

This information was included in the memo that will be presented to the City Council:

During a City Council update in April, three core principles were identified for re-envisioning the Riverfront Re-Imagine site – Transformative, Innovative and Inspiring.

To accomplish these goals, we needed to determine the most advantageous outreach strategy. We then met with our private partners from Baker Tilly and Norton Rose Fulbright to get feedback on how other municipalities have solicited development proposals in similar situations. It was their recommendation to first approach the market with a Statement of Interest (SOI). The purpose of starting with an SOI was to gauge the development community's interest, as well as get a broad perspective on what developers and designers envision for the site. The SOI was written to showcase Rochester and its potential partnerships, without providing too much direction to ensure that we receive comprehensive development feedback. We were also intentional to make the document approachable and the requirements for submittal less restrictive. An element that must be considered in any proposal is an emphasis on a three-pronged approach to sustainability (environmental, economic and social equity).

Other critical elements include:

- Transformative one-of-a-kind project
- Land & environment are renewed and sustained
- Welcoming to all and diverse community appeal
- Vibrant public spaces & natural integration
- Connected physically & socially
- Year round use, with easy riverfront access
- Natural integration of neighborhood characteristics
- Encompass Rochester's past as well as future

The Rochester Public Library has been an instrumental partner in the development of the SOI. We have had multiple meetings with RPL teammates to determine their needs which have been identified through multiple stakeholder meetings and Library Building Program documents.

Based on that information, we established four potential facility alternatives;

- (1) Asset Preservation in Existing Facility,
- (2) Expansion of Existing Building,
- (3) Build New - Bond for new Building and
- (4) Build New - P3 Model.

As part of a P3 approach, we are in the process of quantifying library assets that could be incorporated into a deal which include land assets, TIF assistance, parking, and cost reductions through shared spaces and efficiencies. On September 18, 2019 we presented the SOI and the potential Library alternatives to the Rochester Public Library Board. The Library Board has expressed support to include the Library in the SOI discussion in order to explore new location and P3 opportunities. At this point in time, the Council is not being asked to make a decision on whether to incorporate the Library within a Riverfront Re-Imagine development. This stage of the process is to receive feedback from private development community on the prospect of an integrated Library.