

Request for Proposals for the Purchase and Development of City-Owned Property Located at 350 Commercial Street and 333 Market Street (contiguous addresses sold as one property space/parcel), Galva, IL 61434

**NOTICE REQUESTING PROPOSALS FOR
PURCHASE AND DEVELOPMENT OF CITY-OWNED PROPERTY
350 Commercial Street and 333 Market Street (contiguous addresses sold as one property
space for development), Galva, IL**

The City of Galva is requesting proposals for purchase and development of City-owned property located at **350 Commercial Street and 333 Market Street (two addresses sold as one space/parcel)**. Proposals shall be in a sealed envelope and clearly marked on the front "**Proposal for Purchase and Development of City Owned Property**". Sealed proposals will be accepted at the City Clerk's Office, Galva City Hall, 311 N.W. 4th Avenue, Galva, Illinois, 61434, until 2:00 P.M. (CST), on Thursday, 10 December 2020. No electronically transmitted proposals will be accepted. Late proposals will not be accepted and will be returned unopened, regardless of postmark. To be considered responsive to the request for proposals (RFP), proposals must be signed by an authorized agent.

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

This RFP contains a description of the property, description of the goals and criteria set by the City of Galva for this property, and additional information about the site.

Qualifications:

- 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 level of investment and recognition of historical or architecturally significant buildings or sites
- The increase in tax revenues that may result from the redevelopment
- The contribution that the redevelopment will make toward increased employment and earning within the city, including the number and quality of the jobs created
- The degree to which the redevelopment may potentially stimulate other desirable economic development outcomes/activity
- The beneficial economic impact record of respondent's prior redevelopment/development experience
- The extent to which additional direct or indirect public costs to the city would be necessary, e.g., extending or upgrading public infrastructure, facilities 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 reasonable time schedules

Special Requirements:

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

- Retail uses identified a complimentary to existing businesses and a good fit for our downtown
- Mixed use building consisting of residential and commercial uses
- Tourism related business
- Cultural arts activities and associated businesses
- Corporate headquarters
- High technology

- Other uses as may be determined by the City of Galva which generally meet the special requirements

Timeline:

- 11/16/2020 – Request for Proposals Issued
- 12/10/2020 – Request for Proposals due
- 12/10/2020 – 12/11/2020 Review by city staff
- 12/14/2020 – Public presentation by developers*
- No Later Than 01/25/2021 – Selection of preferred developer by City Council

*Due to COVID-19 restrictions, and at the sole discretion of the Mayor of Galva or his designee, the Public Presentation may be held by remotely by telephone (conference) or other electronic means

GENERAL TERMS AND CONDITIONS**Proprietary/Confidential Information**

The offerors are asked for any restrictions on the use of 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”.

Land Price The price of the land is \$50,000. This 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 an 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 investigations 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 this selection process. However, selection may take place without such interviews. Therefore, proposals should be complete as initially submitted.

EXPENSES

Expenses incurred by the proposing person or entity during the proposal preparation process are the responsibility of that person or entity.

APPLICABLE CODE REQUIREMENTS

All rehabilitation work must be completed in accordance with the Galva Code of Ordinances, as well as all state or federal laws, including Environmental Protection Agency (EPA) guidelines and any other rules or regulations deemed applicable by law.

PERMITS

All applicable permits must be obtained through the City of Galva, the Environmental Protection Agency (EPA) or any other entity required by law.

SUBMITTAL REQUIREMENTS

Anyone submitting responses to this RFP shall include the following:

- A letter of interest in the project which includes a purchase offer and an identified use.
- 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 the project with time schedules reasonably described.

Anyone wanting to tour the property may schedule an appointment by contacting the City Clerk's office at 309-932-2555 or by email at cityadministration@galvail.gov. Proposals will be accepted and evaluated on a first-come, first served basis. Questions shall be addressed to and two copies of the Proposal shall be submitted to:

David Dyer, Galva City Administrator
311 N.W. 4th Avenue
Galva, IL 61434
Phone (309) 932 – 2555
Email: cityadministrator@galvail.gov