

REQUEST FOR PROPOSALS



**ROCK ISLAND
ILLINOIS**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

1528 Third Avenue
Rock Island, IL 61201

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Section 1: Introduction and Overview

1.1 Request for Proposals Overview

Rock Island, Illinois is centrally located in the Quad Cities region, on the western border of Illinois and Iowa, 197 miles west of the Chicagoland area. Located on the bend of the Mississippi River, Rock Island is positioned at the convergence of interstates 74, 80, and 88. The City is geographically situated with access to multiple commercial and transportation networks, including the Quad City International Airport (MLI), BNSF, and IOWA Interstate rail services.

Statement of Purpose

The City of Rock Island is requesting proposals for the purchase and redevelopment of a city-owned property located at 3636-4000 11th Street, known as the Watchtower Site. The property is located within the City of Rock Island's Watchtower Tax Increment Financing District, Enterprise Zone, and is a CDBG eligible area.

The manner in which this property must be redeveloped must be consistent with the City's Zoning Ordinance and must meet certain criteria as to the use of the property.

This Request for Proposals (RFP) contains a description of the property, description of the goals and criteria set by the City of Rock Island for this property, and additional information about this site.

The Property

The Watchtower Site is located at 3636-4000 11th Street (Tax Parcels: # 105208 & 105209) is located along 11th Street in Rock Island, consisting of 23 buildable acres of prime retail land.





Site Specifics

Owner: <i>City of Rock Island</i>	Size of Site: <i>23 acres</i>
Zoning: <i>B4</i>	Traffic Counts: <i>14,000 ADT</i>
Utilities: <i>To site</i>	Access Points: <i>10</i>
Parcel Dimensions:	Population Radius:
<i>21 acres; 785' x 1,072' (parcel 105208)</i>	<i>3 Miles: 45,582</i>
<i>2 acres; 400' x 302' (parcel 105209)</i>	<i>5 Miles: 142,400</i>
Environmental: <i>Over \$500K of site remediation completed; No Further Remediation letter dated 4/20/2015</i>	<i>7 Miles: 231,673</i>

** Environmental assessment completed by EnviroNET Inc. Development of any type may proceed without further investigation or environmental remediation.*

1.2 Schedule of Events

All Deadlines are on 4:00 PM (CST)

<i>Event</i>	<i>Date</i>
<i>Request for Proposals Issued</i>	<i>May 21, 2018 4:00 p.m.</i>
<i>Request for Proposals Due</i>	<i>July 27, 2018 4:00 p.m.</i>
<i>Review by City Staff</i>	<i>July 30 – August 10, 2018 4:00 p.m.</i>
<i>Presentations by Developers</i>	<i>August 13, to August 24, 2018</i>
<i>PMT review & recommendation to City Council</i>	<i>August 27, 2018</i>
<i>Selection of Preferred Developers by City Council</i>	<i>September 10, 2018</i>
<i>Closing on real estate and Development Agreement</i>	<i>TBD</i>

Following the selection of the preferred developer, the developer will be invited to negotiate the terms and conditions of the real estate purchase and development agreement with the City of Rock Island. The City reserves the right to waive any requirements which may be in the best interest of the development of this site, and/or reject any or all proposals.

1.3 General Terms and Conditions

Proprietary/Confidential Information

The offerors are asked for any restrictions on the use of the data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations and policy of the City. All proprietary/confidential information must be clearly marked as “Proprietary/Confidential”.

Price of the Site

The site is being offered for \$23 (\$1 per acre). This is a negotiated price and is the minimum offer that will be accepted.

Background Check

The City reserves the right to conduct a background inquiry of each developer, which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories and reputation in the business community. By submitting qualifications to the City, the developer consents to such inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

Determination of Responsibility

The City may make such investigation as it deems necessary to determine the ability of a developer to provide full performance as outlined in the qualifications. The developer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any developer if the evidence submitted by or investigation of such developer fails to satisfy the City that such developer is properly qualified to carry out the obligations of a Contract.

Rights Reserved by City

The City reserves the right to amend its evaluation criteria as the City, in its sole discretion, shall determine appropriate, and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Developer or Developers judged best suited to meet the City's goals for the site. Those deemed best suited then may be asked to submit a more detailed proposal.

The City reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. The City may, at its option, interview Developers as part of its selection process. However, selection may take place without such interviews. Therefore, proposals should be complete as initially submitted.

Decision and General Disclaimer

A short list of developers submitting responses to the Request for Proposals will be invited to Rock Island to provide a presentation of their project concept. The preferred developer will then be recommended to the City Council by the Rock Island Project Team (PMT). Developers will be evaluated on their concepts as well as their qualifications to undertake a project.

Following the selection of the preferred developer, the developer will be invited to negotiate the terms and conditions of the real estate purchase and development

agreement with the City of Rock Island. The City reserves the right to waive any requirements which may be in the best interest of the development of this site, and/or reject any or all proposals.

1.4 Submission of Proposal

*The City of Rock Island requests that you submit your response no later than **July 27, 2018 by 4:00 p.m.** If you have any questions or concerns, please contact Rock Island's Community & Economic Development Director, Chandler Poole.*

We look forward to your response.

*Chandler Poole
Community Economic Development Director
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201
poole.chandler@rigov.org*

1.5 Development Criteria for the Property

Goals

Redevelopment of this site shall accomplish the following City goals:

Create Street Level Activity - The redevelopment should enhance the activity base of the 11th Street Corridor in a way that generates activity for the surrounding commercial area and residential district; afford employment opportunities for local residents.

Ensure Design Quality and Compatibility - The site is located in a highly visible and heavily travelled location in Rock Island. Appropriate design techniques and materials should be employed to ensure that the redevelopment is compatible and provides for ease of access to the site from the surrounding residential area(s).

Enhance the Tax Base – Enhancing the tax base of the City of Rock Island will help grow and sustain a more vibrant commercial and residential area within the community.

General Eligibility Criteria

The proposed property uses must be for one or more of the following:

Retail uses identified as complimentary to existing business and a good fit for the area.

Selection

Proposals for the site will be evaluated according to the following criteria:

- The extent to which the proposed redevelopment satisfies a desired or unique niche in the marketplace and helps diversify the economy of the city.
- The increase in tax/fee revenues that may result from this development.
- The contribution that the development will make toward increased employment and earnings within the city, including the number and quality of jobs created.
- The degree to which the development may potentially stimulate other desirable economic development and/or development activity (catalytic effect).
- The beneficial economic impact the development may have on a particular area of the city, i.e an area identified by the City of Rock Island as needing special assistance, revitalization or development.
- The beneficial economic impact/track record of any prior development experience with the City.
- The extent to which additional direct or indirect public costs to the city would be necessary, i.e. extending/upgrading public infrastructure or municipal services.
- The demonstrated capacity of the developer to finance, market, manage, and package this project including the ability to secure tenants.
- The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

1.6 Economic Development Incentives

The site sits in an area that is eligible for a number of incentives:

- Watchtower Tax Increment Financing District
- Community Development Block Grant eligible area
- Rock Island Enterprise Zone
- Illinois Home Rule Funding
- HUD 108 Loan Program

In order to be eligible for any or all of these economic development incentives and /or development packages that will be offered for this site provided the use meets certain criteria, proposals must be submitted and processed by the City of Rock Island Community & Economic Development Department.

1.7 Response to Proposal

Submittal Requirements

Any party submitting responses to this RFP shall include the following:

- A letter of interest in the project which includes an offer to purchase and an identified use.
- A proposed conceptual site plan showing proposed buildings, access points, total proposed square-footage.
- A list of previously completed projects comparable in size and scope.
- The demonstrated capacity of the developer to finance the purchase and redevelopment of property including the ability to secure tenants, if needed.
- The developer's demonstrated readiness and ability to proceed on this project.

CITY OF ROCK ISLAND REQUEST FOR PROPOSALS



Anyone wanting to tour the site may schedule an appointment by contacting the Community & Economic Development Director at 309-732-2900 or by email at: poole.chandler@rigov.org. Proposals will be accepted and evaluated on a first-come, first served basis.

Questions shall be addressed to and two (2) copies of the Proposal shall be submitted to:

Chandler M. Poole
Director
Community & Economic Development
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201
Phone (309) 732-2900
Email: poole.chandler@rigov.org