

June 8, 2015

Questions related to the City of Dexter and Dexter DDA Downtown Development Opportunity RFQ. Questions have been posted as submitted. No grammar or punctuation edits have been made.

1. *Have there been any recent environmental studies or testing conducted on any part of the site? If so, will the environmental testing documents be made available for review?* **Yes and yes.**
2. *Is the developer to assume that it is a "clean" site, with any existing environmental clean-up costs assumed and arranged by others?* **No.**
3. *Have the discussions with DTE (regarding de-commissioning of the DTE Sub-station) included any negotiations/discussions/understanding regarding responsibility for environmental clean-up of the DTE site?* **Yes, there have been preliminary discussions.**
4. *What uses were in the demolished buildings previously on the site?* **Manufacturing, warehousing and storage, indoor recreation/fitness, dance studio.**
5. *What is the occupancy rate (% occupied) for first floor spaces on Main St.?* **There is only one vacancy currently on Main Street.**
6. *Are there any easements on the site?* **None, to the best of the City's knowledge.**
7. *Will DTE retain any easements on the site?* **TBD**
8. *Will DTE relocate the overhead wires to underground as part of their de-commissioning and/or demolition of the sub-station?* **The City and DTE have discussed the option of relocating the overhead power lines, as part of the de-commissioning of the site. Negotiations are on-going regarding cost.**