

ANNOUNCEMENT

The City of Olmsted Falls, Ohio is seeking a qualified developer or development team whom the City can work collaboratively with, to redevelop approximately 1.6 acres of City-owned property located on Brookside Drive (the "Site") to fit into surrounding popular and vibrant commercial district and neighborhood. The Site currently contains an old building previously used by the Service Department. The Site is located immediately adjacent to the center of the City's Downtown Commercial District, which operates as a vibrant, pedestrian-oriented commercial district.

This Request for Qualifications and Preliminary Development Proposals ("RFQ/RFP") provides details about the Site and surrounding area, establishes the redevelopment goals of the City, and outlines the information required from interested development partners, as well as the process by which a development partner will be selected. Qualifications and supporting materials must be received in the Office of the Clerk of Council by 12:00 p.m. (noon) on August 30, 2019.

BACKGROUND

The City is using a single process, which is a hybrid between an RFQ and an RFP, to determine each proposer's qualifications as well as to understand their vision for redevelopment of the Site. The City intends to identify and select a developer with whom to work collaboratively to refine and implement the final redevelopment concept. Conceptual drawings or renderings may be submitted as part of this RFQ/RFP process to better express the vision of the proposer.

At the conclusion of the evaluation process, the City anticipates entering into a Development Agreement with the selected development partner that will outline the roles and responsibilities of each party and establish timelines for completing the development. Upon commencement of this redevelopment, the City envisions consideration of several site control options such as selling the Site to the selected developer, entering into a long term ground lease, or other arrangements to be negotiated with the developer.

The City seeks to develop the Site in a way which:

- 1) Creates a vibrant, pedestrian friendly mixed-use development consisting of commercial, office, and/or residential uses that maximize the potential positive impacts of the Site on the adjacent Downtown.
- 2) Is consistent with the adopted City Master Plan (which is available on the City's website).
- 3) Is compatible with the architecture and aesthetics of the Downtown and respectful of the surrounding neighborhood.
- 4) Creates positive economic and fiscal benefits for the Downtown and the City as a whole.

The Site is currently zoned MUTND Mixed Use Traditional Neighborhood Development District, which provides for a wide variety of commercial and residential uses. The Site is also currently located within an existing incentive area, known as a Community Reinvestment Area (CRA). This incentive allows for an exemption on the increased value created by new construction or remodeling of residential or commercial improvements. The City is open to negotiating incentives for an appropriate redevelopment of this Site, subject to the developer providing a detailed financial analysis illustrating the need for such incentives to achieve market success for the project.

SUBMISSION REQUIREMENTS

All proposals submitted for consideration shall include, but need not be limited to, the following components. If development teams consist of more than one company, please provide the requested qualifications for all companies.

A. Development Team Information

Provide a narrative description of the proposed development team, including the following:

- 1) A brief history and overview of your company and your experience with urban development projects having similar characteristics with the Site.
- 2) Identification of key members of your development team, their proposed roles for this project, and their qualifications and experience. If a team is

- being proposed, a summary of the team's past experience working together.
- 3) Identification of the principal person who will speak for the development team and any other key participants who will be involved in negotiating the project terms.
 - 4) Specification of whether the development entity is or intends to form a corporation, a general or limited partnership, a joint venture, or other type of business association to carry out the proposed development.
 - 5) The proposer's long-term goals related to ownership of the development.

B. Relevant Development Experience

Describe at least three recent development projects that your company has successfully completed or that are currently underway. Include a project summary, location, project cost, funding sources, development challenges and solutions, and municipal references.

C. Financial Capacity

Provide evidence of ability to finance the development project.

D. Proposed Development

Provide a narrative description and any conceptual drawings or renderings of the proposed development.

E. Proposed Process And Timelines

Having the Site reach its full development potential quickly is a primary goal of the City. Please describe the anticipated timelines and critical path for fully developing the Site, specifically identifying dates for commencement and completion of key project activities

F. Resources Required From The City And Or Others

It is the City's intent to work collaboratively with the chosen developer to refine the concept in a mutually beneficial way that streamlines the process of approvals and ultimately accelerates the timeline for commencing and completing the development. Identify the support or resources you desire from the City to bring your concept to fruition and ensure an effective partnership between your company and the City.

SUBMISSION INSTRUCTIONS

Proposers shall submit five (5) copies of their complete qualifications and proposal package labeled "Brookside Development Proposal" Qualifications packages must be received in the Office of the Clerk of Council not later than 12:00 p.m. (noon) on August 30, 2019.

EVALUATION PROCESS

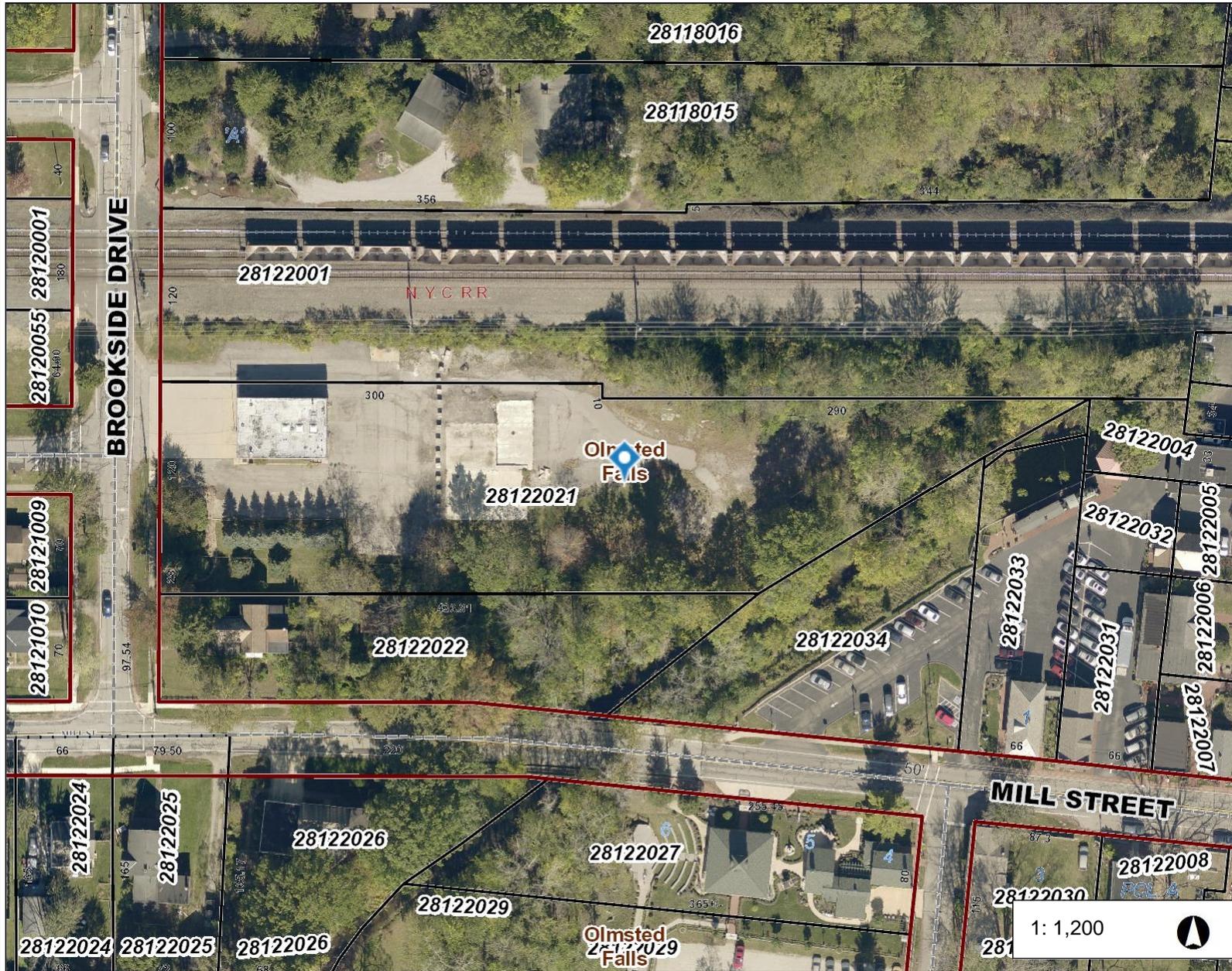
The goal of this RFQ/RFP process is to identify the development partner or team possessing the vision, experience, and financial resources to carry out a development of this scope and which is best suited to work cooperatively with the City to create and execute the chosen redevelopment plan for the Site that best accomplishes the goals of the City.

It is anticipated that a review team composed primarily of City staff will evaluate the submittals received. It is expected that the developers or development teams whose submissions best meet the City's evaluation criteria will be selected for an interview with the review team. Following the review team interviews, a proposer may be invited to present their qualifications and preliminary development proposals to City Council. City Council will make the final selection of a developer.

The City reserves the right to reject any and all submittals, to negotiate with parties interested in developing the site, to change, without notice, the RFQ/RFP and evaluation process, and to waive any informality in submissions whenever same is in the interest of the City and its development objectives.



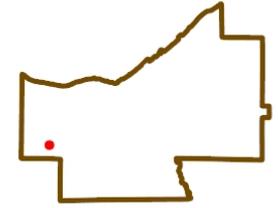
City Site



Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 7/2/2019

Legend

- Municipalities
- Point Parcels
- Air Parcels
- Right Of Way
- Platted Centerlines
- Parcels