

**Shopton Road Invitation To Bid
Questions Submitted by February 24, 2020**

- 1. Will you consider offers on just a portion of the site, or does the buyer need to take down the entire 117 acres at once?**

CLT is only accepting bids for the entire 117 acres.

- 2. On the second page of the approved site plan, which shows the road network on the site, do those internal drives and network have to remain as shown and where located on the plan, or can the developer design their own internal road network so long as the Shopton access points are left intact?**

This site plan, including the internal road network and site access points, have been approved by City Council in the Airports rezoning petition 2017-097. Any changes to the site plan, including the road network, would need to be submitted to the City of Charlotte's Planning Department as a site plan amendment by the successful bidder.

- 3. What is the status of the Shopton Road Connector/Extension project?**

The Shopton Road Extension has been accommodated in the site plan road network via the road that cuts diagonally across the northern portion of the site. However, the Shopton Road Extension is unfunded, has no timeline and has no engineering. It is a line on a map that recognizes the need for additional capacity on Shopton Road at some point in the future.

- 4. When does the Bidder's financial capacity letter need to be submitted?**

Bidders should submit a letter from an FEDIC insured financial institution certifying Bidder's financial capacity to purchase the property at the total bid by the Bidder (i.e. a letter of credit) with their Bid package, due by April 1, 2020 at 3pm.

- 5. After the deal has been awarded to a bidder, will the successful Bidder have a due diligence period during which they can conduct their own studies, such as their own environmental study?**

The successful bidder can have a due diligence period to conduct their own site feasibility assessment and studies, the exact terms of which will be negotiated with the Airport.

- 6. When does the escrow deposit become non-refundable?**

The Airport and the successful bidder will negotiate the timing of the refundable nature of the escrow deposit as quickly as feasible after the successful bidder is notified.

- 7. Can the ESA completed in March 2018 referenced in the Environmental Assessment be made available?**

The Phase I Environmental Site Assessment is now available at www.cltairport.com/shopton (titled "Shopton ITB Addendum II.A – Shopton Final EA and FONSI with Attachments")

8. Have any of the Nationwide or Individual permits needed under Section 404 of the Clean Water Act been secured or applied for?

No, CLT has not applied for Nationwide or Individual Permits required by the Clean Water Act on the parcels offered for sale in this ITB.

9. How long will it take the successful bidder to be notified?

The successful bidder will be contacted by April 2, 2020. All other bidders will be notified by April 3, 2020.

10. What are your expectations as it relates to the length of the due diligence period?

The Airport and the successful bidder will negotiate the length of the due diligence period as quickly as feasible after the successful bidder is notified.

11. Will the Airport cooperate with the winning bidder's intent to amend the current conditions set forth during the rezoning? Whether that be administrative or through an additional rezoning. For example, the offsite improvements are entitled for a much greater square footage than the site will yield.

Any changes to the site plan, including changes to the offsite improvements, will need to be submitted by the successful bidder to City Planning. If the requested changes result in a rezoning petition, the Airport will review the petition for impacts to Airport operations. Provided that the requested uses do not negatively impact airport operations, the Airport will support the petition.

12. Are you planning on releasing the exhibits and attachments referenced in the short form environmental report?

All exhibits are contained within the Environmental Assessment document. The full Environmental Assessment along with all of its attachments are now available at www.cltaairport.com/shopton as "Shopton ITB Addendum II.B – Shopton Final EA and FONSI with Attachments".

13. Has a mitigation plan been previously submitted to USACE and NCDEQ?

Yes, see Attachment E of the Environmental Assessment, now available at www.cltaairport.com/shopton.

14. How flexible will CDOT be on the locations of ingress/egress points along Shopton Rd as depicted on the rezoning plan?

Any changes to the site plan, including ingress and egress, will need to be submitted by the successful bidder to City Planning and Charlotte Department of Transportation.

15. Will the city require the successful bidder to bear the cost of the CRTPO road (i.e. Shopton Road Extension)? Or will the successful bidder just be required to dedicate a right-of-way?

Road Type 2 as depicted on page 3 of the approved site plan (Exhibit D), is the portion of the Shopton Road Extension CDOT would require the successful bidder to bear. Page 3 of the site plan also includes an image of the Coffee Creek Bridge cross section, which is to be built by others.

16. Are there any open permits for this site?

No there are no open permits for the site.