1st Addendum to the City of Joplin's Request for Proposal – Community Development Block Grant – Disaster Recovery Administration and Management

As mentioned in the RFP, all addenda will be directly sent to those firms which were originally on the City's solicitation list and a confirmation of receipt will be requested. Additionally, this addendum will be posted on the City's website in the same location as the original RFP. Any other questions that require the release of an Addendum must be received and provide adequate time for response so that the City can issue the Addendum no later than 5 days prior to the due date (December 5th).

1. ***In reviewing the City of Joplin TIF Redevelopment Plan, The Joplin Moving Forward Plan: Comprehensive Plan 2012 and the referenced Disaster Action Plan in the RFP, we discovered the utilization of the CART group as an integral part to the citizens input and participation. Will the CART organization also be a part of the review committee for the RFP Responses?***

   The Citizen's Advisory Recovery Team (CART) is a group of local Joplin residents that have played and continue to play an important role in ensuring that the City is aware of what it is that the community desires. At this point in the CART process, the City Council and thus the City Staff has been charged with implementing the goals that the CART has brought forth. Although many of the CART members and groups are still active, the selection committee of this RFP will be a responsibility of City Staff. As noted in the RFP, the final decision will ultimately be made by Joplin's City Council.

2. ***Do the RFP Respondents have access to a copy of the Master Developer's Development Plan or are they one in the same with the other plans referenced above?***

   The Master Developer's Plan is in essence reflected in the TIF Redevelopment Plan referenced above. The CDBG-DR Action Plan addresses only those projects which will include CDBG-DR funds. Some of the projects in the CDBG-DR Action Plan will overlap with the Master Developer's Plan and some will not. This Action Plan, however, is the basis on which the scope of services for this RFP will be reviewed.

   The third plan mentioned above, Joplin Moving Forward - Comprehensive Plan 2012, will be the guiding document for all redevelopment and new development in the City of Joplin in the future. Thus all projects will need to comply with this plan. Links to the specific web pages that these plans may be found are listed below.

   TIF Redevelopment Plan - http://joplinmo.org/index.aspx?NID=703
   CDBG-DR Action Plan - http://joplinmo.org/index.aspx?NID=494
   Joplin Moving Forward, Comprehensive Plan 2012 - http://joplinmo.org/index.aspx?NID=494

3. ***Is it public knowledge or able to be disclosed who is on the review committee for the RFP Responses?***

   As mentioned in the RFP, the review committee will be compiled of City Staff. Details beyond that will not be disclosed.

4. ***Will the Master Developer provide the actual design services for the individual development projects or will those services be procured through some format such as a Design-Build process?***

   At this point, the only projects in the CDBG-DR Action Plan that would require design services and will also involve the Master Developer are the SPARK project and the Multi Family Residential project. These projects will not be solely funded by CDBG-DR funds and the design

can be expected to be handled by the Master Developer. However, because this Action Plan is merely the initial submission, respondents should realize that it is likely that other activities could be added or subtracted from this plan.

Other activities that may require some design services that are not expected to involve the Master Developer are the three Infrastructure Activities (Sidewalks, Trails, and Trees).

5. ***Why was there not a timeline (graph, page 27) in the Action Plan for the SPARK Project?***

   The graphs on pages 24-32 served the purpose of projecting two different items for each project. The first graph represents a projected timeline for expenditure of funds and the second represents a projected timeline for completion of certain accomplishments (units produced, trees planted, linear feet, etc.) as required for reporting with CDBG funds.

   The nature of the SPARK project does not lend itself to a projection of accomplishments because the measurable accomplishment will merely be the completion of the facility. With that said, a timeline for the project can be seen in the projected expenditure of funds graph provided on page 27.

6. ***Does the City of Joplin have any evidence of the level of capacity the local non profit development community?***

   The three non-profit housing developers with which the City has years of experience are the Economic Security Corporation of Southwest Missouri, Joplin Area Habitat for Humanity, and the Harry S. Truman Community Development Corporation. These organizations have all become more active and produced more units since the May 22, 2011 tornado.

   In addition to these groups, there have been a number of non-profits that have either newly formed or have brought a presence to Joplin since the tornado. These groups include Rebuild Joplin, the Joplin Fuller Center for Housing, Convoy of Hope, Samaritans Purse, and Catholic Charities. Many other religious affiliated groups have also assisted in housing activities through the Joplin Long Term Recovery Committee.

7. ***To what extent, if any, has there been coordination with State of Missouri led disaster recovery efforts in the City of Joplin?***

   The State of Missouri has been a vital partner to the City of Joplin in its recovery efforts including providing assistance with debris and demolition programs and rebuilding through grants provided to Joplin Area Habitat for Humanity and Low Income Housing Tax Credits. The State of Missouri continues to assist and ensure coordination with Joplin's recover. The potential for coordination with CDBG-DR projects could be expected in Homeownership Direct Assistance as one of the additional layers of subsidy provided to buyers.

8. ***Would the City of Joplin anticipate hiring additional administrative staff to compliment the successful Grants Management staff on site full time?***

   The City has reserved some of the Administration funds allowed by the CDBG-DR program for its own costs. These costs could be associated with the hiring of additional staff, however, this has not yet been decided.

Since the tornado, the City has hired numerous new employees in many departments as a result of the increase in development. The planning department has hired a Disaster Recovery Coordinator in addition to its four staff planners that would be available to work on the projects as needed.

9. ***What is the extent of the capacity of the City of Joplin's Code Enforcement staffing? More specifically, number of inspectors?***

The City's Building and Code Enforcement is one area that has hired more staff since the tornado. The City currently employs 4 Code Enforcement Inspectors and 5 additional Building Inspectors.