



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

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ADDENDUM NO. 01 – EDP-RFQ 08-06

September 16, 2026

To: All Interested Respondents

**RE: Q&A Summary
Request for Qualifications for 10670 W. 9 Mile Rd, Oak Park**

In response to inquiries received regarding the Request for Qualifications (RFQ) for the redevelopment of 10670 W. 9 Mile Rd, the following questions and corresponding answers are provided to all potential respondents to ensure transparency and equal access to information.

Q&A SUMMARY

Q1: Do prospective teams need to identify all members of their proposed development team (A&E, contractor, civil, etc.) in the response?

The City realizes that the entire team may not yet be identified. However, respondents should identify key players, including the architect, general contractor, project lead, and any financial partners involved in the project.

The City encourages respondents to provide information on any additional team members that have been engaged and are expected to play a significant role in the project's development and implementation.

Q2. Regarding zoning variances/modifications, is the expectation that the respondent must go through a formal rezoning process to achieve these adjustments, or is an expedited process possible?

The City prioritizes development projects and works to ensure timely review and approval process. If rezoning is required, the process typically takes approximately 60 days. However, rezoning may not be necessary depending on the proposed development.

Respondents are encouraged to provide sufficient detail regarding their development concept in order for City staff to determine whether rezoning or other zoning-related approvals may be required.

Q3. Does the City of Oak Park have any formal requirements for affordability or AMI targets for City-owned sites that will include residential programs? With respect to mixed-income, does the City have an AMI threshold (>120% AMI or other) for what it deems to be market rate?

The City does not have a specific affordability requirement for all projects. Developments seeking LIHTC, PILOT, or other incentives must comply with applicable program requirements and approval process through City Council. Oakland County considers housing at 120% AMI to be market rate. The City encourages a mix of affordability levels where appropriate.

Q4. Does the City have any formal sustainability/green standards that must be incorporated into new construction projects?

The City does not have any formal sustainability requirements beyond compliance with the 2021 Michigan Building Code.

Q5. Does the City have a formal requirement for community engagement (number of sessions, locations, etc.) for proposed developments seeking incentives?

The City does not have formal requirements regarding the number or format of community engagement sessions; however, community engagement is encouraged.

Q6. Does the City of Oak Park only grant PILOT's or are Tax Abatements also granted? We sometimes work in municipalities that offer both, but with different requirements and project focuses for each

The City has utilized a variety of development incentives, including PILOT agreements, tax abatements, Neighborhood Enterprise Zone (NEZ) incentives, and Tax Increment Financing (TIF), where permitted and applicable.