

1. Pursuant to the RPF documents, the Borough is the party responsible for relocation of businesses/residents displaced as a result of the redevelopment plan. Please confirm that this means offers should be made based on a framework where the Borough will first acquire all parcels in the Redevelopment Areas either via purchase or eminent domain and then provide clear and marketable title to the entire Redevelopment Area directly to the purchaser for the agreed upon purchase price.

Answer: The process for acquisition of the parcels will be through negotiation between the Borough and redeveloper.

2. Are the private property owners cooperating with their land being part of the Redevelopment Area and the Borough will be able to acquire them based on a recent appraisal or is it expected that individual owners will contest their properties being included in the Redevelopment Area?

Answer: To be determined. The Borough has had limited discussions with property owners, but believe they are willing to work with the Borough.

3. Is there a recent appraisal for the parcels involved?

Answer: No.

4. Several of the buildings are vacant, when were these buildings vacated?

Answer: The Borough Hall was vacated in approximately October 2021. Other building vacancies have continued to have tenants periodically throughout the last decade-plus.

5. What is the minimum height desired for any proposed building?

Answer: See Redevelopment Plan.

6. There is a requirement for a public area. Is there a specific preferred location for same?

Answer: No specific location is preferred. See Redevelopment Plan.

7. When and where is the bus stop going to be relocated?

Answer: The planned location for a new bus terminal facility would be at the Southwest corner of Throckmorton and Broad Streets. The facility will be in that general area.

8. What is the minimum square footage of the retail component?

Answer: See Redevelopment Plan.

9. What is the minimum number of units contemplated for this project?

Answer: See Redevelopment Plan.

10. What restrictions or setbacks exist from the railroad portion of the property?

Answer: Left open-ended due to limited activity on that line. No specific setback from the rail lines.

11. Are there any off-site improvements?

Answer: No.

12. Are there any known environmental issues?

Answer: No