



CITY OF TWO HARBORS

ADDENDUM TO REQUEST FOR PROPOSALS

**Commercial Development
212 North MN Hwy 61**

ISSUE DATE: June 6, 2017

PROPOSALS DUE: June 16, 2017

SUBMIT TO:

**City of Two Harbors
ATTN: Dan Walker, City Administrator
522 First Avenue
Two Harbors, MN 55616**

Question: Is there a survey copy or dimensions available for the land parcel?

Response: A survey has been ordered, but it will not be available until the end of the month. The information contained in the RFP is all that the City has at this time.

Question: Have geotechnical soils boring been done and is there a soils report available?

Response: No.

Question: In the small rear area, there appears to be wetlands on the aerial map? Is there a wetlands delineation available?

Response: No wetland delineation has been done.

Question: On the map overlay, it shows the frontage road within the 5.76 acre land area. Is that correct?

Response: This the City's understanding, but it will be confirmed by the survey.

Question: Projected Economic Impact (13-1.2.1 Total increase in tax base?.3-1.3.2 (3-1.3.2.3) Indicates that this development is "tax exempt". There would be no tax base increase for a tax exempt project?

Response: Please assume that it will be taxable for the purpose of responding to this question.

Question: Page 10 of the Request For Proposals is bank, sic ("blank"). Is that intentional?

Response: Yes.

Question: Are there any known hazardous materials on the site or has there ever been a use that might indicate that there would have been hazardous materials left on-site?

Response: The City has ordered a Phase One Environmental Report for the property.

Question: Has there been a phase 1 environmental assessment on the property?

Response: The City has ordered a Phase One Environmental Report for the property.

Question: How much, if any, of the property is designated as wetlands?

Response: No wetland delineation has been done.

Question: Does the City have any geotechnical information about the site such as soil borings?

Response: No.

Question: Has a survey been done the property that would be available to potential developers?

Response: A survey has been ordered, but it will not be available until the end of the month.
