

ADDENDUM NO. 2

Issued: April 6, 2023

By

JACKSON REDEVELOPMENT AUTHORITY

Regarding

REQUEST FOR PROPOSALS

For

**MUNICIPAL PARKING FACILITY NO. 2 PARKING AREA,
MUNICIPAL PARKING FACILITY NO. 2
(including Parking Area and Commercial Area),
MUNICIPAL PARKING FACILITY NO. 4, and/or
BLOCK C PARKING LOT**

RFP Submission Deadline: 4 o'clock p.m., April 18, 2023

ADDENDUM NO. 2, Dated: April 6, 2023

Addendum No. 2, set out below, has been issued by the Jackson Redevelopment Authority in accordance with specific provisions of the subject RFP, which state:

Interpretations and Addenda

No oral interpretation will be made to any Proposer as to the meaning of any of the Documents or any part thereof. Every request for such an interpretation shall be made in writing to the Authority. Any inquiry received seven or more days prior to the date fixed for the receipt for Proposals will be given consideration, and every interpretation so made will be in the form of an Addendum to the Documents (each an "Addendum" and collectively "Addenda").

The Authority may modify the Documents in any respect at any time prior to the Submission Deadline, including but not limited to modifications to extend the Submission Deadline (for the convenience of the Authority or the City or for any other reason) at any time either before or after the Submission Deadline. Every modification will be in the form of Addenda to the Documents. All Addenda will be mailed to each person who received Documents from the Authority and requested notices of Addenda, but it shall be the Proposer's responsibility to make inquiry as to the Addenda issued. All such Addenda shall become part of the Documents and all Proposers shall be bound by such Addenda, whether or not received by the Proposer, provided that no Proposer shall be bound by an Addendum (except Addenda extending the Submission Deadline), which was not issued and on file in the office of the Authority at least five (5) days prior to the Submission Deadline, unless such Proposer received notice of such Addendum prior to the Submission Deadline. Any Proposer which shall have submitted a Proposal prior to the issuance of an Addendum shall be promptly notified of such Addendum and offered an opportunity to make such modifications to the Proposal as shall be reasonably necessary to address the provisions of such Addendum; provided that all such modifications shall be submitted to the Authority prior to the Submission Deadline.

Addendum No. 2

Written notice is hereby provided to each Recipient of the subject RFP as follows:

1. Can you post the "total revenues by facility" not just the monthly parking contract revenue?

JRA LOTS			
Fac IV Revenues			
Category	2020	2021	2022
Transient	\$1,556	\$1,814	\$2,086
Monthly	\$169,213	\$161,688	\$160,400
Validations	\$7,466	\$7,130	\$6,196
Online Sales	\$158	\$69	\$218
Special Event	-	-	\$565
TOTAL	\$178,393	\$170,701	\$169,465
Fac II Revenues			
Category	2020	2021	2022
Transient	\$639	\$978	\$1,764
Monthly	\$51,941	103936	\$107,144
Validations	\$2,245	\$8,155	\$8,149
Online Sales	\$23	\$155	\$389
TOTAL	\$54,848	\$113,224	\$117,446
Block C Revenues			
Category	2020	2021	2022
Transient	\$17,864	\$17,102	\$17,791
Monthly	\$40,484	\$33,036	\$40,036
Validations	\$9	-	-
Online Sales	-	\$61	\$65
Special Event	-	-	\$6,000
TOTAL	\$58,357	\$50,199	\$63,892

2. Is there a cost to the city for occupying the space on the 1st level of the parking facility?
Yes, there is a cost to the city for occupying the space on the 1st level of the parking facility. The terms with the city are currently managed directly by JRA and are not included in the parking management agreement.
3. How many spaces are used by the city?
Facility II:
13 city employee spaces at \$20 per month (paid directly by each employee)
Facility IV:
0 city employee spaces
Block C (surface parking lot):
87 city employee spaces with parking contracts at \$20 per month for each space (directly billed to the city)
4. Is there any revenue income for the retail space currently? How much was last year?
No. It's currently vacant and has been for a number of years.
5. The RFP discusses the city occupying the current commercial space and wishes to continue at similar terms as current. Can you share what the terms are currently?
The terms with the city are currently managed directly by JRA and are not included in the parking management agreement.
6. a.) Would JRA prefer a Lease Agreement or a Management Agreement?
JRA is open to both and will consider and evaluate proposals based on criteria that is detailed in the proposal.

b.) If the preference is a lease agreement, would I be able to get some additional financial information?
N/A
7. For the RFP-Parking Facility for Lease, Management & Operation would the Authority grant an exception to the "Facility Inspection" and accept a statement of waiving the right to inspect in lieu?
Yes

We appreciate your review and consideration of the subject RFP and thank you for your interest.

JACKSON REDEVELOPMENT AUTHORITY

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