



SLCRDA

**REDEVELOPMENT AGENCY OF SALT LAKE CITY ("RDA")
NOTICE OF REQUEST FOR PROPOSALS ("RFP") CANCELLATION**

RE: Request for Proposals for Development of Property at West Montrose (765 S 300 W) in SLC, event #SLCRDA202010594 ("West Montrose RFP" or "RFP")

This letter serves as notification of the RDA's decision to cancel the West Montrose RFP. As a result of new information discovered since the solicitation deadline and assessment of the related impact on the project, the RDA has determined it is in the best interest to cancel the solicitation at this time.

It is Salt Lake City Mayor Mendenhall's priority to ensure that the West Montrose RFP process is conducted in a manner that fosters transparency and the best outcome for the City, RDA, and community. There is a possibility that new information could impact the RFP's scope and, pursuant to Salt Lake City's Policies and Procedures 53-1A-9, the RDA may not change a solicitation in a manner that would be prejudicial to a fair competition. As such, the RDA is taking the precaution of cancelling the RFP and reissuing it once outstanding matters are clarified to ensure a fair and transparent selection process.

The information that has been discovered and is being further evaluated by the RDA is summarized as follows:

- The section of Montrose Avenue bisecting the RDA's property, between ~240 West and 300 West, has been determined to be a private right-of-way rather than a public right-of-way as indicated on the ALTA survey attached as a supplemental document to the RFP. There are discrepancies in the street's status, as it was originally platted on the Plat A, Block 13 block from the early 1900's and currently shows as public on the City's Atlas Plats. However, a recent title analysis demonstrates that it is a private right-of-way with a public utility easement. The RDA is conducting further title work to comprehensively verify ownership and access rights. This information could impact the RFP because the size and configuration of the property offering, and corresponding appraisal, may need to be updated. In addition, the status of the street may impact the planning process that a respondent may propose to modify the size, location, and/or configuration of the street and incorporate a utility easement and mid-block walkway.
- Between the years of 2001 and 2014, the City conducted a process to reconstruct and dedicate as a public street the section of Montrose Avenue to the east of the RDA's property, between 200 West and ~240 West; however, it was recently discovered that the process was carried out with some inaccuracies that need to be resolved. This information could impact the RFP because the Mid-Block Connection & Walkway requirement, as outlined in Exhibit C of the RFP, was established under the assumption that this section of Montrose Avenue is a properly dedicated public right-of-way. The RDA is currently working with other City departments and the City Attorney's Office to determine next steps.

The RDA appreciates and understands that respondents went through great effort in preparing a response for the RFP and apologizes for any inconvenience this may have caused. Once the RDA has resolved pending matters, it is anticipated that the RFP will be reissued as soon as feasibly possible. Furthermore, the RDA intends that, other than necessary revisions due to the outstanding matters summarized herein, the reissued RFP's overall requirements and preferences will remain the same. As such, the RDA encourages current respondents to resubmit their proposals after considering any revisions to the forthcoming reissued RFP.

Please contact Tammy Hunsaker, RDA Deputy Chief Operating Officer, at tammy.hunsaker@slcgov.com or 801.535.7244 with questions.