

Hunt Midwest Development Proposal

Public questions received between July 31 – August 12

(related to factors in the RFP process and Committee recommendation)

Green Space, Parks, and Public Use

1. Does the Hunt Midwest proposal include a plan for maintaining and funding green space and park amenities?

Hunt Midwest's plan includes maintaining the green space on their property ("The Green"), which is currently contemplated as private. It does not include maintenance of public green space. They are not requesting TIF funding for private development or public infrastructure and, as such, the City may consider using the existing TIF district to pass a TIF Project Plan to fund improvements to adjacent public property, including to Joe Dennis Park, the former church site (5050 Rainbow), or adjoining City streets (i.e. 50th St., 51st St., or Rainbow Blvd.).

It must be noted that although this was the same relationship the City was to have with Karbank under their development proposal, the Karbank plan was projected to generate much higher tax value and, as such, the amount the City anticipated for public park improvements was higher than it is now forecast to be.

2. Will the City designate the 'church lot' as parkland or sell/develop it separately?

No current plans exist to designate the former church site as parkland, nor is the City currently considering selling or developing it. Hunt Midwest's proposal does not include this site.

City Review Process and Community Engagement

3. When will full details of the Hunt Midwest proposal be made public?

Details were first shared at the August 4th Planning Commission meeting and in the staff report. Additional information will be released this week and at the City Council presentation on Thursday evening.

4. What opportunities will the public have to provide input or comment on the proposal?

Hunt Midwest has committed to holding a neighborhood meeting/listening session after closing on the land. The public can also provide input during the formal rezoning and entitlement process. These will be key opportunities for feedback on housing, design, green space, parking, stormwater management, and more.

5. Are changes to the presented plan possible after City assigns its purchase rights?

Yes. The current concept is preliminary and subject to change. As of now, no planning or zoning applications have been submitted. Final plans will not be approved until that

process is complete. Hunt Midwest emphasized its reputation as a key reason to expect consistency with the current concept.

6. Will the proposed development require rezoning?

Yes. Under current zoning regulations, including recent updates, the proposed layout will require rezoning.

7. What criteria were used by the RFP review committee to evaluate proposals, and did the City Council approve both the criteria and the committee's formation?

The teams were clearly informed of the RFP Evaluation Criteria both in the RFP document and in instructions provided ahead of their interview. The City Council members were informed of the evaluation criteria prior to release of the RFP and were also informed of the invitations being issued to RFP Review Committee members. A full list of the RFP Evaluation Criteria were:

- A. Alignment with City objectives and public interest
 - addition or enhancement of civic space, public access, or other community amenities
 - providing long-term public benefit (e.g., park reinvestment, civic uses, housing diversity, inclusive design)
 - reflecting public input from prior plans and studies, including the [2025 public preference survey results](#)
- B. Track record of similar projects
 - certainty of execution of the project, timely and without delay;
 - team roles and past collaboration
 - highlight at least one (1) comparable project (tell us why this project was successful, who on your team participated or lead the project, and how it is applicable to our site)
- C. Financial feasibility and public benefit
 - providing long-term funding for park repairs and/or expansion
 - increasing taxable value and revenue
 - creating stable tax revenue
- D. Transparent team structure and experience
 - ability of the Assignee to close successfully, within the prescribed time periods, and without the need for significant due diligence or entitlement procurement
 - commitment to closing on the purchase, design, construction, and operation of the entirety of the Proposed Plan
 - demonstrating a thoughtful and thorough Operations Plan (post-construction maintenance, marketing, and management, if any)
- E. Responsiveness to site and context
 - physical relation of the use of the SMSD property to the adjacent land uses to improve how people use and experience the site
 - valuing environmental design and sensitivity
 - preservation of mature trees where possible

F. Other factors deemed relevant by the City

- diversity in all forms, including housing
- inclusive design
- providing financial, quality of life, social, and reputational benefits to the community

8. What aspects of Hunt Midwest's proposal made it stand out from the other five submissions?

This is detailed in the August 4th Planning Commission staff report, available on the City's website. [That staff report is available by clicking this link to the meeting packet posted on the City website.](#)

9. Of the six proposals received, how many limited development to single-family homes only?

Two proposals were for single-family homes only. A third stated they could provide a single-family-only plan if preferred.

10. Did the review committee consider the Summer 2025 public preference survey results?

Yes. The public preference survey was a key factor and referenced throughout the evaluation.

11. Has the Planning Commission reviewed other projects by Hunt Midwest's design or architectural team?

The Commission has not formally reviewed other Hunt Midwest or Finkle+Williams projects. However, two Commissioners on the RFP Review Committee evaluated similar past projects during the selection process.

12. Does the Planning Commission have additional information on the selection process that has not been made public?

No. All information reviewed was public and shared during the August 4th meeting or available on the project webpage ([available via this link to the City's website](#))

Developer Collaboration and Adaptability

13. How was Hunt Midwest's willingness to collaborate with the City and public evaluated during the RFP process?

This question was addressed in the August 4th Planning Commission staff report. To elaborate a bit on that staff report, the Review Committee noted Hunt Midwest's openness to public input, willingness to revise plans and the financial capacity to do so, and commitment to community benefit. They were the only team demonstrating both the financial resources and intent to adapt collaboratively.

14. Has the developer expressed openness to making substantive changes to the proposal—such as adjusting unit counts, housing types, or site layout—based on community or City feedback?

Yes. They confirmed during their interview and at their August 4th presentation that they are open to adjusting the plan based on City and community feedback, once the land purchase is finalized.

Infrastructure, Financing, and Public Investment

15. Who will fund infrastructure like roads and sidewalks?

Hunt Midwest will fund public infrastructure within the development and is not requesting public financing.

16. Will the roads be public or private?

Hunt Midwest anticipates that the main road will be public; lanes (alleys) behind villas will be private.

17. Has Hunt Midwest requested Tax Increment Financing (TIF) or other public funding incentives?

No. Hunt Midwest has committed to not seeking TIF or other public financing.

18. What are the projected tax revenues or fiscal impacts associated with the Hunt Midwest proposal compared to other proposals?

The City Financial Advisor's professional opinion is that the Hunt Midwest proposal provides both the highest projected discounted yield to the City should the Council choose not to use TIF and the highest projected TIF incremental revenue generation.

The Hunt Midwest proposal is projected – without the City's establishment of a TIF Project Plan – to generate \$790,888 in discounted tax value (\$1.42 million nominal). If the City decides to approve a TIF Project Plan, it could generate \$3.17 million in discounted TIF revenue (\$5.7 million nominal) for public improvements on public property within – and adjacent to – the TIF District (Joe Dennis Park and 5050 Rainbow Blvd. (former church site)).¹

Finally, Hunt Midwest agrees to pay the City's requested \$285,000 assignment fee – which is the amount of the final principal & interest payment on the City's lease-purchase for the 5050 Rainbow property (former church site). Of the six proposals received, four agreed to pay this fee and, of the four teams interviewed, only two would cover it.

¹ Both nominal (future value) and discounted (present value) forecasts were developed using a 20-year study period and a 4.5% discount rate (roughly the equivalent of the City's investment earning potential in mid-July 2025) in the present value scenario. Neither the indirect impacts of the new residents and visitors each proposal might generate nor the estimated impacts of additional economic activity resulting from each were assessed.