



# RFP for +/-76.74 Acres of Airport Property on Steele Creek Road Pre-Response Conference

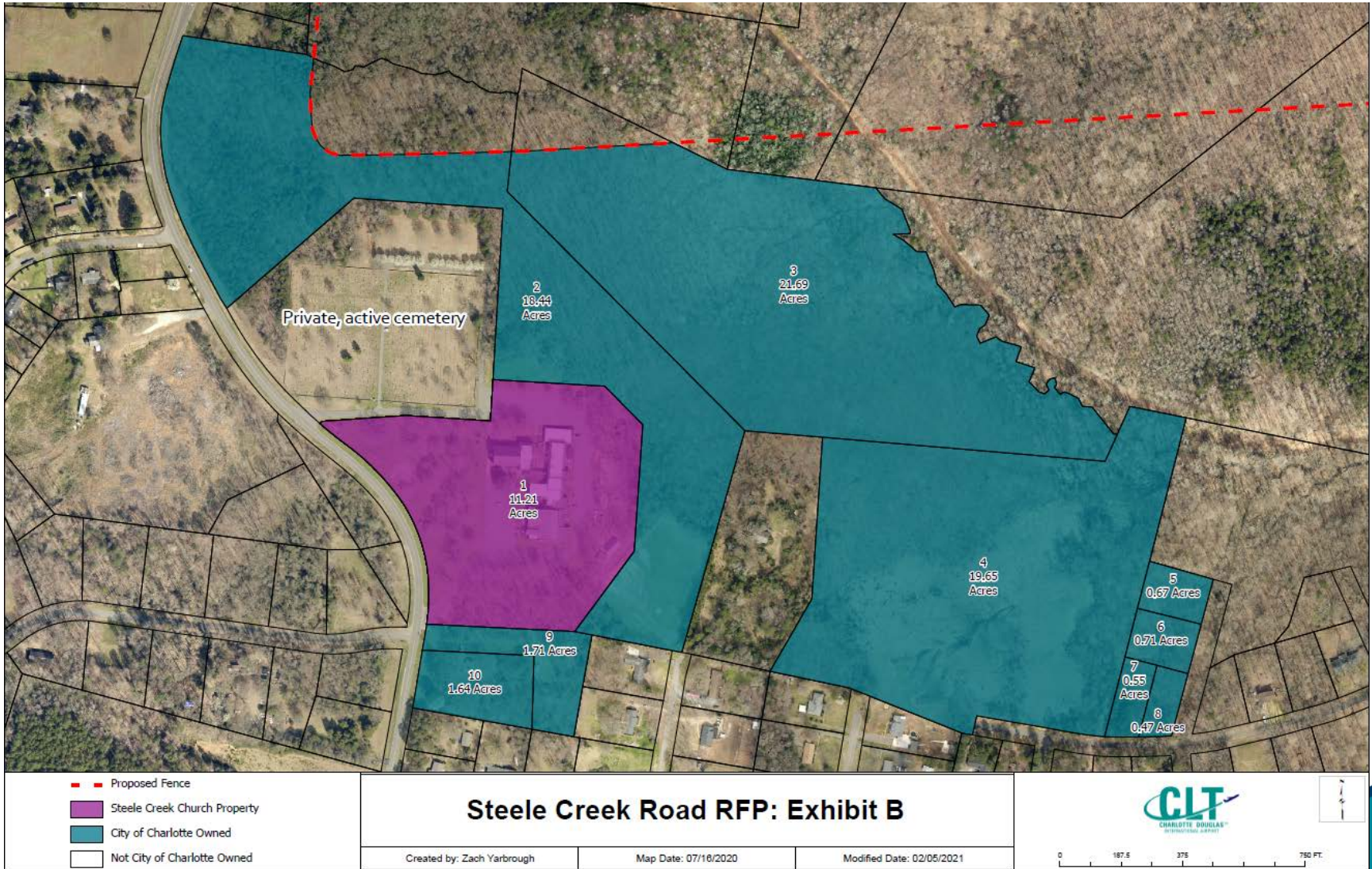
April 14, 2021



# Agenda

- Property Overview
  - Available Land
  - Historic Sanctuary and Annex
  - Deed restrictions
- RFP Highlights
  - Schedule
  - Submission Requirements
  - Award Criteria
  - New Addenda
- Additional Questions

# Available Land





# Steele Creek Presbyterian Church



Historic Structure includes the 1889 Sanctuary and the 1923 Annex

# Deed Restrictions and Allowable Uses

- Avigation Easement
- Height Restrictions available in Exhibit D
- Compatible Use
  - Non-residential
  - No educational facilities, hospitals, daycares, places of worship, or public assembly
    - “Public assembly” is a legal term referring to activities undertaken pursuant to the right to peacefully assemble guaranteed in the First Amendment of the U.S. Constitution
    - No public assembly means no parades, marches, protests, etc
- Non-Interference

# RFP Highlights - Schedule

<b>Date</b>	<b>Activity (All times are EST)</b>
3/1/2021	Issue RFP
4/14/2021	Non-mandatory pre-response conference
5/5/2021	Non-mandatory pre-response site visit (Steele Creek Pres)
5/12/2021	Deadline for submission of written questions
5/19/2021	Answers to written questions posted as an addendum on the RFP webpage
6/18/2021	Responses are due, 3:00 pm
6/25/2021	Awardee notification date
7/25/2021	LOI signed, due diligence fee received, site plan received
8/9/2021	Estimated date for City Council approval of LOI

# RFP Highlights – Submission Requirements

- Form 1: Proposal Submission Form
- Form 2: Addenda Acknowledgement
- Form 3: Pricing Worksheet
- Form 4: Proposed Use
  - Planned use for the historic sanctuary and annex at Steele Creek Presbyterian Church, and the length of time the Proposer would commit to this proposed use
  - Outcome for other buildings on property
  - Proposed use of the remaining acres in RFP

# RFP Highlights – Award Criteria

- Price (“highest responsive, responsible Proposer”)
- Use (“taking into consideration the Proposer’s plans for preservation, including length of preservation, of the historic 1889 sanctuary and 1923 annex at Steele Creek Presbyterian Church”)



# RFP Highlights – New Addenda

- Addendum I – Answers to questions received prior to pre-response conference
- Addendum II – Surveys of properties previously owned by the congregation at Steele Creek Presbyterian Church
- Addendum III (forthcoming) – Appraisal of all properties available in the Steele Creek Road RFP



# Request For Proposals on +/-76.74 acres on Steele Creek Road

Contact Jennifer Thompson ([economicaffairs@cltairport.com](mailto:economicaffairs@cltairport.com)) with additional questions.

April 14, 2021