

CITY OF SPRING VALLEY INTRODUCTION

The City of Spring Valley is currently seeking proposals for repair and renovation of property located at 228-230 E. St. Paul Street, Spring Valley, Bureau County, Illinois. The City of Spring Valley recently acquired title to this real estate. The property in question consists of adjoining two story and three story commercial buildings located in downtown Spring Valley which are in a serious state of disrepair and decay. The City of Spring Valley is interested in soliciting Requests For Proposals (RFPs) from any individuals or businesses (hereinafter "applicants") who would be interested in repairing and rehabbing these buildings in order to bring the buildings into compliance with all applicable Spring Valley Building Codes and to renovate the buildings for a future viable commercial or mixed commercial/residential use. The Building Codes adopted by the City of Spring Valley are available for review at Spring Valley City Hall and online.

If any interested party wishes to inspect the building to evaluate the condition of the building and take measurements necessary to prepare detailed plans for the work necessary to secure the building from the elements and prepare conceptual plans for the final renovations in order to meet the requirements of this RFP, an applicant can contact Spring Valley Engineer Mike Richetta c/o Chamlin & Associates, 3017 Fifth Street, Peru, Illinois, 61354 - Phone: 815-223-3344 and Mr. Richetta will make arrangements for the applicant to obtain access to the building.

If the City of Spring Valley decides to accept an RFP, the City of Spring Valley and the applicant submitting the RFP will negotiate the terms of an Installment Contract for Deed ("ICD"). The ICD will provide that the City of Spring Valley will convey the property located at 228-230 E. St. Paul Street, Spring Valley, Bureau County, Illinois to the successful applicant, upon completion of the repair and renovation of the buildings, for the sum of \$100. The City of Spring Valley and the successful applicant will agree to the terms of an escrow agreement whereby the City of Spring Valley will place a deed conveying this property to the successful applicant in escrow. Upon the successful applicant's completion of the repair and renovation of the building, the deed from the City of Spring Valley to the successful applicant will be released from escrow. The City of Spring Valley and the successful applicant will also negotiate any other terms and conditions for the ICD and the escrow agreement in order to protect the interests of both the City of Spring Valley and the successful applicant.

At this time, the City Council is considering the possibility of selling the Property to assist the City in meeting the goal of "creating a hospitable environment for economic development and growth." To that end, the City Council is seeking prospective applicants to make proposals for the purchase and development of the Property in accordance with the requirements set forth herein ("Proposals"). Proposals will be evaluated on a number of factors (outlined below) including, but not limited to: (i) ability to maximize the economic development potential of the site; (ii) and promotion and growth of Spring Valley's downtown vibrancy. The development should be an asset to the City in terms of providing long-term financial and community benefits and fostering a sense of civic engagement and community pride.

The criteria the City of Spring Valley will use is as follows:

A letter of introduction, with a description of demonstrated experience in the field or with similar businesses.

All responses to this RFP must contain conceptual plans and specifications regarding the work to be done to repair the building and bring the building into compliance with the Spring Valley Building Codes as well as a construction timeline. These conceptual plans and specifications must include cost estimates for the work to be performed. All responses to this RFP must also contain detailed plans for securing the building from the elements and preventing further damage to the building during renovation.

A statement indicating how your Proposal represents the highest price and/or highest value to the City in terms of direct or indirect financial, economic, or community benefits. This should also include the number and types of jobs that will be created by the proposed development and the timing of jobs in the market, both in terms of availability and duration

The property in question is located in the B1 Downtown Commercial District pursuant to the provisions of the Spring Valley, IL Land Development Code. Applicants intending to use the building for a specified commercial use after the renovation is complete will receive additional consideration over those applicants who intend to rent the building to a commercial tenant upon completion of the renovation.

Applicants who request a Grant of Tax Increment Financing funds from the City of Spring Valley in order to defer a portion of the cost and renovation will be given consideration along with all other applicants. However, the City of Spring Valley will compare the amount of the Grant of Tax Increment Financing funds requested by the applicant to the conceptual plan submitted by the applicant. The City of Spring Valley reserves the right to award the RFP to an applicant who is requesting a grant award of Tax Increment Financing funds from the City of Spring Valley, because of an applicant's decision to spend more money in repair and renovation of the property.

All applicants must submit proof of the applicant's financial ability to repair and renovate the building in accordance with the plans submitted by the applicant. All applicants must submit proof of insurance and the City of Spring Valley must be named as an additional insured on all applicant's fire and extended casualty property insurance coverage and all applicant's commercial general liability insurance coverage in amounts to be agreed upon by the successful applicant and the City of Spring Valley.

The list of criteria set forth herein is not deemed to be exclusive, but rather an example of the criteria which the City of Spring Valley will consider in evaluating all requests for proposals received from applicants

Failure to provide any of the above requested information may result in disqualification of Proposal. The City reserves the right to request additional information pertaining to the Proposal Package, or any other matters related to the Request for Proposal. Proposal documents, including the Offer of Payment, must be signed by persons authorized to contractually bind the applicant.

Method of Award and Selection Criteria

Complete responses to this RFP will be evaluated by City staff and will be reviewed by the City Council. Decisions to sell the Property are at the sole discretion of the City Council. This RFP process shall not create a binding obligation on the part of the City Council to sell the Property unless and until a Purchase and Sale Agreement has been executed and the pertinent City Charter and Policy requirements have been satisfied. The selection criteria shall include, but not be limited to, the following:

- Completeness of the Proposal Packet
- Proposal recognizes the highest price and/or highest value to the City of Spring Valley
- Development Proposal meets the City Council's goal of economic development
- Development Proposal demonstrates readiness and proof that site can be operational within a negotiated, agreed upon time.
- Development Proposal satisfies requirements of current and proposed zoning regulations

The City of Spring Valley reserves the right to reject all Requests for Proposals received by the City of Spring Valley for this project. The City of Spring Valley also reserves the right to accept an applicant's Request for Proposal, contingent upon the City of Spring Valley and the applicant negotiating modifications to the Request for Proposal deemed acceptable to both the City of Spring Valley and the applicant.

Terms and Conditions

All information contained within this RFP and all supporting documents is based upon information from a variety of sources. Additional information may be made available via written addenda throughout the RFP process. Applicants shall be responsible for their own due diligence in preparing a Proposal. No representation or warranty is made by the City with respect to the condition of the Property, the suitability of the Property for an applicant's potential use or the information provided herein.

- A. Applicants shall be responsible for the accuracy of the information they provide to the City in connection with this RFP.
- B. The City Council reserves the right to reject any and all Proposals, to waive minor irregularities in any Proposal, to issue additional RFPs, and to either substantially modify or terminate the proposed sale at any time prior to final execution of a Purchase and Sale Agreement.
- C. The City shall not be responsible for any costs incurred by an applicant in connection with the preparation, submission, or presentation of its Proposal.
- D. Nothing contained herein shall require the City to enter into exclusive negotiations with any applicant and the City reserves the right to amend, alter and revise its own criteria in the selection of an applicant without notice.
- E. The City reserves the right to request clarification of information submitted in a Proposal and to request additional information from any applicant.
- F. The City may not accept any Proposal after the time and date specified in the RFP.
- G. The City Council retains the sole discretion in the selection of a successful Proposal, if any.

H. Upon selection of a Proposal, the City shall enter into negotiations with the successful applicant for a Purchase and Sale Agreement with terms and conditions acceptable to the City. Until the execution of a contract, the City is under no obligation to sell the Property and it reserves the right to cease negotiations at any time and retain title to the Property. Except with respect to matters of title, the Property shall be conveyed to the party acquiring the same "AS IS" and without warranty as to quality, physical condition or environmental condition.

I. CONFIDENTIALITY: The successful response will become part of the contract file and will become a matter of public record subject to public disclosure, as will all other responses received.

Thank you for your interest in doing business in the City of Spring Valley.

All Requests for Proposals must be received by the City of Spring Valley at the Spring Valley City Clerk's office no later than 3:00 p.m. on August 21, 2019 (60 days from publishing date).

Rebecca Hansen
Spring Valley City Clerk
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Spring Valley, IL 61362
Phone: 815-664-4221