

**Request for Proposals - Purchase or Lease - 5 Branch Street
Questions and Answers**

Q1. Does the City have a preference toward either lease or sale?

A1. The City will generally only lease property that is located in either the improved wharf or in the unimproved wharf. This property is not located within the wharf, although its eastern boundary is the western boundary of the wharf. As mentioned in the third paragraph on page 3 of the RFP, the Port Commission will make recommendation to the Board of Public Service and the Board of Aldermen. The preference of the Port Commissioners, BPS, or BOA to lease or sale is unknown as the terms and conditions submitted with any proposal are a significant factor in the decision.

The St. Louis Port Commission will consider offers to sell or lease the parcel subject to many considerations including, but not limited to the proposed sale price or lease rate; the intended use for the site and its compatibility with the surrounding area; and the economic benefits to be derived from the proposed use including capital investment and job creation. Please refer to page 8, item 3.

Q2. Is it possible to obtain an AutoCAD/DWG file of the boundary survey from Ex. B of the RFP? MIKE, can you help with this one?

A2. Send a request to OrrR@stlouis-mo.gov or leave a voice message at 314-657-3742. The file can be sent by e-mail.

Q3. Comparing old aerial photos, the boundary survey and current observation, it appears that the concrete blocks that previously defined #9-13 Branch have been moved to include the southern portion of #5 Branch. Is #5 Branch currently being used by another user, formally or informally?

The parcel is not being used formally or informally to our knowledge. Recent testing has been conducted on the site by the U.S. Army Corps. of Engineers in conjunction with its Formerly Utilized Sites Remedial Action Program (FUSRAP). Please refer to this link which explains the FUSRAP investigation:

<http://www.mvs.usace.army.mil/Portals/54/docs/fusrap/factsheets/What%20is%20FUSRAP%20Fact%20Sheet.pdf>