

The RFQ references an estimated \$12.4 million for demolition and environmental clean-up. Is it possible to receive the 2014 testing reports from which this estimate was made?

The documents you requested can be found here (towards the middle of the way down): <http://tinleypark.civicpage.com/downloads/>

Is there an available list of companies who have indicated interest in this RFP?

No there is not.

Would you consider waiting to purchase the land until after the appraisal is complete?

We can't purchase the land until after the appraisal is complete

Are there asbestos reports?

All reports are online.

Tetra Tech said they did a cost estimate for clean-up. Will that be shared?

\$12,392,000

How should we be thinking about the TIF increment generated? Will all of it be available to the developer?

The percentage shared and how long it will be shared depends on the project presented.

What is the anticipated date that the Village would acquire the property from the State?

Unknown, but hopefully this year.

Is there an offsite plan for storm water management or does it all need to be managed on site?

Needs to be managed on site.

Are there utilities Maps?

Yes they can be made available in the RFP Phase.

Will developer purchase occur after final zoning and plat approval?

Timing and amount of land being purchased depends on project presented.

Do you have a clarification on the development boundary? North of Timber Dr?

North boundary is the rail.

Have the existing wetlands been delineated?

A preliminary wetland reconnaissance was conducted, so no – not an official wetland survey.

Does the village have any desire to keep any of the existing buildings?

Depends on the project presented.

Does Village have a purchase agreement with the State of Illinois?

We do not have a purchase agreement with the state. Once the appraisal are done we expect that there is a period of time that they will offer it to a local government entity

When can a land transfer to the developer be completed?

Depends on project presented.

Will the State provide any assistance?

Multiple State Agencies have incentive programs. Which programs and the amount available will depend on the project presented.

Could the agreement with the State include best effort language toward the creation of the signalized intersection at 179th and Harlem Ave.?

That is something the Village could request.

Additional best effort language for assistance in IEPA funds for environment remediation?

That is something the Village could request.

Can the Village provide an accurate survey of the property?

Unknown at this time.

May the developer have access to the Village records on the property?

The developers that are approved as finalists will have access to pertinent village records on the property.

May the developer have access to and the assistance of the Village Engineer in reviewing the project costs and design?

The village engineer will be reviewing the projects submitted, but they should not depend on the engineer to developing the costs and design.

When does the Village intend to discuss a TIF agreement?

Before transfer of land to developer.

Does the Village have a plan as to the zoning of the property?

Not at the moment.

Other than the phase II environmental report what other reports or studies does the Village have?

All available reports are online.

Has there been any discussion with the IEPA on remediation plan for the site?

None at this time.

What is the Village's plan for the Women's Crisis Center?

There have been some discussions with the Crisis center about relocating but no final decision

Will the developer be able to have curb cuts on Veterans Parkway?

Depends on the project presented.

Would the Village assist in obtaining Cook County curb cuts for commercial development at 183rd and Harlem?

The Village can assist, but the level depends on the project presented.

Will the Village retain ownership of any of the land?

Depends on the project presented.

When can the developer inspect the property?

We can work with the state on arranging inspections of the site for the finalists

Are there any outstanding issues the State will be passing on with land?

Unknown at this time.

Are there appraisals available for review?

While we don't have the new appraisals for the site we can make available for review appraisals done in 2014.

Is there a public review of our proposal? If so when?

There will be a public review of the proposals, no schedule as of yet.

What capital requirement will the Village have?

Question unclear.