



ADDENDUM #1

REQUEST FOR PROPOSALS RFP26-001 REAL ESTATE LISTING AGREEMENT RIVERGATE PALM DISTRICT PROPERTIES

As of October 20, 2025, RFP26-001 shall be amended in red as follows:

SCOPE OF SERVICES (from pages 1&2)

The Rivergate-Palm District is east of U.S. 19, west of the Main Street Bridge, and is framed by Bridge Road (north) and River Road (east). The Rivergate-Palm District (District) offers high-value development potential with views of the Cotee River, high profile visibility, and access to U.S. 19. The CRA is in possession of significant parcels of interest throughout the District that are prime for redevelopment, along with a parcel currently being negotiated. Combined, the parcels have direct access to three roads.

In that regard, the CRA is seeking to retain a professional real estate brokerage team to market for purchase approximately 5.73 acres of CRA-owned, and in negotiation, property (the Property). The objective would be to find a highly qualified, creative, and motivated developer to purchase and implement a desired and approved project (Project).

The City of New Port Richey (City) has secured \$1,600,000 in funding through a Florida Department of Environmental Protection (FDEP) grant to support essential infrastructure improvements. Proposals must fully incorporate construction of an inundation pond with the following grant funded elements:

- Construction of a stormwater treatment basin with a minimum capacity of 0.625 acre-feet
- Installation of approximately 900 linear feet of 42-inch stormwater pipe
- Construction of supporting manholes and outfall structures
- Demonstration that stormwater from the full drainage basin will be effectively treated, with clean water discharged to the Pithlachacotee River.

Specifically, the City is looking to add to recent investments in the District including Keiser University, Comfort Inn & Suites, and a public parking garage, with additional mixed-use residential, retail and commercial buildings that will support more activities and uses, and attract additional residents and visitors. As part of a planned redevelopment project, the city envisions a 5-story residential community but remains open to variations on this concept.

The CRA of the City of New Port Richey invites applicants to submit qualifications and proposals for this Project.

Response Requirements: (from page 12)

Follow the format below to provide consistency in firm's responses and to ensure each proposal receives full consideration. All pages should be consecutively numbered.

PROPOSAL FORMAT (the following must be included and referenced section separation)

- A. Title Page - RFP # and name; the firm's name; the name, address, telephone number and email of the contact person; and the date of the proposal.
- B. Table of Contents - identify material by section and page number
- C. Transmittal Letter (2 pages max) - summarize the key points of the proposal; understanding of the scope of work; signed by an authorized official of the firm
- D. Property and Development Listing Experience (15 pts)
- E. Key Personnel Qualifications and Experience (10 pts)
- F. Database of Clients Capable of Completing this Development (25 pts)
- G. Quality of Marketing Materials (10 pts)
- H. Project Approach (40 pts)