



*ADDENDUM NO. 4*  
*REQUEST FOR PROPOSALS*

***RFP NO. 2026-01 Development Opportunity 29 Bayou Avenue  
Capitol Heights, MD 20743***

To All Prospective Respondents:

Please note the following changes, additions, and information presented herein in connection with the above referenced Request for Proposals. The Prospective Respondents shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 4. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No. 4:

1. If a new developer is non-Maryland based entity, does it still need a Certificate of Good Standing?

**Answer:** Yes, the entity must be registered to do business in the State of Maryland and provide a Certificate of Good Standing. To register and receive Certificate of Good Standing, please visit: <https://businessexpress.maryland.gov/>

2. Is there a payment required if the respondent proposes a ground lease agreement?

**Answer:** This is something that would be determined between the winning bidder and the Town of Capitol Heights.

3. Is a homeownership product required?

**Answer:** No, there is no homeownership product required for this submission.

4. What is the methodology between the RDA and developer in determining land value?

**Answer:** The methodology between the RDA and developer in determining land value will be determined by the Town of Capitol Heights after the successful completion of the bid process in contract negotiations phase.

5. **Are there specific percentage participation MBE/CBB goals?**

**Answer:** There is no specific percentage for MBE/CBB participation. However, both the RDA and the Town of Capitol Heights are committed to equitable inclusion and meaningful participation of local, minority and small businesses in all phases of this project. Also, the usage of local, minority and small businesses are a part of the evaluation criteria per section 5.4 of the RFP.

6. Is there an ALTA survey available of the site?

**Answer:** No, there is not an ALTA survey available for this site.

7. The RFP states that no public subsidy will be provided, does that include (Payment in Lieu of Taxes)?

**Answer:** Currently, that does include Payment in Lieu of Taxes.

8. Is a submission extension currently being contemplated?

**Answer:** Yes, please see RFP Number: 2026-01 Addendum 3 for deadline extension.

9. Is there an ESA Phase 1 available?

**Answer:** Yes, please see the website under RFP Number: 2026-01 Addendum 1.

10. Are there any geotechnical studies of the site that are available?

**Answer:** There has been no separate geotechnical study completed for the site. However, please see ESA Phase 1 for an overview.

11. Is there a main contact at the Town of Brentwood who we can reach out to, for inquiries about neighborhood serving retail potential desired tenants?

**Answer:** This project is in the Town of Capitol Heights. Any questions regarding neighborhood serving retail potential desired tenants can be directed to [29Bayou@co.pg.md.us](mailto:29Bayou@co.pg.md.us).

12. Site Disposition – Clarification on ToCH’s preferred/possible disposition options
- a. Section 1.1 identifies either a minimum 50-year ground lease or a fee simple conveyance
  - b. However, Page 1 of the Minimum Terms located in Appendix B only identifies a ground lease structure for site disposition
  - c. Require clarity on whether fee simple structure is acceptable, and ToCH’s preferred disposition method (ground lease v. fee simple)

**Answer:** The structure is something that will be determined by the Town of Capitol Heights after the successful completion of the bid process in contract negotiations phase.

13. The RFP’s Table of Contents identifies Appendix B as a form Attorney Opinion Letter. However, the RFP does not include any such draft letter. Please advise whether this was an omission or if an opinion letter is not required as part of this RFP submission.

**Answer:** An Attorney Opinion letter is not required for this submission. An update has been added to the website. Please refer to [RFP Number: 2026-01 Addendum 1](#)

14. Please provide all tax lot numbers associated with the 29 Bayou Ave RFP site.

**Answer:** Here are the Tax Account numbers associated with 29 Bayou Avenue: 1989656, 2000313, 2001543, 2001550, 2001568, 2010543, 2024438, 2032266, 2041747, 2044972, 2045300, 2065969, 2065977, 2065985, 2080141 and 2093870

15. Letter of Credit – Please advise whether the required letter of credit must be issued by a 3<sup>rd</sup> party financial partner.

**Answer:** Yes, we can only accept a standby form of irrevocable letter of credit from a third-party financial partner.

16. Please advise specifically where the requested exhibits (Exhibit 1 – Sources and Uses Budget; Exhibit 2 – Project Development and Operating Pro Forma; Exhibit 3 – Proposed Financing Strategy; Exhibit 4 – Schedule of Performance) should be submitted as part of the RFP response. Should they be submitted as part of the Proposal Sub-Section or as separate exhibits; if the former, which evaluation criteria should they be submitted under.

**Answer:** These exhibits should be submitted under the following evaluation criteria, B. Economic Criteria.