

Request for Proposals for City-Owned Property Taylor Road Properties O'Fallon, Illinois

Date of Issue:

November 28, 2016

Issuer:

City of O'Fallon, Illinois–Community Development Department

Name of Development Project:

Taylor Road Properties

Location:

The property is just over a half-mile from Exit 14 on Interstate 64, at the northwest corner of Venita Drive and Taylor Road, near the recently constructed Fire Department Headquarters and Parks Maintenance Building. The properties are located to the west of the O'Fallon Family Sports Park.

Introduction:

The City of O'Fallon, Illinois (pop 28,396) is one of the fastest growing communities in the St. Louis Metropolitan Region. Housing in the City is in high demand due to nearby Scott Air Force Base, excellent schools, and top-of-the-line amenities. With higher levels of education and income compared to regional and national averages, O'Fallon citizens are invested in the community and support the activities and commercial areas that make this a great place to live. Detailed demographics and other community information can be found in the O'Fallon Economic Development Profile (available at www.ofallon.org/economic-development-division).

O'Fallon has experienced robust commercial development along Interstate 64 and Highway 50. Recent commercial developments include Academy Sports + Outdoors, Gander Mountain, CarMax, St. Elizabeth's Hospital and Class A corporate office space at Green Mount Road. In addition to the commercial and corporate growth in the City of O'Fallon, O'Fallon has led the charge for residential development in the Metro East. Over the past 15 years, the City of O'Fallon has ranked 5th in St. Louis Metropolitan Area for new homes constructed. The City has issued permits for 125 new single-family homes through October 31st for 2016. O'Fallon is positioned to continue this growth with over 500 new residential lots in 5 new subdivisions expected to be available in the next year.

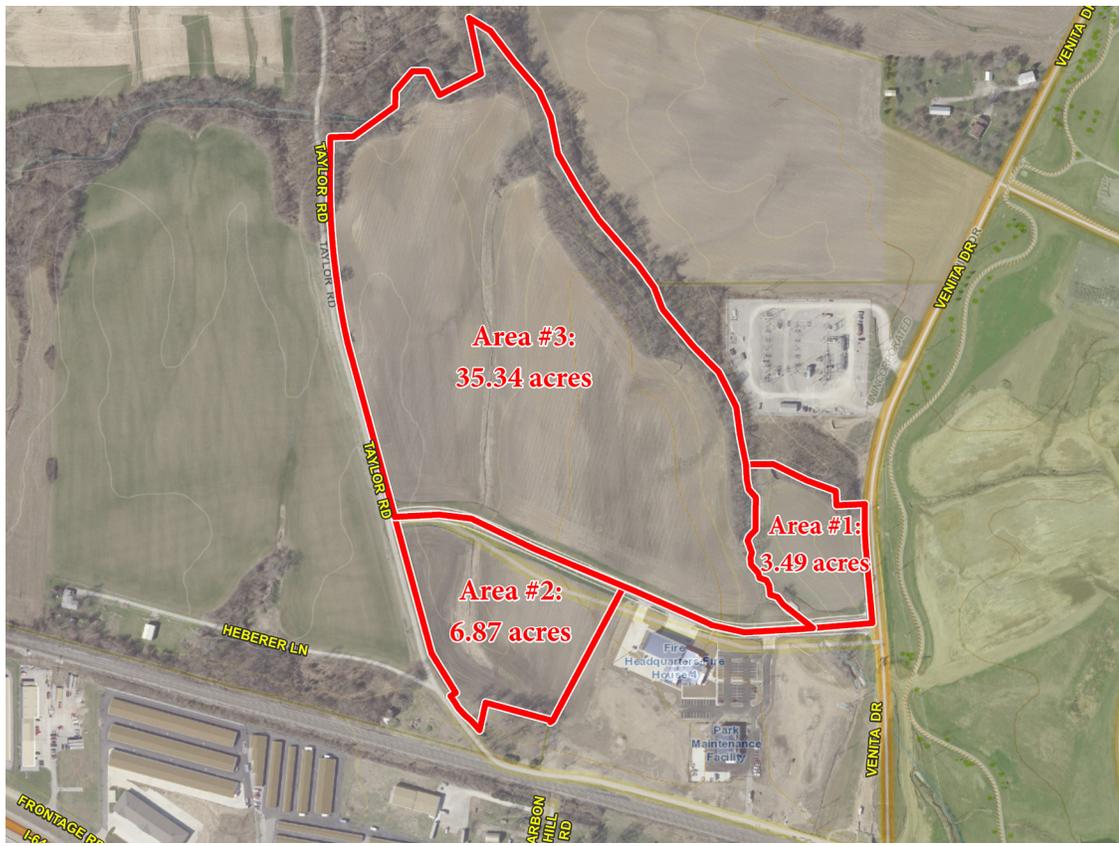
Additionally, the property is excellently positioned to serve the O'Fallon Family Sports Park and its continued growth as an economic driver for the City of O'Fallon. The O'Fallon City Council recently approved an initiative called Destination O'Fallon to further the success of the O'Fallon Family Sports park. Destination O'Fallon will use increased revenue from hotel stays to upgrade the O'Fallon Family Sports Park to include 8 - 12 all-weather, lighted soccer fields, in an effort to become a regional and national tournament location for soccer, lacrosse and rugby. The O'Fallon Family Sports Park currently puts on 29 tournaments/events a year with an estimated 168,000 people (67,200 from out-of-town) attending these events, generating approximately 15,000 room nights a year. The completion of the all-weather fields all but guarantees play for teams traveling to O'Fallon, allowing additional tournaments. By FY2018, the O'Fallon Family Sports Park would host 40 tournaments, with an expected attendance of 231,000 people (92,400 from out-of-town) and potentially over 32,000 room nights in local hotels. For more information on the entire Destination O'Fallon project, please go to www.destinationofallon.org.

Project Description:

The City of O’Fallon is soliciting proposals from qualified developers and/or organizations willing to invest funds to purchase all or a portion of 45.7 acres of vacant land along Taylor Road, west of Venita Drive and propose a quality development project that enhances and promotes growth in the community. The property is located directly across Venita Drive from the O’Fallon Family Sports Park, which is a 200 acre park with 8 regulation baseball/softball fields and 11 grass soccer fields and 1 all-weather soccer field. Over the next year, the O’Fallon Family Sports Park will be receiving a number of upgrades, including resurfacing the grass fields to all-weather fields, adding lighting and parking to accommodate regional and national soccer, lacrosse and rugby tournaments. The park also includes a number of pavilions, playgrounds, splash pad and multi-purpose trail system. The city has also developed Engine House #4 / Headquarters for the O’Fallon Fire Department and the Park Maintenance Facility Building on the south side of Taylor Road. The property currently is used for agricultural purposes with a yearly lease to allow the use of the land for crops.

Currently, the 45.7 acres is zoned A - Agriculture District. The City expects that the property will have to be rezoned from the current A - Agricultural District and an Amendment to the Comprehensive Plan may be appropriate based on the projects proposed as a part of the RFP process. It will be the responsibility of the selected developer to obtain any and all necessary zoning changes, variances, building permits, and other approvals to facilitate the development of this property.

The overall property is 45.7 acres. A proposal could incorporate the entire acreage offered by the City, or incorporate one or more of the following distinct areas:



AREA #1

Area #1 consists of approximately 3.49 acres at the northwest corner of Taylor Road and Venita Drive. The property is bound by Venita Drive on the east, Taylor Road on the south and a creek to the west and north. While, there are two creeks along the potential boundaries, there is no floodplain or riparian corridors identified on the property. The property is currently used for agricultural purposes.

AREA #2

Area #2 is a 6.87 acre area on the south side of Taylor Road, west of Engine House #4 / Fire Department Headquarters. The property is bound by Taylor Road to the north and west and the railroad right-of-way to the south. There is a natural draw that bisects the property, however any proposals for this particular property will need to include all the acreage offered. The property is currently used for agricultural purposes.

AREA #3

Area #3 is a 35.34 acre area that is north of Taylor Road. The potential development parcel is bound by Taylor Road on the south and west and a creek along the north and east property lines. Area #3 does have a portion of the parcel with floodplain and a small portion of the creek along the northern boundary is identified as a riparian corridor. Any proposed projects that only seek a portion of the 35.34 acres will not be accepted, unless there is a phased development for the entire property. The property is currently used for agricultural purposes.

Environmental Conditions:

The City makes no warranty or representation about the environmental conditions present on the site and any developer should conduct its own due diligence regarding same. The City is unaware of any environmental issues with the property. The property will be sold "as is".

Developer Responsibilities and Submission Requirements:

Developers submitting a response to this Request for Proposals will be expected to address the following issues or topics in their proposals:

- Written narrative describing the developer's vision of the project along with details on proposed uses, expected tenants, compatibility with neighborhood, hours of operation, parking demand, etc.
- Basic site plan and architectural rendering showing size, style, and proposed materials.
- Projected budget and demonstrate the ability to finance property acquisition and development costs. A letter from a qualified lending institution is preferred.
- Detailed project financing including amount and types of city assistance required, as well as amount of direct capital/investment being made by the developer.
- Project timetable for the construction and completion of improvements. The City would anticipate that the selected developer initiate design immediately with construction beginning upon completion of the design work.
- Ability to obtain any and all necessary zoning changes, variances, special use permits, building permits, certificates of occupancy, or other approvals from the City of O'Fallon to accommodate or facilitate the development of this property. Acceptance of a sale contract by the O'Fallon City Council does not explicitly ensure approvals from other boards, commissions, or other governmental entities having appropriate jurisdiction over development of the property, and the City specifically disclaims any such representation or understandings to the contrary.

The City accepts no liability for the costs and expenses incurred by the Proposers with any activities performed in connection with this RFP process, including preparing their Proposals, preparing responses for clarification, conducting due diligence investigations and/or attending meetings and presentations required for the contract approval process. Each Proposer that enters into the RFP process shall prepare the required materials and submittals at its own expense and with the express understanding that they cannot make any claims whatsoever for reimbursement from the City for the costs and expenses associated with the RFP process.

Developer's Qualifications:

Those developers interested in responding to this Request for Proposals will be required to demonstrate an ability to meet the following criteria:

- Developer's anticipated project team (engineer, designer/architect, legal, builder/contractors, other).
- Portfolio of similar/past development projects with background information.
- Current in the payment of real estate taxes to St. Clair County for all tax parcels owned in whole or part by the developer or any related or affiliated entity.
- Current in any amounts or accounts due to the City of O'Fallon.
- No significant code violations (past, present or pending) within the City of O'Fallon and no adjudications for

violating an order of the O'Fallon Building Division.

- No bankruptcy, receivership, conservatorship or other type of insolvency in the last seven (7) years for either developer or any related or affiliated entity or equity investor.
- If the developer has ever received a judgement against them for deficient performance under a contract, the developer must disclose this information to the City.

Purchase Price:

When evaluating proposals, the City will consider the final price offered for the property in conjunction with the quality of the development proposal, compatibility with the surrounding neighborhood, and overall benefit to the City of O'Fallon.

Interested Developer Registry:

All developers with an interest in the project need to register with Justin Randall, Senior City Planner at jrandall@ofallon.org. All of those who provide contact information in this manner will receive updates, clarifications, and any future addendums to the RFP. The City takes no responsibility to provide updates to parties not listed on the Interested Developer Registry.

Questions/Requests for Information:

Any questions or requests for further information pertaining to this RFP or development project should be submitted in writing to Justin Randall, Senior City Planner at jrandall@ofallon.org. At its discretion the City may or may not answer the specific questions asked. Questions deemed appropriate for response will be distributed along with their respective responses to all Proposers and the questioning Proposer will not be identified. Other than Justin Randall or his designee, Proposers shall not direct questions to other parties involved in this process including other City staff, the Mayor or City Council members.

Submission of Proposals and Deadline:

Interested developers are asked to submit an electronic copy (PDF format on a flash drive or CD) and two hard copies of their proposal in a **sealed envelope no later than 5:00pm on Tuesday, February 21, 2017**. Please be sure to mark the envelope "RFP Taylor Road Properties Confidential Do Not Open." Proposals and submit to:

Phil Goodwin
City Clerk
Re: RFP Taylor Road Properties
255 S. Lincoln Avenue
O'Fallon, Illinois 62269

A Proposer may withdraw a Proposal up to the Proposal submission date provided that a written request to withdraw the Proposal is hand delivered to the City by or on behalf of an authorized representative of the Proposer, or the request is delivered by certified mail.

Evaluation Criteria

The City will evaluate proposals submitted in response to this RFP and make an award in its sole discretion based on criteria including the following:

1. Type of use proposed and compatibility with neighborhood;
2. Past success with similar developments;
3. Amount of tax revenues projected from the development;
4. Date construction will commence;
5. Developer's qualifications and financial capabilities;
6. Price offered for real estate;

7. Other evaluative criteria as required and/or permitted by law.
8. All Proposals shall constitute binding and irrevocable offers valid and acceptable by the City for 90 days following the Proposal submission date.

Review and Selection Process:

During the City's review process, the City may request informal follow-up conversations and/or meetings with individual developers to seek clarification or better understanding of their respective proposals. The City expects to enter into exclusive negotiations on a sale contract with the preferred developer after making its selection.

If a proposal is chosen, the City and the Proposer will use good faith efforts to negotiate a mutually acceptable Purchase Agreement for the subject real estate.

City of O'Fallon Disclaimer:

The City of O'Fallon reserves the right to reject without explanation any or all proposals, to alter specifications contained in the RFP, and to waive requirements and technicalities.

The City of O'Fallon reserves the right to cancel and withdraw the RFP at any time.

Offerors may be eliminated from consideration for failure to fully comply with the requirements within this RFP.

Offerors submitting proposals in response to the RFP will be given written notification of the results of the selection process.

The contents of this packet are for informational purposes only and the statements made herein, although thought to be accurate, are without warranty or representation of accuracy. Offerors should rely exclusively on their own investigations and analyses. The City of O'Fallon will honor confidentiality requests to the extent permitted by law. If portions of your proposal are proprietary, please mark items as such.

The City reserves the right to negotiate with any and all Offerors in order to obtain terms most beneficial to the City.

The City reserves the right to accept the proposal from the most responsive and responsible offeror which is most advantageous to the City as it, in its sole and exclusive discretion, determines.

The City assumes no responsibility for the completeness or accuracy of specific, technical and background information presented in this RFP or otherwise distributed made available during this RFP process. In no event may a Proposer rely on any oral statement by the City.

The City reserves the right to waive any technicalities or immaterial irregularities in any Proposal received.

The City reserves the right to require additional information from one or more Proposers to supplement or clarify the Proposal submitted.

The City reserves the right to postpone or change the date for receipt of Proposals or any other deadlines and dates specified in this RFP.

The City reserves the right to refuse to award and agreement to any and all Proposers. Such action shall not entitle the Proposer to any claim whatsoever against the City, its staff and administration.

Conflict of Interest:

Developers submitting a response to this Request for Proposals are asked to include a signed statement indicating that no official or employee of the City of O'Fallon has an interest in the developer's business nor in this development project as it pertains to the purchase of the property or transfer of the ownership thereof.

Confidentiality:

The City recognizes the developer may, as part of the RFP, submit to the City financial or other information which the developer deems to be of a sensitive nature. Such information may be submitted under a separate cover and labeled "Confidential" at the developer's discretion. This information will be used by City staff only for the purpose of evaluation and kept confidential to the extent allowed by the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq. and the Illinois Open Meetings Act, 5 ILCS 120/1 et. seq.

Certification In Compliance With 720 ILCS 5/33E-1 Illinois Revised Statute:

Interested developers are asked to prepare and sign such a statement as part of their proposal. The undersigned individual certifies that he or she is not barred from submitting a response to this Request for Proposals (RFP) as a result of a violation of either 720 ILCS 5/33e-3 or 720 ILCS 5/33e-4, bid-rigging or bid-rotating.

Signature of Individual:

Type of Business Entity (e.g. Corporation, LLC, etc):

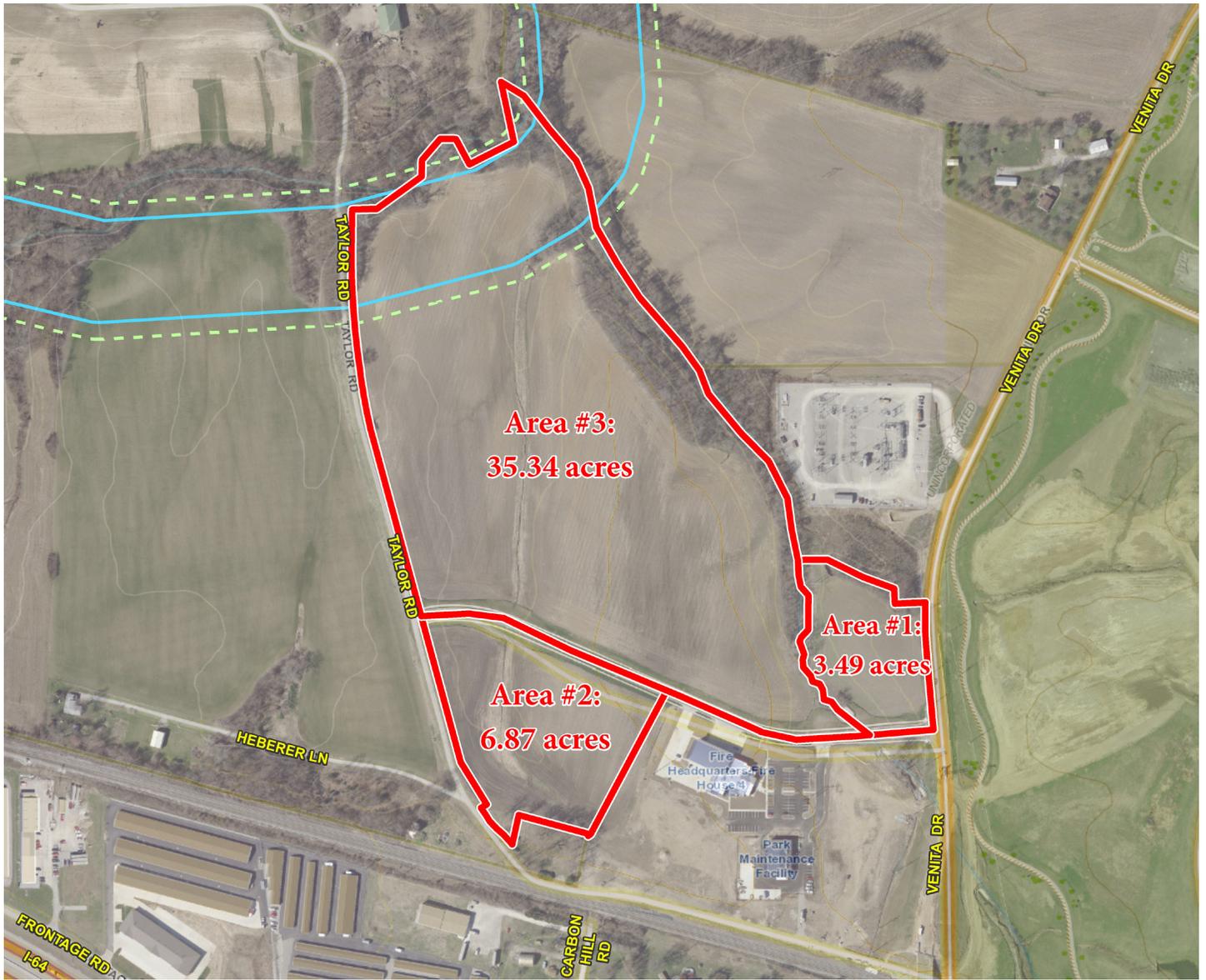
Business Address:

Business Phone Number:

SUBSCRIBED AND SWORN to before me on this _____ day of _____, 201_.

(seal)

Notary



Riparian Area