

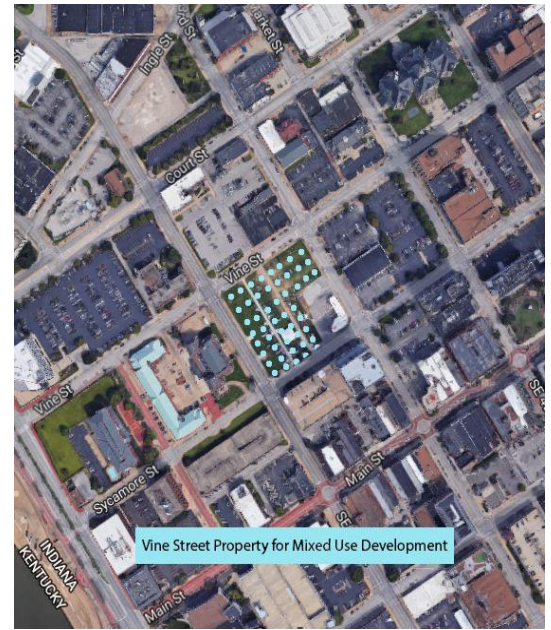
Request for Proposals Mixed Use Development on Second & Vine Streets

Proposals will be accepted by the City of Evansville, Department of Metropolitan Development, 306 Civic Center Complex, 1 NW Martin Luther King, Jr. Blvd., Evansville, IN 47708, until 3:00 p.m. on Wednesday, July 26, 2017.

Those submitting proposals are required to furnish the information as described in **Section G** of this Request for Proposals (RFP).

A. Offering

The City of Evansville, through its Redevelopment Commission (“ERC”) and its Department of Metropolitan Development (“DMD”), is offering a well located building site at 229 Vine St, 225 227 Vine St, 223 Vine St, 221 Vine St, 217 219 Vine St, 117 123 NW Second St, 111 NW Second St, 109 NW Second St, 105 107 NW Second St, 101 103 NW Second St, 216 Sycamore St, 218 Sycamore St, 220 Sycamore St and 106 NW Third St for the development of a mixed use facility. The property, approximately 1.2 acres is available for redevelopment by firms, individuals, or general interested parties. It is located within the downtown area and the ERC will encourage proposals that will enhance and support further a mix of office, retail, and residential development, as well as neighborhood development within the area.



B. Concept

Situated near the Ohio River in the evolving downtown Evansville, this property development is proposed to be a destination built on connectivity, convenience and sustainability. The property offered here proposes some unique opportunities for developers and builders. With the central location of this property, opportunities for market-rate housing, retail, office and co-working space become apparent at this site, preferably in a development that blends several of these, or other, components creatively. Furthermore, ERC is encouraging green building standards including “smart home” concepts in the implementation of the project.

Enhancing the livability and vibrancy of downtown is one of the project’s highest priorities. The City’s recently updated comprehensive Master Plan sets forth the City’s overall vision for downtown. Some key elements of that vision describe downtown as:

- A social, cultural and economic center of the region
- An attractive place to live, work and play
- An integrated neighborhood and park with a mix of office, retail, restaurant and residential
- A development that supports existing transit/transportation systems and potential future solutions

The 2016 Downtown Master Plan Update can be found at:

<http://www.evansville.in.gov/modules/showdocument.aspx?documentid=21483>

It is desired that any development occurring on the site be, at minimum, 3 floors, in some parts of the concept. A linear park, ground floor retail space, 130 to 170 rentable apartments, office space, and co-working space are anticipated in the design.

The City of Evansville anticipates this investment to be between \$30-50 M. The proposed uniqueness of the development can help bridge the gap in creating a sense of place in Evansville and the region. It will achieve higher densities while creating more amenities, and usable and pleasant public open space, which sometimes cannot easily be achieved by single-purpose projects. In addition, the creation of a co-working space and utilization of green building and smart home components throughout the project are highly encouraged. Furthermore, it can stimulate revitalization by encouraging redevelopment activity downtown, and urban and suburban infill locations. The City would like this project will be one of the most innovative developments in the nation and would like it to become the standard for the design of new urban environments. Other amenities encouraged include rooftop solar and battery energy storage integrated into the design of the facility. A green roof design is also desired as a feature of the facility.

C. General Process

Following a review of the submissions, a shortlist of proposers will be invited to be considered to be interviewed. Based on the detailed proposals received and the interview process, a proposal will be selected and will be extended exclusive rights to redevelop the property. The chosen respondent will proceed through the City boards as directed for approval of the project. A development agreement will be negotiated and executed as the instrument to define the roles and responsibilities of the selected developer and the City of Evansville. Only after successful negotiation of a development agreement, will real estate transfer occur.

D. Terms and Conditions

A selection committee will screen and score the submissions. Discussions may be conducted with parties responding to the RFP for purpose of clarification to assure full understanding of and responsiveness to the solicitation requirements. The ERC reserves the right to reject any or all proposals, or to make no award. All proposals will be subject to legal review. The agency further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to the agency. It is extremely important that potential respondents are given clear and consistent information; therefore, a non-mandatory but strongly suggested pre-submittal meeting will be held on site at **11 a.m. Thursday, July 20, 2017**. Please call 812-436-7823 to confirm date and location prior to 7/18/2017.

ERC may require the proposer to retain a minimum 3 year ownership of the property. Failure to execute the proposed project within the timeframe stated in the development agreement may result in revocation of the property. Further terms will be negotiated and defined in the development stage of this process.

As required by Indiana Law, all proposals must contemplate the purchase of subject real estate for not less than the average of two appraisals. The City of Evansville is currently obtaining two appraisals and the offering price will be included as an addendum to this Request for Proposal.

E. Selection Criteria

The proposals will be evaluated on the following categories and scoring system:

50 Points Total

1. 15 points = Building Concept – proposals should convey the look and use of the building from an architectural and functional standpoint. Energy efficient and sustainable resource materials and systems are highly encouraged. The creation of co-working space and “smart design” concepts are encouraged to

be considered by developers in the proposals. Points will be given for re-use materials used, energy efficient techniques applied and overall approach to the connection to the historic fabric of the surrounding area. Creativity in the residential application with common areas will be given extra consideration.

2. 12 points = Business Application – because this building is located within the Downtown Redevelopment Area, higher scores will be awarded to projects with unique commercial/retail end uses and job creation.
3. 10 points = Total Investment in the Project – projects with higher investment into the re-use of the property will score higher.
4. 5 points = Professionalism, Completeness and Creativity of Proposal – proposals which supply all necessary criteria, desired materials, required information and are submitted in a neat, error free and creative fashion will score higher.
5. 4 points = Owner Occupied – higher points awarded to projects with the developer retaining ownership and use of the project for at least 3 years.
6. 2 points = Acquisition Offering Price – while resale value is not the driving force behind offering this property for redevelopment, it will have some consideration.
7. 2 points = Site Rendering – any proposal that is accompanied by drawings and renderings of the concept will be awarded additional points.

F. Property Description

This property is located in the Downtown Redevelopment Area. It is adjacent to the old Greyhound bus station, currently Bru Burger. One block to the east of the site, is Main St and two blocks to the south of the site is the riverfront. Historically, the property was populated with several buildings including most recently as a car lot.

Site Considerations

Parcel ID #:

82-06-30-020-014.011-029
82-06-30-020-014.010-029
82-06-30-020-014.005-029
82-06-30-020-014.004-029
82-06-30-020-014.003-029
82-06-30-020-014.002-029
82-06-30-020-014.009-029
82-06-30-020-014.008-029
82-06-30-020-014.007-029
82-06-30-020-014.006-029
82-06-30-020-014.014-029
82-06-30-020-014.015-029
82-06-30-020-014.016-029
82-06-30-020-014.001-029

(no ID# for 106 NW Third St)

Assets

Location within the Downtown Redevelopment Area and recently designated NoCo District
Proximity to existing retail, industrial and commercial development
Proximity to the Lloyd Expressway and First Avenue
Proximity to Willard Library
Proximity to Downtown and Franklin Street corridors
Proximity to residential neighborhoods

Rezoning and Alley Vacations

The city of Evansville is rezoning the property to C-3. The City is also vacating the alleys on the land.

G. Environmental Conditions, Liability, and Indemnification

The City has not commissioned its own environmental assessments, nor does the City intend to do so. The City has not conducted a search of federal and state regulatory agency records for this property. The property may be subject to various environmental cleanup or reporting requirements through State or federal agencies.

To the extent that the property is subject to any federal or state requirements relating to its environmental condition or there is a presence of hazardous substances or any environmental defects or impacts, the selected developer of the property will be required to comply with any such State or federal requirements, implement a remedial action plan, and indemnify the City from any liability or regulatory compliance associated with the property. The developer shall be required at closing to release, waive and discharge the City from any environmental liability and shall be required to indemnify the City to the fullest extent permitted by law from and against any and all liability, damages, lawsuits, actions, causes of action, statutory causes or rights of action, losses and expenses, whether known or unknown, foreseeable or unforeseeable, arising from any claim, dispute, or cause of action of any nature relating to any and all hazardous substances and/or environmental defects now existing or hereafter arising on or about the property, and whether or not it is alleged that seller in any way contributed to the alleged wrongdoing or is liable due to a non-delegable duty.

As used herein, the term "hazardous substances" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local entity, the State of Indiana or the United States Government. The term "hazardous substances" includes, without limitation, any material or substance that is:

1. Defined as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), as amended from time to time;
2. Defined as a hazardous substance pursuant to the Federal Resource Conservation and Recovery Act ("RCRA"), as amended from time to time;
3. Designated as a hazardous substance pursuant to the Federal Water Pollution Control Act, Safe Drinking Water Act, Clean Water Act ("CWA"), Clean Air Act ("CAA"), Toxic Substance Control Act ("TSCA"), Federal Insecticide, Fungicide, Rodenticide Act and Occupational Safety and Health Act ("OSHA"), all as amended from time to time;
4. Defined as a hazardous substance under applicable federal, state or local statutes, ordinances, and regulations, as amended from time to time;
5. Infectious waste as that term is defined by any applicable state or local statutes or regulations, as amended from time to time;

6. Radioactive materials;
7. Materials containing lead, asbestos, chlorinated biphenyls or hydrocarbons.

As used herein, the term “environmental defects” shall have the same meaning as such term is defined in I.C. 13-11-2-70, as amended from time to time.

H. Submission Requirements

At minimum, the following must be submitted with your proposal:

1. **One (1) original plus 3 copies of all documents plus a CD or Flashdrive version**
2. Cover letter describing the composition of the redevelopment team or individual developer, each member’s relevant experience and the key personnel involved. Clearly identify role(s) as principal, consultant, general partner, designer, or other.
3. Provide at least three (3) examples of redevelopment projects completed within the last six years which are most relevant to this project. Name and address of these projects and any visual documentation would be welcomed.
4. Pro Forma - Proposed financial terms of the acquisition and project costs, including financial capacity and ability to perform the project as proposed.
5. Proposed use - This should be in narrative form which details the end-use of the new structure(s) and may include a market analysis or general position on the feasibility of the new uses. Linkage to the Downtown Master Plan should be emphasized here. Please refer to the Selection Criteria (Section E) for items to include in this portion of the proposal.
6. Site plans and renderings of proposed project (optional but highly recommended).
7. Executed addenda if any addenda were issued following the release of this RFP.

The submission must be received by 3:00 p.m. on Wednesday, July 26, 2017 and should be sealed in an envelope labeled Vine Street Development and addressed as follows:



**Attention: Lana Abel
Department of Metropolitan Development
306 Civic Center Complex
1 NW Martin Luther King, Jr. Blvd.
Evansville, IN 47708 -1869**