

Dear Council Members,

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There has been much discussion about the RFEI and the RFP. After reading Jay Odegaard's letter to you, he says it really makes no difference what he has told us all along, he can do whatever he wants. I believe it does make a difference.

The way that it all lines up from **February 13, 2021** forward when Tiffany Smith, who had previous dealings with Chris Kahlow, asked can we "move forward with the lease" and "make modifications to plans" shows that it was a done deal. This is before the RFP was even supposedly "posted" anywhere. Remember, the RFP was dated February 26, 2021.

July 1, 2019 Replies due March 1, 2020 The RFEI was sent to 10 businesses. The space was for the first floor 2,600 square feet only. Not the second floor, or the garage. Parking could be negotiated.

-There were no replies according to Jay Odegaard, Dan Trussoni and Jim Flottmeyer at the RiverPlace meeting and the public meetings.

February 26, 2021 replies due March 26, 2021 the RFP included the 7,600 square foot building, but not the garage.

-There was no mention that the city was spending one million dollars to refurb the buildings. When asked how notice was given, Jay Odegaard said that the RFP was posted online and in the Tribune.

Jay Odegaard, Dan Trussoni, Jim Flottmeyer and Tim Acklin are all stating that the RFP was sent out to solicit proposals for the use of the building.

Tiffany Smith and Marty Walleser were the only recipients of the RFP!!

Riverfest received a phone call asking them to write something up. Per Michael Schieber, who drafted the Riverfest proposal.

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August 2, 2021 City Plan Commission Report states “The Parks, Recreation, and Forestry Department put together, and sent out, an RFP to solicit proposals for the reuse of the building.”

_ The City Plan Commission had taken notice that proper procedure was done. It never was done.

August 3, 2021 Jay Odegaard in J&A meeting stated

-“This was posted twice and I believe it was posted in the Tribune twice.” (He has no “Proof of Posting” from either). The Tribune cannot find it, and the City Website never showed it.

-“This did not go through the normal public informational process that say our parks projects would.”

August 10, 2021 Jay Odegaard

-#33 on Legislative Website letter to council members.

-“A Request for Proposals (RFP) was crafted and promoted to the city’s website.(No proof)

August 10, 2021 Jay Odegaard, Jim Flottmeyer and Dan Trusonni meeting with RiverPlace residence.

-REFI was sent to 10 people. No one responded!

-RFP was posted online and in Tribune

-Two replies

August 19, 2021 Jay Odegaard Park and Rec.

-We followed the city protocol for the RFP.

September 9, 2021-Dan Trussoni

-September 2019 REFI was sent out and the deadline of March 1, 2020
(It's dated July 1, 2019)

-Feb 26, 2021 an RFP was sent out with a deadline of March 26, 2021

- Two RFP proposals were received prior to the deadline of March 26, 2021

September 29, 2021 Jay Odegaard

-“The RFEI was sent out on 9/4/2019 with responses due 3/1/2020. (Again it's dated July 1, 2019)

The inquiries from the RFEI resulted in phone calls and in-person meetings. This response created the delivery list of the RFP. The Pre-delivered proposals were the only proposals we received in response of the RFP.”

October 13, 2021 Jay Odegaard

-There is no municipal, state, or federal requirement for the associated Request For Proposal (RFP) solicitation. This process was completed solely to acquire interest in the property.

If, in fact, this process was completed solely to acquire interest in the property, why was it only given to Tiffany Smith and Marty Walleser?

This is preferential treatment, and did not allow other individuals or businesses the opportunity to submit a proposal since it was done behind the scenes.