



REQUEST FOR LETTERS OF INTEREST #22-19
1312-1318 SW ADAMS ST. REDEVELOPMENT



Letters of Interest should be delivered via e-mail, US Mail, or in person to:

City of Peoria
Purchasing Office
419 Fulton Room 108
Attn: Chris Switzer
Peoria, IL 61602
cswitzer@peoriagov.org
(309) 494-8507

Initial review of letters will be on **May 10, 2019** and as submitted after that date. We will also be open to complete proposals (see Appendix 2 for Proposal Checklist) at any time after May 10, 2019.

For additional information contact:

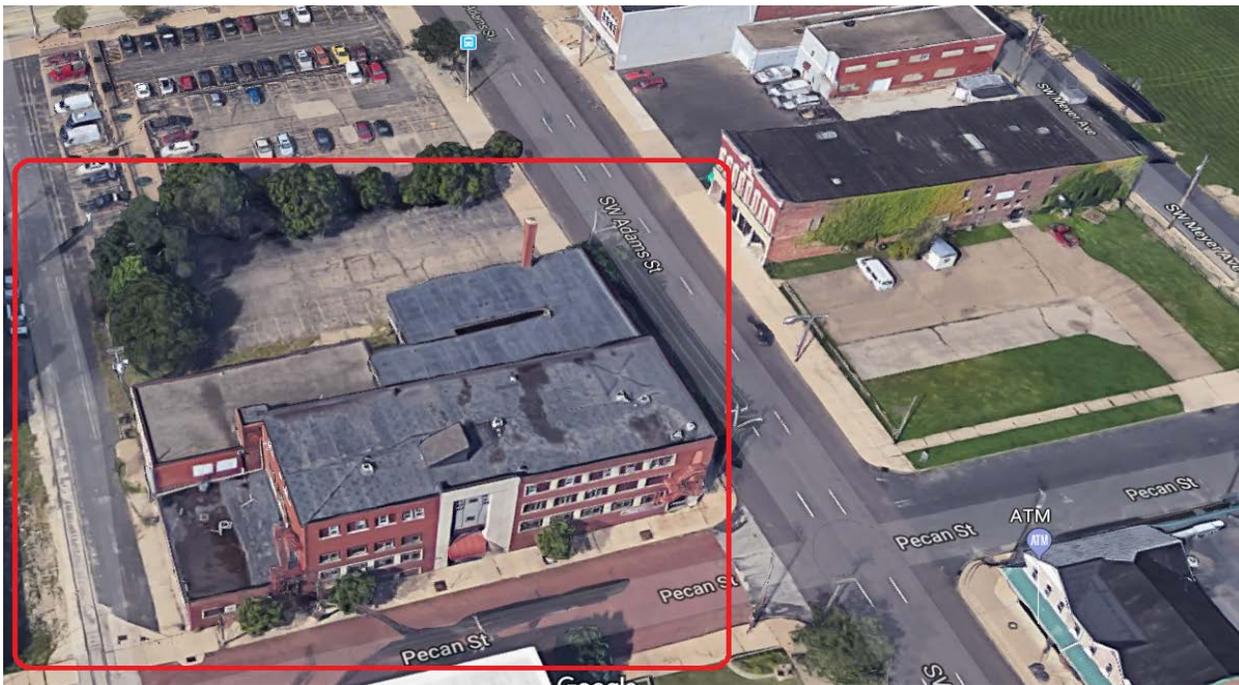
Deborah Roethler, Assistant City Manager- 309-499-8618, droethler@peoriagov.org

May 9, 2019

INTRODUCTION

The City of Peoria is seeking interest from experienced developers, companies, teams, or end-users interested in purchasing or ground leasing, and redeveloping 1312-1318 SW Adams St., a group of publicly-owned inter-connected buildings with adjacent paved parking. The property has direct access to I-74 and US HWY 24. The main building is a three-story brick and block constructed structure with a full basement. The main building is approximately 27,200 square feet in size. The remaining buildings are of wood frame, masonry, and brick construction. The total size of all buildings in the group is approximately 46,800 square feet. The total area (including surface parking) is approximately .97 acres. The Property is currently vacant and was most recently occupied by a church, dormitory style apartments, and various social service agencies. Paved parking areas are located to the east of the building. Surrounding properties are used for commercial, residential and light industrial.

1312-1318 SW Adams St.



The property is located in the City of Peoria's Warehouse District. The Warehouse District is centrally-located and accessible via highways linking Downtown Peoria with suburban destinations. Because of its proximity to Downtown, the district benefits from a natural link to the Downtown business and employment base, cultural amenities, the riverfront and emerging visitor attractions including the Peoria Riverfront Museum and the Caterpillar Visitor's Center. The district is also located within a short distance to Caterpillar, major hospitals and Bradley University. This area is quickly becoming a mix of industrial, condominiums, apartments, retail and commercial office space.

The City of Peoria has adopted a Warehouse District TIF Redevelopment Plan which can be found on the City Assistance area of the City of Peoria's Economic Development website www.growpeoria.org. Section 4 of the plan details redevelopment goals, redevelopment objectives, and design objectives for the District.

For additional information contact:

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PURPOSE AND SCOPE

The purpose of this Request for Interest (RFI) is to assist the City in analyzing the options and interest in terms of future improvement and/or development. And, may result in the integration of multiple responses to maximize use of the location and / or recommend alternative locations. Responses should align with the redevelopment goals outlined in the Warehouse District TIF Redevelopment Plan:

- Encourage private investment, especially improvement and adaptive reuse of industrial and commercial property within the Project Area.
- Encourage housing types that promote economic and social diversity.
- Upgrade and maintain infrastructure to support redevelopment efforts.
- Direct redevelopment activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage the preservation and reuse of historic buildings when possible.
- Promote residential development in the downtown area.
- Support healthy community objectives and City Strategic Goals.

TYPES OF PROJECTS

The City of Peoria is encouraging mixed-use development projects for the site. Mixed-use development is a type of urban development that blends residential, commercial, cultural, institutional, or entertainment uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. We will not reject single-use proposals.

- | | |
|---|--|
| <input type="checkbox"/> Housing | Apartments, Condominiums, Lofts |
| <input type="checkbox"/> Retail | Restaurant, Grocery, Entertainment, Shopping |
| <input type="checkbox"/> Office | Professional Services |
| <input type="checkbox"/> Institutional | School, Medical, Government |
| <input type="checkbox"/> Social Service | Faith Based, Not for Profit |
| <input type="checkbox"/> Cultural | Arts, Music, Museum |

The City has identified this location as a potential site for a “healthy community hub.” This concept could include various uses and services (teaching kitchen, food hub, prompt-care center, financial education center, job training center, exercise facility, housing, etc.) that would be easily accessed by persons throughout the Peoria area who are interested in taking steps toward better individual and community health. While development concepts are not required to include these items, inclusion will be appreciated and taken into consideration during the review process.

BUILDING RENOVATION AND USES

This building has a unique configuration. Over the years, multiple structures have been combined which caused inconsistent floor levels from area to area. To aid discussion, a survey was performed to assess the layout of the building. From the survey, it was not possible to conclusively state which portion of the building is the ‘original’ nor the year of construction for each addition, however, based on the varying exterior cladding, floor level changes and different structural systems, it is apparent that the building consists of multiple structures. The diagram below is used to identify seven (7) unique areas and used to differentiate areas of the building.

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Responses can be for the use of the entire building or can be for specific sections of the building. Please denote the section(s) included in your response using Building A, B, C, D, E, F, and/or G, and estimated percent of the paved parking parcels needed for your response.

The complete building description survey by Farnsworth Group is attached in Appendix 3.



Building Location Plan



Building Identification



Existing Aerial

Renovations must comply with all City of Peoria zoning, building, and fire code requirements and must in all instances be initiated and done only pursuant to any and all applicable permitting as required by the City of Peoria's ordinances. Renovations requiring a site plan and/or building permit must visit the One Stop Shop.

PROPERTY INFORMATION

Shape: Rectangular-2340' x 181', relatively flat

Building: 46,800 Sq. ft.

Parcels: Four parcels totaling .97 acres, building parcel #1808489007, paved parking parcel #'s 1808489006, 1808489005, and 1808489004

Site Control: City of Peoria

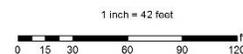
Zoned: Warehouse Form District

Flooding: Not located in Flood Plain/Zone

Environmental: Phase I Completed



Disclaimer: Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for use, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. Peoria County GIS Division



County of Peoria, Tri-County Regional Planning Commission, Kansas Intermodal for Peoria County, L. IERIE, USGS



For additional information contact:

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BUILDING AREA

Floor	Building Area (sq.ft.)						
	A	B	C	D	E	F	G
3	6,800	-	-	-	-	-	-
2	6,800	-	3,300	900	1,350	650	-
1	6,800	-	3,300	900	1,350	650	1,150
B	6,800	1,600	3,300	-	-	-	1,150
Total	27,200	1,600	9,900	1,800	2,700	1,300	2,300
Grand Total	46,800 SF						

A detailed building description is attached in Appendix 3.

UTILITIES

Electric/Gas: Ameren - On Site

Water: American Water – On Site

Sanitary: Greater Peoria Sanitary District – On Site

TRANSPORTATION ACCESS

Interstate Access: I-474, I-74 within 3 miles

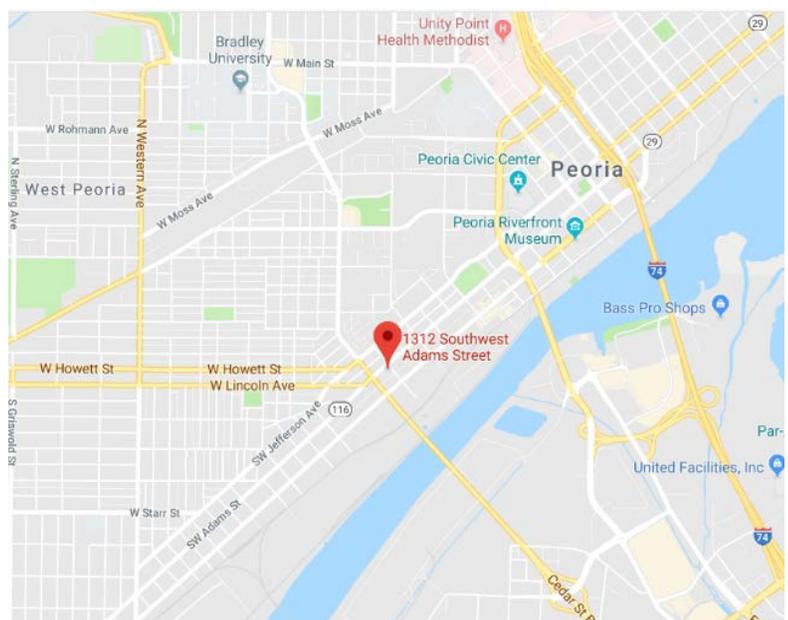
Airport: Peoria International Airport, within 5 miles

Rail Service: Adjacent to Site

Barge Service: Peoria Barge Terminal within 1 miles

Traffic: 17,400 to 19,400 - Ave. Daily Traffic Count

To view additional site information, go to <https://gis.peoriacounty.org/PeoriaGIS/>



For additional information contact:

Deborah Roethler, Assistant City Manager- 309-499-8618, droethler@peoriagov.org

ECONOMIC DEVELOPMENT INCENTIVES AND PROGRAMS

The property is located in various Zones and the Warehouse District TIF. Below are economic development incentives and programs available to assist businesses and redevelopment projects.

Warehouse District TIF - Reimbursement of eligible redevelopment cost may be available, if the improvements increase property value within a redevelopment district. The property taxes to be reimbursed are detailed in a redevelopment agreement.

River's Edge Redevelopment Zone – Benefits are the similar to E-Zone with the addition of Federal/State income tax credits equal to 20 to 25%, respectively of qualifying expenses for Historic Preservation and/or Environmental Remediation.

Opportunity Zone – Investors in Projects within key areas can receive capital gain tax deferments, a 10% to 15% capital gain tax reduction if held 5 to 7 years on capital invested, and a waiver of any capital gains tax on Project if held for 10 years.

City Revolving Loan Fund – A fixed rate, low-interest loan at 4% interest is available for a variety of uses. Amount of loan is the lesser of \$25,000 per job (*up to \$35,000*), 33% of project costs (*up to 50%*), or \$250,000. Owner's investment must be 10% (as low as 5%). (*Parenthesized numbers are for MBE, SDBE, DBE*).

Private Activity Bonds – Industrial operations and housing development projects may obtain low-interest, fixed-rate, long- term financing for fixed assets through a Private Activity Bond, for Projects ranging from \$2 to 20 million.

Highly Underutilized Business (HUB) Zone Benefits – Businesses located in the HUB zone with 35% of their staff living in the HUB Zone can become HUB Zone certified to improve their chances in procuring federal contracts.

Other Financing – There are a variety of financing and tax credit programs that may apply to your project and may include micro- to large-scale lending programs, Fed/State Historic Tax Credits, New Market Tax Credits and CDFI Fund Programs, SBA Financing, and others.

One Stop Shop - City permitting and licensing assistance is available every Monday at 1:30 pm at City Hall in Room 404. Call 309-494-8600 to reserve your time.

For additional information contact:

Deborah Roethler, Assistant City Manager- 309-499-8618, droethler@peoriagov.org

May 9, 2019

REQUEST FOR INFORMATION-SUBMISSION REQUIREMENTS

The City of Peoria is requesting that any developer(s) interested in participating in this process submit a Letter of Interest by May 10th, 2019. Submittal packages may be e-mailed, hand delivered, or mailed to the City of Peoria, Purchasing Department, Attention, Chris Switzer, 419 Fulton St., Ste. 108, Peoria, IL 61602 or cswitzer@peoriagov.org

The following describes what the City requests for submissions. The Letter of Response shall be signed by a person who is an authorized agent of the development team and/or organization. The complete response should not exceed Five (5) pages (single-sided and 11 point font or larger) and the completed Financial Readiness Self-Assessment in Appendix 1.

The City requests the following content from interested respondents / respondent groups:

- a. **Developer Experience** – Briefly summarize capabilities and history that demonstrate respondent’s ability to successfully redevelop this property.
- b. **Project Experience** – Provide examples (up to 3) of experience with similar projects including brief description of project, cost, timeline and location.
- c. **Project Team Organization** – In addition to overall capabilities and experience, provide information about the respondent team’s partners such as business owners, non-profits, foundation, planners, architects, engineers, general contractors, real estate managers and other members that are integral to the respondent team.
- d. **Financial Capacity** – Provide the completed self-assessment of Financial Readiness to implement response.
- e. **Project Description-** Letters of Interest should include:
 - Proposed use of buildings and parcels including anticipated services, jobs, and community benefits.
 - Identify if project is specific to this location only, or if possible to in other locations. And, confirm willingness to location with other uses in order to maximize use of building.
 - Identify new construction, site improvements and/or demolition to the existing structures and parcels.
 - Requests, if any, for project participation by the City (financial, operational, or otherwise).
 - If use is income-producing, proposed types of income: rental, sales, food sales, other income.
 - Acknowledgement that the Property cannot be pledged as collateral.
 - Compliance of proposed use with current Land Development Code.
 - Concise project description and estimated time needed to begin use of building (time to occupancy).
 - Review of how the project meets City / District goals and objectives (see below for examples).

For additional information contact:

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CITY GOALS & OBJECTIVES

The City would like to hear from interested parties who can demonstrate their ability to address important City goals through the development of this property. Please highlight how your proposal may do the following:

- Stimulate the type of development and community enhancement envisioned in the Warehouse District TIF Redevelopment Plan and City's Comprehensive Plan
- Create a strong sense of place in the Warehouse District
- Generate long-term economic benefit to the City
- Support the local community needs including but not limited to: employment, healthy communities, and food access.
- Please also review the City's key Strategic Goals for reference.

ENGAGEMENT PROCESS

Letters received will be reviewed and it is the City's intent to schedule time to further discuss the submitted letters. The City has the right to accept one project proposal or multiple projects proposals for the development of the site. The City also reserves the right to reject all proposals, and further reserves the right at any time to accept a formal project proposal submission that includes all buildings and parcels in this RFI. (See Appendix 2 for Proposal Checklist and applicant requirement for formal project submission).

DISCRETION, AUTHORITY & DISCLAIMER

- The City is not responsible for the cost of the preparation of a letter of interest.
- The City retains the right to modify the redevelopment plan by adding or deleting requirements to support the City's desired goals and objectives.
- The City's primary responsibility is to ensure the proper application of land use regulations and development codes. The City is not obligated to consider proposals that would necessitate changing the City's Comprehensive Plan and/or Municipal Code other than as described herein.

CITY CONTACTS

RFI questions Deborah Roethler, Economic Development, 309-494-8618, droethler@peoriagov.org

Tour the proposed site: Ross Black, Community Development, 309-494-8601, rblack@peoriagov.org

For additional information contact:

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Appendix 1: Financial Readiness Self-Assessment

Each question in the Financial Readiness Self Assessment has a Letter associated with it. That letter is used to clarify calculations for later questions. For example, question D below is the total of questions A, B and D. This calculation is shown in question E using (A+B+D).

Part 1: Financial Estimations

Please check here if you do not have financial cost or sources estimates available and skip Part 2 and Part 3 of this form.

Part 2: Cost Estimate

A: Estimated Cost of Improvements: \$ _____

B: Estimated Cost of Building: \$ _____

C: (Circle those that apply to question B) Structures included in estimated building cost: A B C D E F G

D: Other Costs to Open Site: \$ _____

E: Total Estimated Investment (A+B+D): \$ _____

F: Confidence in above estimate (+/- x%) +/- _____ %

In question E above, consider the maximum that you believe the project might cost. Is it 10% more? 20% more?

Part 3: Financial Sources Estimate

Please estimate the following.

G: Estimate Funds currently available to respondent for this project (cash on hand, loans, line of credit and other bank-sourced debt/equity options available.) \$ _____

H: Estimated Support from other sources (e.g. private funding, secondary market loans, Tax Exemptions):
\$ _____

I: Other Sources of Support

- | | |
|--|--|
| <input type="checkbox"/> Rivers Edge Enterprise Zone | <input type="checkbox"/> Opportunity Zone |
| <input type="checkbox"/> City Revolving Loan Fund | <input type="checkbox"/> Tax Increment Financing |
| <input type="checkbox"/> Private Activity Bonds | <input type="checkbox"/> HUB Zone |
| <input type="checkbox"/> County Incentives | <input type="checkbox"/> Other State Incentives |
| <input type="checkbox"/> Other Federal Incentives | <input type="checkbox"/> Private support (Foundation Grants etc.) |
| <input type="checkbox"/> Donations and other Fund Raising | <input type="checkbox"/> Other Private Funding (Gofundme, KIVA etc.) |
| <input type="checkbox"/> Secondary Market Loan (e.g. LISC, Justine Petersen) _____ | |
| <input type="checkbox"/> Something else _____ | |

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K: Other sources funds in part C that are CERTAIN (certain dollars may be mandated support such as Enterprise Zone benefits, confirmed support from the third party. Please note: Dollars on hand from donations should be part of your cash on hand response in Question G)

\$ _____

L: Total known CERTAIN (G+K) \$ _____

M: Total UNCERTAIN Funds (H-K) \$ _____

N: Total not yet funded: (E-L-M) \$ _____

Please use the space below to describe any other known opportunities or risks in your ability to finance your proposal.

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Appendix 2: Proposal Checklist & Applicant Requirements

Applicants seeking City incentives or property for their proposed project should provide the information needed below in order for the City to respond with the type and amount of incentive that might be available. Feel free to submit whatever information you have available to start the process. Our response will be based on the detail you provide.



I. Applicant Information

- A. Identify the applicant, legal entity, developer or development team, (herein referred as Applicant) of the Project that would enter into a lease, sale, and/or redevelopment agreement with the City, including all intended partners. Please provide complete listing of names, titles, addresses, phone, and emails.
- B. State the intended role of each development partner in the conceptualization, design, construction, financing, ownership, and operation of the Project.
- C. Submit supporting documentation of Applicant's financial strength and capability to complete the Project. This would include business and/or owners a) annual reports, b) financial statements, c) letters of credit, d) operational reports, e) credit reports, etc.
- D. Provide name, address, phone, and email of the primary contact person for the Project.



II. Project Information

- A. Provide general information on the Project including proposed concept, proposed use, and a plan of how you propose to market your completed Project.
- B. Provide a conceptual site plan, floor plan, and architectural rendering, as needed for the Project. Also show how you will address the "Applicant/Developer Requirements" provided in the attached page.
- C. Estimate the total amount of private investment required and how the project will be financed, including sources and uses of funds, showing start-up cost and beginning reserves for operating costs.
- D. Provide future financials generated from the Project, including income statement, balance sheets, and cash flow statements. A business plan if Applicant is a new entity.
- E. Estimate the number of jobs created or retained resulting from this Project, along with average wages.
- F. Detail the strategy for ownership and management of the property and the business or operation occupying the building upon completion of any construction and building improvements.
- G. Provide a timeline for and key milestones, to make Project improvements and continue operations.
- H. Provide sale, options, or lease terms, including time in which a decision by City Council is needed.
- I. Indicate the type and amount of City assistance, if needed, to complete the Project and how such funds would be used to support the Project. Also include special conditions if any (rezoning, conditional use permit, waivers for construction over easements, or vacation of right-of-way.)



III. Qualifications

Provide qualifications of Applicant/s, along with any history in completing similar Projects. Please provide list of Applicant's professional certifications, experience, knowledge, skills, and abilities that related to the successful completion of proposed Project. Also provide a list and description of development projects or business/es currently under operation, or completed within the past five years by the Developer and partners.

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May 9, 2019



IV. Other Information Requirements

Upon submittal and approval of Proposal the City may require that additional information be provided depending on the Proposal submitted and business development programs requested (sale or lease, ownership structure, completeness of information, request for incentives and/or special conditions).

<i>Applicant Name Typed</i>	<i>Applicant Signature</i>	<i>Date</i>
<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>
<i>Contact Phone Number</i>	<i>Contact E-mail</i>	

PROJECT PROPOSAL

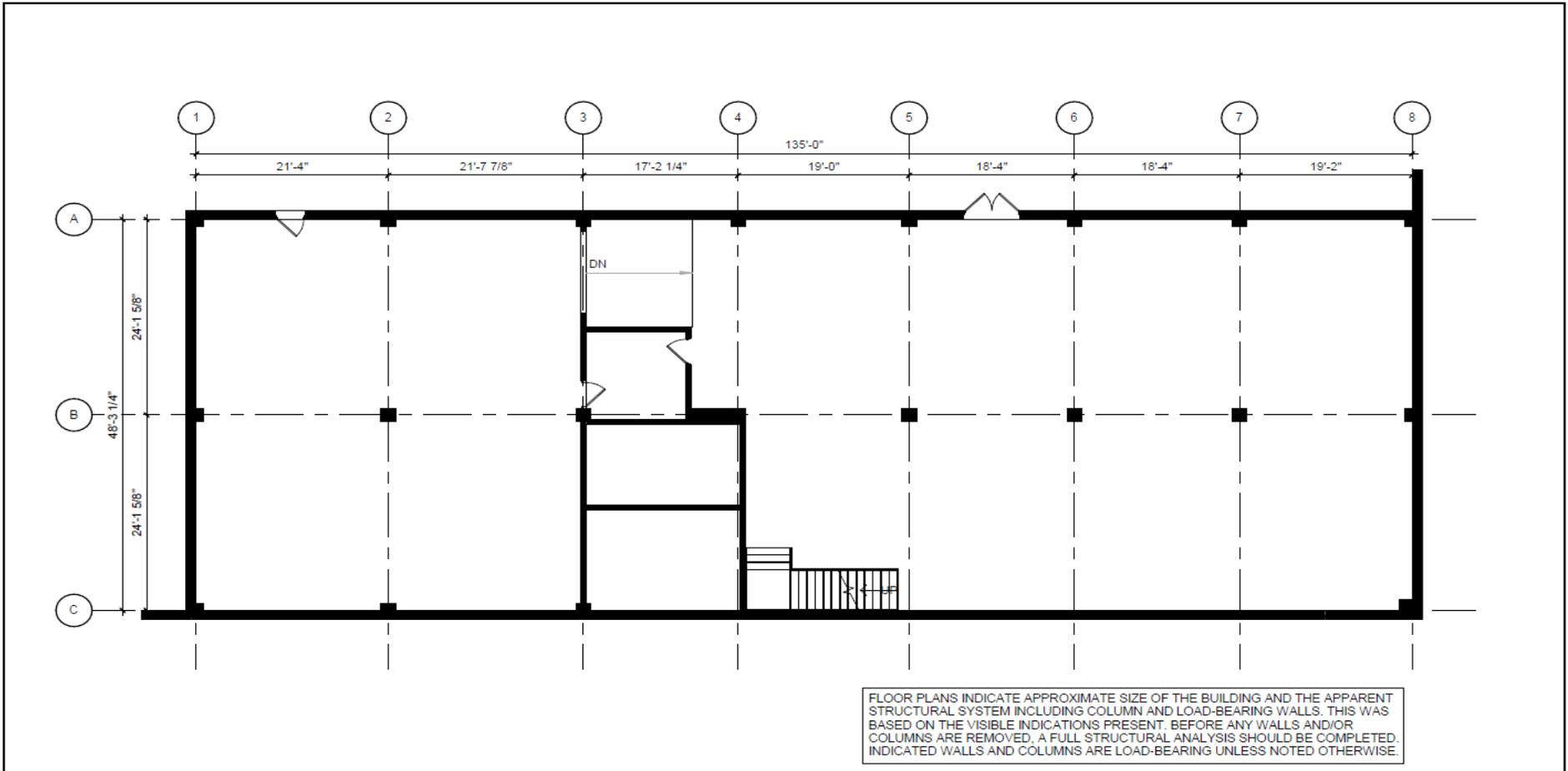
APPLICANT/DEVELOPER REQUIREMENTS

The following items below represent the requirements expected from the Applicant who submits a Proposal for the Project and receives approval from the City Council:

- A. City Code Compliance - It is the responsibility of the Applicant to verify that the project being proposed at the given address is compliant with all applicable City ordinances and regulations covering zoning, building and subdivision matters under the City's Development Ordinance: https://library.municode.com/il/peoria/codes/code_of_ordinances.
- B. Other Codes - The approved Applicant shall be responsible for designing and building in accordance with the City's Building and Fire Codes and Federal and State handicapped accessibility requirements in effect at the time when work is performed. Please note, a change in the use/operation of building from prior uses/operations will likely require a code study to determine redevelopment costs.
- C. Utilities - The approved Applicant shall be responsible for determining and arranging the required installation or relocation of utility services, if needed.
- D. Transportation & Parking - The approved Applicant shall be responsible for providing and maintaining adequate vehicular access from a Project to an adjacent street in such a manner so as to be acceptable to the City. Furthermore, adequate off-street parking in accordance with the requirements of the Development Ordinance shall be the responsibility of the approved Applicant.
- E. Property/Liability Insurance - The approved Applicant shall be responsible for providing insurance in the types and amounts which they feel are adequate.
- F. Maintenance - Upon property transfer, the approved Applicant will accept in full all maintenance responsibilities for the property obtained.
- G. City Services - The City will provide services in the same manner and amounts as other locations receive within the City.
- H. Existing Condition of Properties - The City of Peoria does not make any guarantees regarding the condition of any of the properties. The approved Applicant shall accept the property in its existing condition at the time of transfer of the property.
- I. Subdivision Requirements - The approved Applicant shall be responsible for to have the subdivision prepared, if required, along with the costs associated with the preparation of the subdivision plat and any improvements required to be installed by the subdivision regulations in the Development Ordinance.
- J. Property Taxes - Upon property transfer, the approved Applicant shall be responsible for the property taxes, payable in the future.
- K. Confidentiality - Please note company financials, project financials, purchase agreements, site & building plans, and other proprietary and intellectual property/information supplied to the City will be considered confidential, and thus not subject to (exempt from) the Illinois Freedom of Information Act (FOIA). Applicants are advised that under FOIA there exists a presumption that all records or documents in the custody or possession of the City are available for inspection and copying, unless the information sought to be inspected or copied is specifically exempted from disclosure under the Act.

Appendix 3: Detailed Structural Review

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FLOOR PLANS INDICATE APPROXIMATE SIZE OF THE BUILDING AND THE APPARENT STRUCTURAL SYSTEM INCLUDING COLUMN AND LOAD-BEARING WALLS. THIS WAS BASED ON THE VISIBLE INDICATIONS PRESENT. BEFORE ANY WALLS AND/OR COLUMNS ARE REMOVED, A FULL STRUCTURAL ANALYSIS SHOULD BE COMPLETED. INDICATED WALLS AND COLUMNS ARE LOAD-BEARING UNLESS NOTED OTHERWISE.



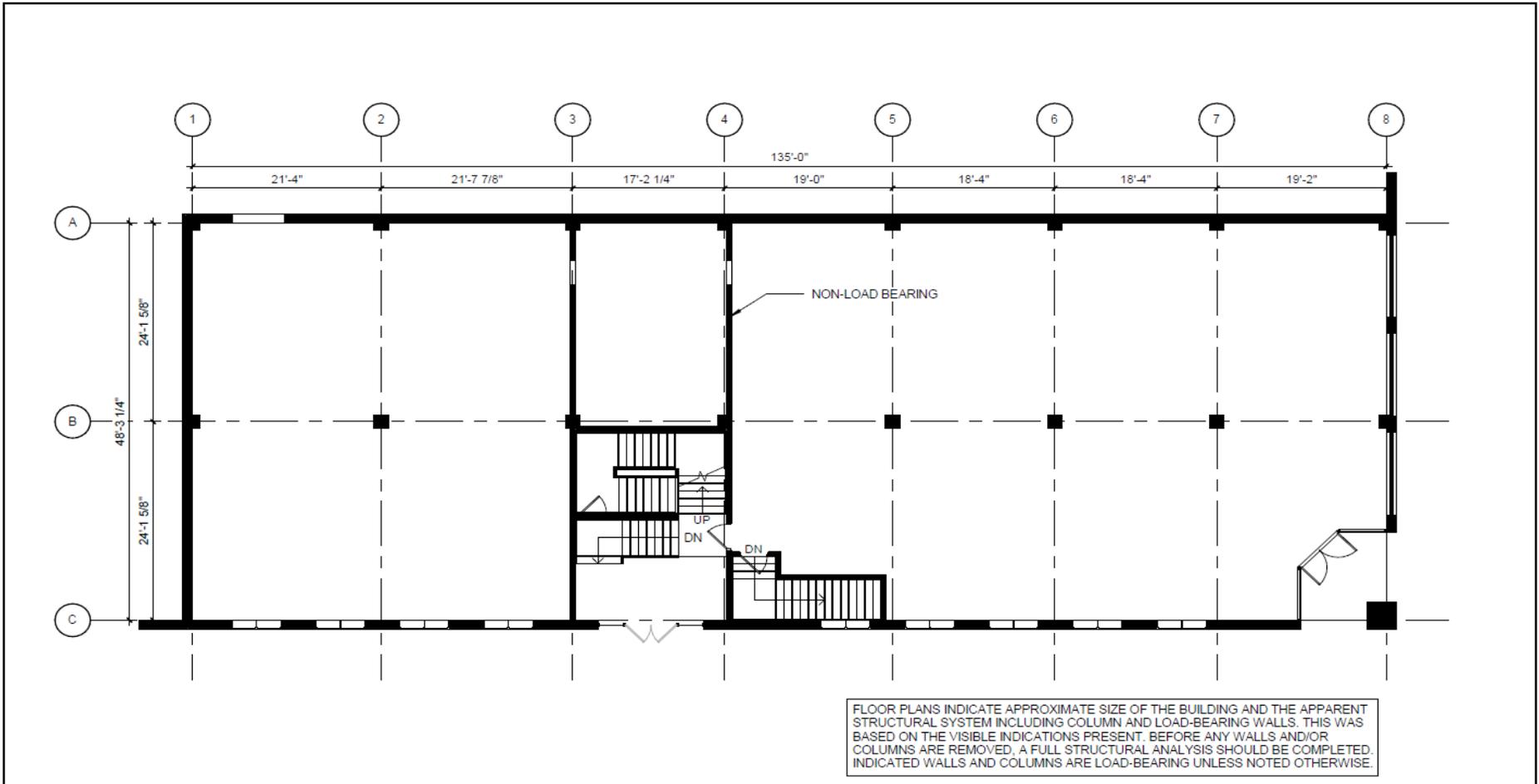
CITY OF PEORIA
1318 SW ADAMS ST. / BUILDING "A"

EXISTING BASEMENT FLOOR PLAN

PROJECT NO.: 0170517.01
DRAWN: JAH
REVIEWED: NRB
DATE: 04/11/2019

EX1.0

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Farnsworth
GROUP
100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

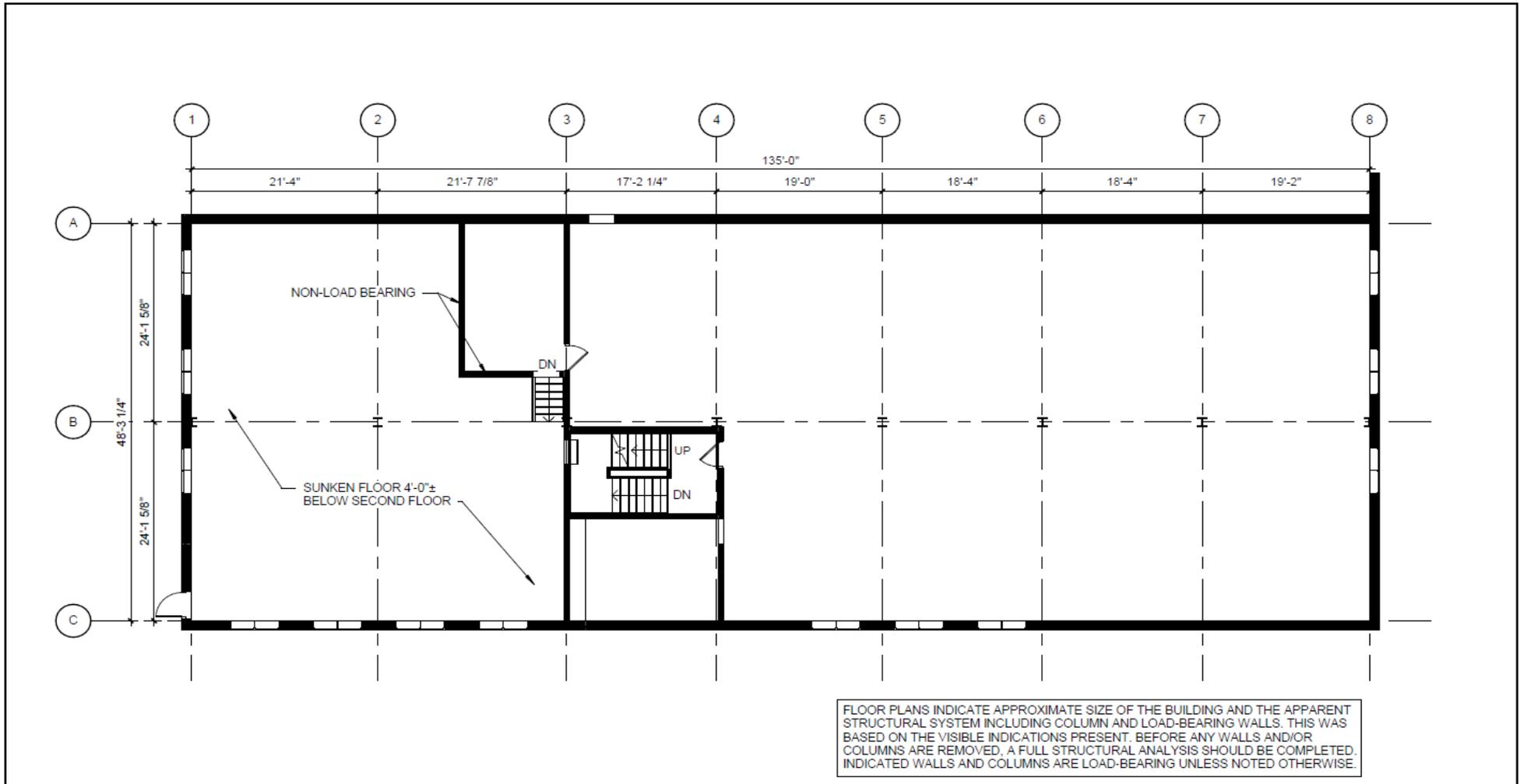
CITY OF PEORIA
1318 SW ADAMS ST. / BUILDING "A"

EXISTING FIRST FLOOR PLAN

PROJECT NO.: 0170517.01
DRAWN: JAH
REVIEWED: NRB
DATE: 04/11/2019

EX1.1

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Farnsworth
GROUP
100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

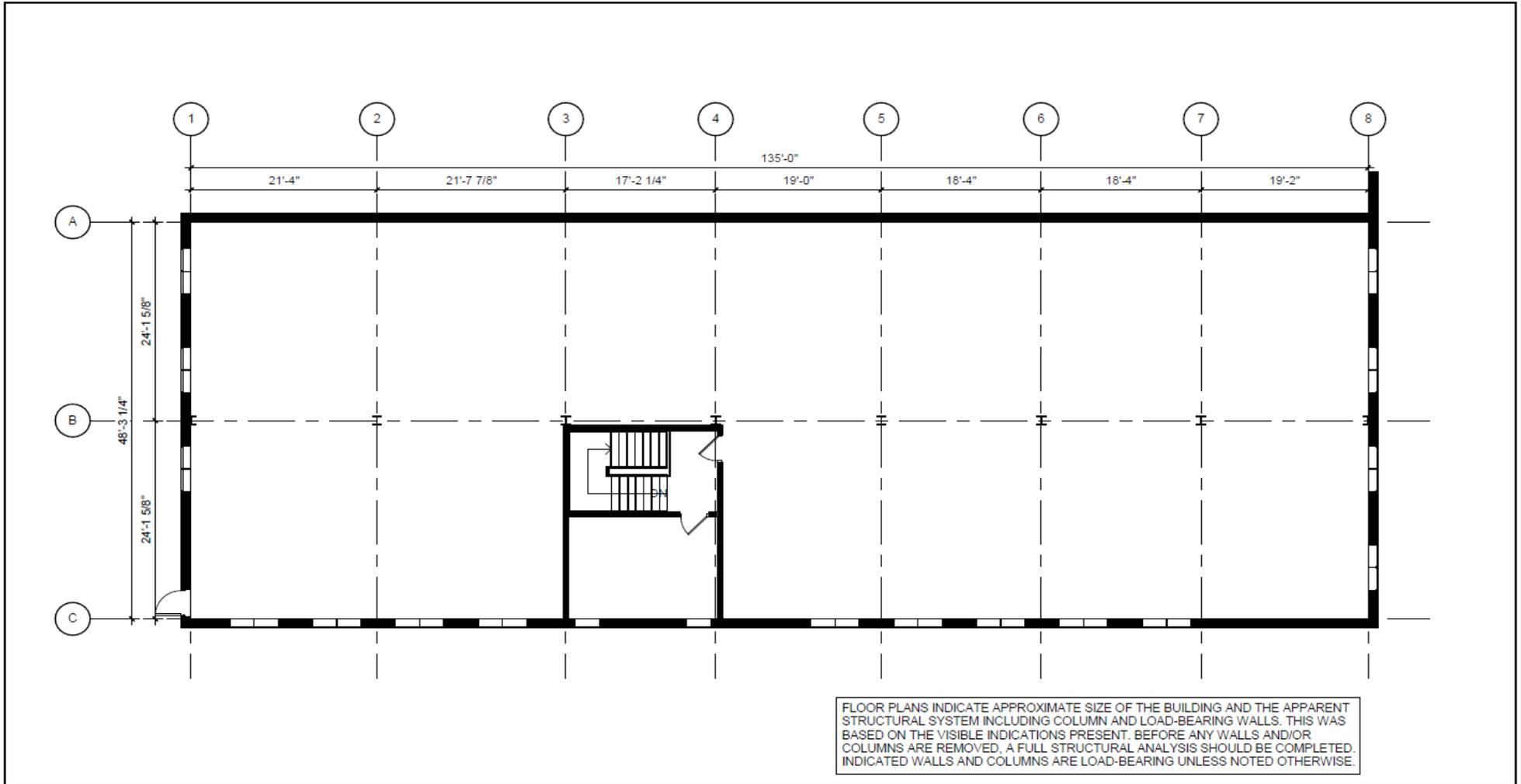
CITY OF PEORIA
1318 SW ADAMS ST. / BUILDING "A"

EXISTING SECOND FLOOR PLAN

PROJECT NO.: 0170517.01
DRAWN: JAH
REVIEWED: NRB
DATE: 04/11/2019

EX1.2

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Farnsworth
GROUP
100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

CITY OF PEORIA
1318 SW ADAMS ST. / BUILDING "A"

EXISTING THIRD FLOOR PLAN

PROJECT NO.: 0170517.01
DRAWN: JAH
REVIEWED: NRB
DATE: 04/11/2019

EX1.3