

Requests for Proposal
Sale and Development of Real Estate Offered by the City of Cresco, IA
Located at 400 3rd Street SW, Cresco, IA

Issue Date: May 29, 2019, Noon
Submission Deadline: August 12, 2019, before Noon

Introduction and Background:

The City of Cresco, Iowa (the “City”) has acquired 2.89 acres of property within the City’s limits, most of which was previously a mobile home park. A map of the property is attached as Exhibit 1. The City is in the process of clearing the property for redevelopment. It is anticipated that by June 1, 2019, all structures will be cleared from the property and the property will be ready for redevelopment.

The property is in the process of being rezoned to R-3 Medium Density Residential, which will permit both single-family and multi-residential housing to be built on the property. The rezoning will be complete by August 1, 2019. A copy of the City’s R-3 zoning regulations is attached as Exhibit 2.

Proposal Guidelines and Requirements:

The City proposes to sell the property to a private developer, in exchange for the developer’s commitment to construct new residential units on the property within five years. Detailed terms for the sale and development of the property will be included in a purchase, sale, and development agreement to be prepared by the City’s legal counsel.

Guidelines: The City is requesting proposals for this residential redevelopment project that meet the following guidelines:

- A. The developer shall pay \$1.00 to the City as the purchase price for the property. The Closing date for transfer of the property is anticipated to be on or around September 1, 2019.
- B. The developer shall be required to acknowledge and agree that the developer, property owner, and homebuyers/tenants will not be eligible for any property tax abatement programs (i.e., urban revitalization) for the project.
- C. The developer will be responsible for extending all utilities to the various lots on the property, including water, sanitary sewer, storm sewer, electric (Alliant Energy), and natural gas (Black Hills Energy).
 1. Utilities: Water, Sanitary Sewer, and Storm Sewer. The map attached as Exhibit 1 shows the location of the existing water, sanitary sewer, and storm sewer infrastructure. The developer will be responsible for connecting all lots to the City’s water and sanitary sewer mains. The utilities/infrastructure construction will be required to meet City specifications.
 - i. Additionally, the developer will be required to extend sanitary sewer service to the house located at 329 4th Ave SW, which currently shares a

service line with the property, by installing infrastructure that connects the house to the sanitary sewer main.

2. Alliant Energy: Electric. The developer will be required to work with Alliant Energy to extend electric service to all lots on the property. The developer will be required to be in underground service. Electric infrastructure is currently available along the east side of the property.
 3. Black Hills Energy: Natural Gas. The developer will be required to work with Black Hills Energy to extend natural gas service to all lots on the property. Natural gas infrastructure is currently available on all sides of the property.
- D. The developer shall have no outstanding or overdue taxes, fines, liens, or other obligations due to the City.
- E. All involved entities and individuals (including developer and any separate individuals or entities to be involved as owner of record or in operation of the rental of housing units) shall have no current, pending, or threatened litigation against them related to their business or real estate; or if there is current, pending, or threatened litigation, it shall be disclosed in the letter and statement described in Requirement #1 below.

Required Contents of Proposal: All submitted proposals must include the following information, at a minimum:

1. A letter of intent, signed by an individual duly authorized to sign such letter on behalf of the developer entity, that contains a statement confirming that the developer and related involved entities are in conformance with and would complete the project in conformance with the above Guidelines A-E.
2. Contact information for the principal developer, and for the individual or entity that will become owner of record of the property, and the individual or entity that will have primary responsibility for implementing the development proposal and construction work, if different than the principal developer.
 - a. A description of each involved entity's business structure (provide copies of any articles of operation or other business formation documents); and
 - b. A description of the experience/training of the individuals involved (either as individuals or as principals within an entity).
3. A description and general history of the principal developer's past completed projects, if any.
4. At least two (2) letters of reference regarding the principal developer's past completed projects, or if the developer has not previously completed a project, then the letters may be in reference for the developer generally.
5. A written description of and a proposed site plan/schematic (or other architectural rendering) of the developer's proposal for the project, including a description of any energy efficiency/green initiatives and plans for runoff control measures after the project is completed, are to be included in the proposed plan.
 - a. Developers may submit variations on their proposal, provided that each variation has a separate written description and site plan/schematic.
6. A detailed construction schedule providing for all construction to be completed within 5 years of the Closing date (approximately September 1, 2019), and including estimated dates for the following benchmarks:

- a. Commencement of construction on private lots,
 - b. Commencement of utilities/infrastructure improvements construction,
 - c. Completion of utilities/infrastructure improvements,
 - d. Completion date for each building/lot included in proposal, and
 - e. Any other dates related to significant steps of developer's proposal.
7. The developer's plans for marketing the housing units for sale and/or rent, including:
- a. Target demographic for homebuyers/tenants;
 - b. Intended sale/rental price points (may provide as an estimated range);
 - c. Identification of which housing units would be intended for sale to homebuyers (if not all for rent) and which would be intended for rental to tenants (if not all for sale);
 - d. If any of the housing units are intended for rental, identification of the entity that would be responsible for managing and operating the rental units.

Proposal Submission and Selection Process:

Proposals must be submitted to and received by the City Clerk by no later than **Noon on August 12, 2019**. Proposals may be submitted in person (M-F, 8:00 am to 4:30 pm) or sent by postal mail to City Hall at the following address:

Cresco City Hall
130 N. Park Place
Cresco, IA 52136

It shall be the sole responsibility of developer firm to make certain that all proposals are in proper form and submitted before the deadline specified above.

All proposals will be reviewed and evaluated by a selection committee established by the City Council, made up of City staff, Councilmembers, and/or City legal counsel. Proposals will be reviewed and evaluated based upon the information contained in the respective submission packages. The selection committee shall identify and notify finalist developers/proposals within 5 business days of August 12, 2019.

The selection committee shall present an overview of the finalist proposals to the City Council at the City Council meeting on or around August 19, 2019. The finalist developers shall be notified of the exact City Council meeting date and invited to present supplemental comments regarding their proposals at such City Council meeting. Following the presentation of the proposals, the City Council intends to select the proposal that in its sole discretion provides the greatest benefit to the City and the City's residents, subject to modification and negotiation of the terms of the proposal. The final award of the project shall not be approved until a purchase, sale, and development agreement between the City and the selected developer has been negotiated, agreed upon, and executed by the City, subject to all City legislative processes related to approving the sale of the property and the execution of the agreement, including public hearing requirements.

The City reserves the right to reject any or all proposals.

Questions:

Any questions may be submitted to Public Works Director, Rod Freidhof:

City Hall
130 N. Park Place,
Cresco, IA 52136

Phone: 563-547-3101
Fax: 563-547-4525
E-mail: cityhall@cityofcresco.com

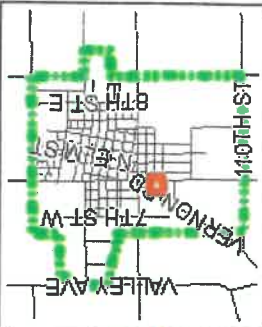
City Hall office hours are Monday to Friday, 8:00 am to 4:30 pm.

Miscellaneous:

1. **Warranty:** By submitting a proposal, the developer represents and warrants that it is the owner of or otherwise has the right to use, distribute, and license or sublicense all materials used in connection with its proposal submission. The developer further represents and warrants that the work proposed to be performed will be completed using sound, professional practices and in compliance with all local, state, and federal ordinances, regulations, and laws.
2. **Assignment:** No contract or any of its provisions may be assigned, sublet, or transferred by the developer without the written consent of the city. Subject to the foregoing, any contract will be binding upon and will inure to the benefit of the parties and their respective successors and assignees.
3. **Governing Law and Forum:** The terms and conditions of this RFP and any resulting contracts or activities based upon this RFP shall be construed in accordance with the laws of the State of Iowa. Any litigation arising between the parties related to this RFP or any resulting contract shall be initiated and maintained only in the appropriate federal or state court for Howard County, Iowa.
4. **Return of Proposals:** All proposals become the property of the City and will not be returned to the developer. Once received and opened, the contents of the proposals will be placed in the public domain and be open for inspection by interested parties. Trade secrets or proprietary information that are recognized as such and are protected by law may be withheld upon the written request of developer.
5. **Non-Discrimination Statement:** In accordance with applicable federal and/or state law, it is the policy of the City of Cresco, Iowa not to discriminate on the basis of race, creed, color, sex, sexual orientation, gender identity, national origin, disability, age, or religion in its programs, activities, or employment practices. If the developer has questions or grievances related to compliance with this policy by the City, the developer may contact the City or the appropriate federal or state agency.

EXHIBIT 1

Cresco, IA



Legend

- Manhole
- Lift Station
- Sewer Tap
- Gravity Main
- Force Main
- Sewer Lateral Line
- Hydrant
- System Valve
- Network Structure
- Water Main
- Lateral Line
- Inlet
- Storm Manhole
- Culvert
- Outfall
- Storm Gravity Main
- Open Drain
- Road
- Parcel
- Corporate Limit

Notes

Area shaded in blue is approx 2.9 acres owned by City of Cresco. Green=San Sewer, Yellow=Storm Sewer, Blue=Water



Area: 2.89 ac
Perimeter: 1,521.18 ft

200.0 0 100.00 200.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

165.20 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT. The regulations set forth in this section shall apply in the R-3 Medium Density Residential District.

1. Principal Permitted Uses. A building or premises shall be used only for the following purposes:

A. Any use permitted in the R-2 Residential District, provided that such use complies with the minimum requirements of the R-3 District.

B. Multiple dwellings.

C. Hospitals, clinics, nursing and convalescent homes, excepting animal hospitals and clinics.

D. Professional and semi-professional office buildings for the following:

Abstract title
 Accountants; bookkeeping
 Actuaries
 Advertising (no shops)
 Adjusters (insurance)
 Aerial survey and photography
 Appraisers (no sale or rental of any type of merchandise or equipment)
 Architects
 Attorneys
 Auditors
 Business analysts; counselors or brokers
 Building contractors, office only (no shops or storage)
 Chiropodists
 Chiropractors
 Consulates
 Counseling, child guidance and family service
 Court reporter, public stenographer
 Credit reporting
 Dentist
 Detective agencies and investigating service
 Drafting and plan service
 Engineers, professional
 Insurance and bonds
 Manufacturers agents
 Market research
 Medical doctors
 Model agencies (no school)
 Mortgage broker
 Notary public
 Optician
 Public libraries
 Public relations
 Real estate
 Secretarial service
 Social service bureau
 Stock broker exchange; investment service
 Tax consultants
 Telephone answering service
 Theater ticket agencies
 Travel agencies

- E. Any use that is found by the Zoning Administrator to be a use similar to one of the above named uses, and, in said official's opinion, conforms to the intent of this section.
- 2. Accessory Uses.
 - A. Any use permitted in the R-2 Residential District, provided such use complies with the minimum requirements of the R-3 District.
 - B. Retail shops and refreshment stands accessory to principal buildings of paragraph 1(B) (apartment buildings), and 1(D) (office buildings) of this section; provided, however, there shall be no access to such place of retail shop except from the inside of the principal building or internal courtyard, nor shall any display of stock, goods, or advertising for such be so arranged that it can be viewed from outside the principal building.
- 3. Height Regulations. No principal building shall exceed 45 feet in height.
- 4. Accessory Buildings. (See Section 165.09.)
- 5. Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements:

PRINCIPAL USE	LOT AREA	LOT FRONTAGE	FRONT YARD DEPTH	SIDE YARD	REAR YARD DEPTH
Dwellings	7,500 square feet	50 feet	25 feet	7 feet	30 feet
Offices	15,000 square feet	80 feet	30 feet	10 feet	35 feet
All other uses	1 acre	150 feet	50 feet	25 feet	50 feet
Multiple dwellings	1,500 square feet per unit	80 feet	30 feet	15 feet	35 feet

[The next page is 849]