

RFP 2602 Addendum 1

Additional Information

	Question	Answers
1	If you do get some proposals, is the decision going to be made the first week of July?	Yes. The current timeline calls for proposals to be reviewed following the June 29 submission deadline. The County intends to make an award decision on July 7. If an award is made, the County would then enter into an exclusive negotiation period with the selected proposer to finalize lease terms and conditions.
2	Do you know if the county is going to score partial building proposals equally to the whole property?	Proposals will be evaluated according to the scoring criteria established in the RFP. The County is open to receiving both full-property and partial-property proposals. The ultimate decision will depend on the proposals received and the Commissioners' determination regarding which option best serves the County's interests.
3	Would the county entertain any type of a possibility of a lease with eventually an opportunity to purchase?	No. Based on legal guidance received by the County, Idaho statutes governing the disposal of surplus government property do not permit a lease-to-purchase arrangement in this situation. The County may either enter into a lease agreement or, if no lease is awarded, proceed with a public sale process. If the property is offered for sale, that opportunity would occur through the statutory sale process rather than through a lease-to-purchase structure. The restriction is based on Idaho statutes that govern how government entities dispose of surplus property. According to County legal counsel, those statutes do not authorize the County to offer lease-to-purchase arrangements for this property.
4	Can you only offer strictly lease or purchase?	Yes. Under the County's current legal interpretation, the available options are either a lease agreement or a purchase through the applicable statutory sale process.
5	If it were to lease at some point in the future, could we approach and find out if it would be an option to purchase?	If the Commissioners decided to surplus the property, it would be offered through a public auction process. State law requires the County to establish a reserve price based on the appraised value of the property. The sale would begin through a public auction, with the reserve price set at the appraised value as required by statute.
6	What is the appraisal on the property?	The most recent appraisal value discussed was approximately \$3.1 million.
7	How would the auction work?	If the property proceeds to sale, it would be offered through a public auction process. State law requires the County to establish a reserve price based on the appraised value of the property. The sale would begin through a public auction, with the reserve price set at the appraised value as required by statute.
8	What happens if you don't get that price at auction?	If the property does not sell at auction for at least the appraised value, the County may engage a real estate broker to market the property. At that point, the Commissioners would determine whether to accept offers below the appraised value, continue marketing the property, or pursue another course of action.
9	It's my understanding that there's a difference between lease to purchase and lease with an option to purchase. Would that be seen as the same type of a deal where none of the lease goes towards the actual purchase?	Whether structured as a lease-to-purchase arrangement or a lease with an option to purchase, the County cannot provide any credit of lease payments toward a future purchase price. If the property is later offered for sale, Idaho law requires the County to dispose of the property through the applicable statutory public sale process, including public auction requirements. The County does not want to create an expectation that a lessee has a preferential right to purchase the property or receive credit for prior lease payments. Any future sale would be conducted independently of any lease agreement, and lease payments would be considered payment solely for the use and occupancy of the property.