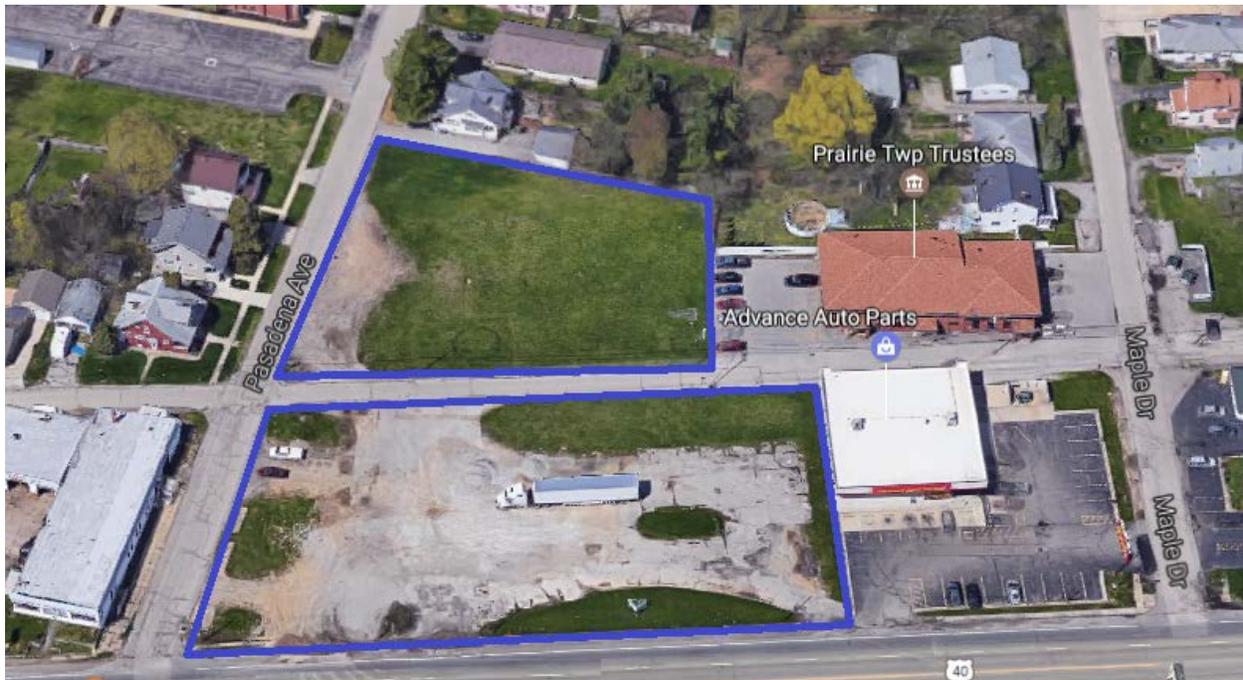


GENERAL INFORMATION

Prairie Township Community Improvement Corporation (PTCIC) is requesting development proposals for the purchase and redevelopment of the property located at the northeast corner of West Broad Street and Pasadena Avenue, extending north of the east-west alley. This is approximately 2 kilometers west of I-270 and 300 meters east of Rome-Hilliard Road. The site consists of a total of three parcels, two south of the alley fronting on West Broad Street and one north of the alley directly west of the Prairie Township municipal building. These are parcels 240-006744 (0.16 acres), 240-006734 (0.62 acres), and 240-001249 (0.68 acres). Combined, this site is a total of 1.46 acres. PTCIC has this land under contract and will work with the winning development team to close on the land when appropriate.



This is the largest undeveloped site in Prairie Township with frontage along West Broad Street. As such, it is important to the community that the site be developed with a use that has maximum benefit to the who live, work, and play in Prairie Township. Any development will be subject to the standards defined in the Prairie Township Zoning Overlay.

The PTCIC is seeking a development team that has both the technical expertise and financial wherewithal to complete a redevelopment project of this scale. The successful applicant will assemble a team with the appropriate experience in planning, architecture, landscape architecture, civil engineering, etc. MBE and FBE participate is encourage, but is not mandated.

The PTCIC has also commissioned a Phase I environmental report which is currently being conducted. Upon completion, it will be made available to all interested parties that request it.

SUBMISSION AND REVIEW OF PROPOSALS

Proposals for the purchase and development of the property must be submitted on or before **May 29, 2017** (the "Submission Date"). **Five (5) printed copies and one (1) digital copy on a flash drive of the proposal must be provided.** PTCIC reserves the right to extend the Submission Date at its sole discretion. The request for proposals shall not obligate PTCIC to award, transfer, or convey the subject real property. PTCIC reserves the absolute right to accept or reject any and all proposals submitted.

Proposal Format: Each proposal shall be limited to twenty (20) pages with supporting material included in an appendix. All Proposals must contain, at a minimum, the following information and be provided in the following order:

1. Cover Letter summarizing the prospective purchaser's interest in the property and planned use.
2. Background summary of the company submitting the proposal - services provided, experience (design, construction, and operation), personnel, capacity and must include any sub-consultants with a background summary for each such sub-consultant. Please include examples of prior projects, particularly experience with urban infill development projects. List any other investments made by the respondent in Prairie Township or the great West Side and the relationship of the proposals to those investments.
3. Description of the proposed development of the property. Prospective purchasers are encouraged to submit schematic or conceptual renderings of the proposed development, site access, parking, landscaping, and supporting market analysis, etc. to aid the PTCIC in its review.
4. Summary of the economic benefits of the project, including the following:
 - a. Total project investment
 - b. Total number of permanent jobs created or retained
 - c. Tax benefits to Prairie Township
 - d. Other direct economic impacts
5. Summary of the community impact of the project, including the following:
 - a. Publicly accessible space
 - b. Ability to attract people to the neighborhood on evenings and weekends.
 - c. Other community impacts
6. Proposed schedule for the development of the property.
7. Financials:
 - a. Proposed purchase price for the property
 - b. Preliminary pro forma
 - c. Documentation of financing for the project
 - d. Any request for public assistance in developing the site including proposed property tax abatements, TIF's, or other public financing requests.

- e. Respondent shall demonstrate sufficient financial resources to ensure the proposed project can be completed within 18 months of transfer of title and operated for a period of no less than 10 years.
- 8. References: Minimum of three references of relevant projects must be included.
- 9. Appendices: Any supporting material.

NOTE: Proposals, correspondences, and other information submitted as a part of this Request for Proposals to PTCIC may be subject to Ohio Public Records Laws. Ohio Revised Code establishes certain exemptions from Public Records; please specify in writing if any information submitted should be exempt from public record requests and the basis for the requested exemption. To ensure a fair process, copies of submitted proposals will not be made available until the PTCIC has reviewed all proposals. All questions regarding the RFP or the site shall be submitted via email and the responses will be shared with other responders and the public, such as a FAQ document. PTCIC and its representatives will not engage in any discussions with responders outside of this public forum.

Proposal Selection: An Evaluation Committee will review proposals, contact references, and schedule interviews with respondents to gather additional information. Proposals will be evaluated based upon but not limited to the following:

1. Qualifications of the Respondent (15 pts.)
 - Respondent's successful past performance on similar urban infill projects and capacity to successfully execute project.
2. Development Concept (35 pts.)
 - Proposal's consistency with the goals of the Zoning Overlay
 - Community Impact (impact of project on Prairie Township, attract people to area in evenings and weekends, number of residents and/or daily workers, publicly accessible space, and other community impacts)
 - Ability to catalyze additional development in the community
3. Financials, Economic Impact, and Timeline (40 pts.)
 - Documentation of financing for the project (including leveraged investment of public to private funding) and demonstration of sufficient financial resources to operate for a minimum of 10 years. Include any request for public financing (TIF's, tax abatements, etc., i.e. investment required by PTCIC, Prairie Township, or Franklin County).
 - Economic development impact of project (including jobs created & retained, tax benefits to township, or other direct economic impacts)
 - Timeline for completion of project
 - Proposed Purchase Price
4. Interview (10 pts.)

PTCIC reserves the absolute right to accept or reject any and all proposals submitted and the PTCIC's final acceptance of any proposal will be based upon the negotiation of terms that are acceptable to the PTCIC.