

On Call Economic Development & Real Estate Consulting Services Questions & Answers

The City of Tracy has received questions from vendors and we have compiled the responses below for reference:

- **Will the city be selecting a single consultant to cover the full scope of work outlined in the RFQ, or is the city open to engaging multiple consultants?**
 - The City is open to engaging multiple consultants.
- **The City's ED Strategic Plan seemed to take about four years to complete, which is a bit longer than usual... so I was curious if that reflected any internal, organizational, or budget challenges within the City that might impact the current work to implement the Plan.**
 - Yes, the extended timeline did reflect organizational changes and challenges during that period. Since then, the City has reached a greater level of stability, including with the appointment of a City Manager who was promoted internally for the first time in the City's history and who has nearly 30 years of service with the organization.
- **Can you provide any update on the Bowtie parcel? Does the City still view that property as a major, pivotal development opportunity?**
 - The City continues to recognize the Bowtie parcel as a key opportunity. The ongoing Downtown Vision Plan effort is intended to further define and guide its role as a pivotal development site.
- **Would it be accurate to say that Tracy is seeking to diversify and pivot its industrial sector -- which is currently dominated by distribution/warehouse uses -- to attract higher-value industrial uses (e.g., advanced manufacturing, medical device, advanced food production, clean tech, etc.)?**
 - Yes. The City is actively working to diversify its industrial base by attracting higher-value industries such as advanced manufacturing and advanced food production, while also fostering supportive business ecosystems within Tracy.
- **Have you filled all budgeted ED positions?**
 - The Division currently has one vacant position. At present, the team is staffed with an Economic Development Manager, two Analysts, and an Administrative Technician.

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- **Can you clarify the most likely scenarios for how much of the consultant's time you might need, and when, during the coming year? For example, are you looking for the equivalent of someone available half-time on a weekly basis, or full time for short bursts of activity?**
 - The level of consultant involvement will vary depending on the specific project or task. Needs may range from targeted, short-term support on specific initiatives to more sustained engagement on larger efforts. As such, it is difficult to define a fixed weekly or monthly time commitment in advance.
- **Would the City prefer a one-year vs. a two-year budget & scope?**
 - The City would consider a one-year budget and scope; however, it will ultimately depend on the specific project or task being assigned.