have will be posted to the [procurement section](#) on District's website. Given the current condition of the bungalows on-site inspections are not contemplated prior to the SOQ submission deadline.

**Development restrictions or limitations on interiors or exteriors.**

The bungalows are and will be subject to the applicable state and local zoning and related requirements, as well as state and federal restrictions on demolition or partial demolition as they are registered "Historic Properties". Some of these restrictions are mentioned [here](#).

## **Parking Issues**

The District expects to acquire title to 12408221A and 124082200 in accordance with the IGA between the District and RTA and is in discussions with the City regarding a proposed abandonment of the Cherry Avenue right of way that separates these two parcels from the bungalows.

## **Adjacent Properties**

If and to the extent that a developer can secure the right to include adjacent parcels into a plan, it is unlikely that the District would object.

## **Previous Discussions with Neighbors**

Projects for Public Spaces conducted several meetings with the adjacent neighborhoods in connection with its analysis. In addition, the District's representatives have participated in several meetings with the neighbors in its effort to secure an agreement from the City for an overlay zone that will impact all of the above discussed parcels. Some of the results of these efforts may be seen [here](#).