

Expression of Interest (EOI) Questions and Answers on County-Owned Surplus Real Estate CR-17-2019

Vacant Parcel Properties located throughout Prince George's County

The following questions were asked via email by interested parties. The deadline for Receipt of Written Questions was Thursday, November 21, 2019 by 4:00 P.M.

Question 1: Our company would like to submit EOI proposal for Map 3-A (Riverdale Road) and Map 7-W (Old Central Ave). Is there any additional documentations given besides what is found on the website?

A: Pursuant to the County Council Resolution approved on October 8, 2019, the Office of Central Services will dispose this property to the County's Redevelopment Authority ("RDA"). RDA will spearhead the solicitation pursuit of development proposals and provide additional documentation pertaining to the Subject Site, as well as review proposed projects to determine which submittals will best serve the interests of the County. We advise that all interested parties contact RDA Deputy Director, Stephen Paul at sjpaul@co.pg.md.us for additional information.

Question 2: Subject Property: 6181 Old Central Avenue (MAP 7-W)

Is there an appraisal on the property? What is the minimum bid amount for the property?

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Question 3: Subject Property: 6700 Riverdale Road (MAP 3-A)

The appraisal of the site is for 110K, but the county website shows and appraised value of \$5.1 million, and Land at \$1.8 million. Please clarify the minimum bid amount for the site.

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Question 4: Subject Property: 7915 Anchor St Map 5-C.

Please confirm minimum bid for 7915 Anchor and 7908 Central Ave.

A: The determination of value will be based on FMV of a subdivided (1.99 acres portion of Parcel A - 7915 Anchor Avenue and 8,333 sq.ft. (.19 acres) assemblage of lot with address of 7908 Central Avenue) parcel and based on the purpose of the appraisal is to estimate the Fair Market Value of the subject property is based on a subdivided parcel FMV of \$284,000.00 for the assembled 2.18 acre

assemblage that takes into account the assemblage of both County owned parcels for future development.

Question 5: Are there any requirements/incentives for minority business or DBE companies participating in the purchase of the properties?

A: Under authority of the County Executive, Prince George's County-Based Small Businesses are encouraged to participate in the County's procurement process. The Prince George's County Government is committed to promoting economic development, expanding business opportunities, and providing assistance to businesses interested in locating their principal office or base of operations in Prince George's County. There are no specific requirements/incentives for minority businesses or DBEs interested in the purchase of properties unveiled during the Grand Slam event. A program for business assistance is available through the Prince George's County Economic Development Corporation. Information on the County's contracting process and procurement opportunities may be obtained through Contract Administration and Procurement.

Question 6: Are there any preferences for proposals that include affordable housing and local participation?

A. The County is open to a variety of proposal submissions that achieves the Highest and Best uses of these Surplus Development Parcels. The County encourages the participation of local MBE businesses to participate in this opportunity due to knowledge of the Prince George's County market, no specific weights or preferences for local MBE business participation are contemplated.

Question 7: We are planning on bidding on a number of your surplus properties. Our firm is a certified MBE real estate developer in Prince Georges County. I wanted to understand the MBE bidding preferences for these surplus properties.

A: While the County encourages the participation of MBEs to participate in this procurement opportunity due to knowledge of the Prince George's County market, no specific weights or preferences for MBEs participation are contemplated in this disposition process.

Questions on Property 7-W:

Q1. On the exterior doors, there are asbestos warning sign warning of asbestos dangers. Many on the windows are broken out and visible evidence of birds roosting in the building are obvious. The structure was built in the 1960's and may have lead.

Is there any environmental hazardous material surveys for the building identifying lead; asbestos; mold; and pigeon excreta.

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spearhead the pursuit of development proposals and provide additional documentation pertaining to the Subject Site, as well as review proposed projects to determine contact, RDA Deputy Director, Stephen Paul at sjpaul@co.pg.md.us for additional information.

Q2. There are either gangs or vagrants in the building as visible from the chair leading into the window on Rollins Avenue. As well from the parking areas you can see the vandals have stolen the coils out of the air conditioning system. Is the switchgear still intact; are the feeders to subpanels still in place or has the building been stripped of non-ferrous metals?

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Q3. For years the facility was used as a storage depot for the School System - how much trash is in the building?

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Q4. Is the building structurally sound?

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Q5. If there are significant environmental remediation in the property what is the determination of "Fair Market" Value? Can the costs of environmental remediation efforts be deducted from the assessed value?

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Q6. The zoning on the Properties is R-55 and in order to create an adult industrial vocational training center school center with warehouse and office space, the zoning would need to be changed to I-2. Can an offer require a change of overlay zone contingent to provide the right zoning to Train and Employ Prince Georges County Residents?

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