

**ADDENDUM I**  
**DATE: December 18, 2023**  
**FOR**  
**RFP #24007**  
**PUBLIC PRIVATE PARTNERSHIP FOR THE UMKC EPPERSON HOUSE RESTORATION**  
**DATED: November 17, 2023**  
**TO**  
**THE CURATORS OF THE UNIVERSITY OF MISSOURI ON BEHALF OF UNIVERSITY**  
**OF MISSOURI – KANSAS CITY**

**The above-entitled specifications are modified as follows and except as set forth herein remain unchanged and in full force and effect:**

The following are questions received and responses to each.

1. Are there any known issues with pursuing stand and federal historic tax credits?
  - a. **The university is not familiar enough with these programs to offer an opinion regarding “known issues”. Respondents should determine and present as part of their proposal for UMKC consideration.**
2. Are there any issues with pursuing local incentives such as property tax abatement or tax increment financing? Because the property is UMKC's, can we assume there are no property taxes associated with it?
  - a. **The university does not pay property tax. However, the successful respondent will be responsible for any taxes based on their business.**
3. Is there a minimum lease term, or maximum?
  - a. **There is no minimum lease. Final lease terms will be negotiated with the successful respondent.**
4. As the landowner, would UMKC procure an updated electronic site survey? It was mentioned that there may be some discrepancies with where the lot line is located between Epperson and Miniature.
  - a. **The university will get a survey once a successful respondent is determined.**
5. Does UMKC have any additional needs for faculty or workforce housing that can be used in lieu of or in addition to a hotel?
  - a. **UMKC does not have a long term need for workforce housing, we would hope to rent lodging for university guests visiting campus as well as for hosting small events.**
6. Are there higher res versions of the original building plans that we could access?
  - a. **No, higher res versions are not available.**
7. Is there a possibility to add onto the building in a respectful way? The addition could be attached or detached in our minds, but having the additional square footage for revenue generating space would be a huge help and would be very attractive to potential developers. As you know, getting a developer on board is the trick and if there is no interest on the part of the university to add square footage to the building or site, that may be a significant challenge to the success of the project.

- a. We are open to improvements that are in keeping with and sympathetic to the historic architecture and this could include an addition. We are not asking for maximum utilization of available land on the property, as this would not be in keeping with the historic property.

*Kristen Meade*

Director of UM Procurement/CPO  
University of Missouri System Procurement