



CITY OF BELLE PLAINE
REQUEST FOR
PROPOSALS
REDEVELOPMENT
OPPORTUNITY
1002 4th Avenue

I. INTRODUCTION AND BACKGROUND

The City of Belle Plaine ("City") acquired the property at 1002 4th Avenue through a voluntary property acquisition and demolished the structure in Summer 2017. The lot is 10,600 square feet and is 106' x 100'. The zoning is R-2, which means single family homes or a duplex type structure.

II. INTENDED REDEVELOPMENT SCENARIO

The City of Belle Plaine intends to move forward expeditiously on the sale and redevelopment of the lot. Toward this end, the City seeks proposals from qualified individuals or firms to carry out this redevelopment. The City is setting forth the following parameters for all proposals for redevelopment of the lot; the building of a residential structure that will add to the neighborhood and housing stock of the city.

III. CRITERIA FOR SELECTION OF THE DEVELOPER

1. Redevelopment Proposal – How compelling and context-based is the redevelopment proposal? In what significant ways does one proposal separate itself from the others? Will it fit be a good fit in the neighborhood?
2. Developer Track Record – How capable is the developer and what is the likelihood of the developer being able to implement the project? How experienced is the developer with projects that include the reuse of buildings and development of new businesses.
3. Financial Feasibility and Cost Effectiveness – How realistic is the proposal based on its economic assumptions?
4. Price developer is willing to pay – How much is the developer offering for the lot?

IV. SUBMITTAL REQUIREMENTS

Responses to this RFP should provide the following:

- Profile of the Developer Team – Background materials regarding the developer, experience, and track record.
- Redevelopment Vision/Concept – A description of the proposed redevelopment program. This includes both narrative and graphics necessary to articulate the vision for redevelopment. This section should include summary totals for square footage of development, and other uses as proposed.
- Proposed Financing Plan – A summary and preliminary budget that clearly provides information on total project costs, and proposed financing sources.
- Proposed Generalized Timeframe – A preliminary schedule for construction and completion of the project.

V. EVALUATION AND SELECTION PROCESS

Developers interested in responding to this RFP should provide three (3) copies of a written proposal by January 19, 2018 to:

Jeff Horne
City Administrator
1207 8th Avenue
Belle Plaine, IA 52208

The lot is available for viewing at any time at 1002 4th Avenue, at the corner of 4th Avenue and 10th Street in Belle Plaine. During the selection process, the City may choose carry out interviews of developers that have submitted proposals. Developers will be contacted directly by the City. City of Belle Plaine staff, Mayor and City Council will review all proposals submitted and intend to select a developer by approximately January 22, 2018. The City will enter into an exclusive negotiating agreement with the selected developer and anticipate beginning redevelopment of the lot in Spring 2018.



NOTE TO ALL RESPONDENTS AND PROPOSERS: THE CITY OF BELLE PLAINE RESERVES THE RIGHT TO REJECT ALL SUBMITTALS AND AT ITS OPTION TO TERMINATE THIS REQUEST FOR PROPOSAL, REISSUE IT WITH THE SAME OR DIFFERENT CONDITIONS, OR EXTEND THE DATE FOR SUBMITTALS. THIS REQUEST FOR PROPOSAL IS NOT AN OFFER TO CONTRACT WITH ANY SPECIFIC PARTY. SELECTION OF A PARTY WITH WHOM TO ENTER INTO EXCLUSIVE NEGOTIATIONS IS EXPECTED TO, BUT IS NOT GUARANTEED TO, LEAD TO A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THIS PROJECT.