

Request for Proposal

Seeking a Private Developer for the Former Albia Clark Hotel Site,
22 N. Clinton Street, Albia, IA 52531

This document constitutes a Request for Proposal, and is not a request for professional services, a request for a bid, or a construction contract. Acceptance of a proposal may result in a binding contract between the City of Albia and the proposer, contingent upon certain legislative acts of the City Council related to the sale of land and a Development Agreement.

Notice to proposers: One signed original proposal and one copy on a flash drive will be received by the City of Albia for review. Please address all proposal(s) to: City of Albia, 120 A St S, Ste 4, Albia, IA 52531, on or before the date and time specified below. All proposals shall be enclosed in a sealed envelope and marked on the outside in bold letters: **Private Developer Proposal for the Former Albia Clark Hotel Site**. Faxed or emailed proposals will not be accepted.

Proposals Due: August 31, 2024

A non-mandatory pre-proposal meeting will be held on September 2, 2024, during the Albia City Council meeting. The meeting is being held to review the RFP, clarify the City's expectations, and answer questions from potential development partners. Attendance is not required.

Proposals may be made to the City regarding a proposed development that is more specifically described in Section 1: Background Information and Project Goals. The City retains the right to reject all proposals, to ask for clarification, to enter into negotiations to discuss cost, scope of work, procedures and the final work product.

Acceptance of a proposal does not constitute contract approval or approval for construction purposes. Normal administrative reviews, legislative procedures and actions will be required, including but not limited to property sale, negotiation of a development agreement, approval of financing, site plan review, design review, and building permit approvals.

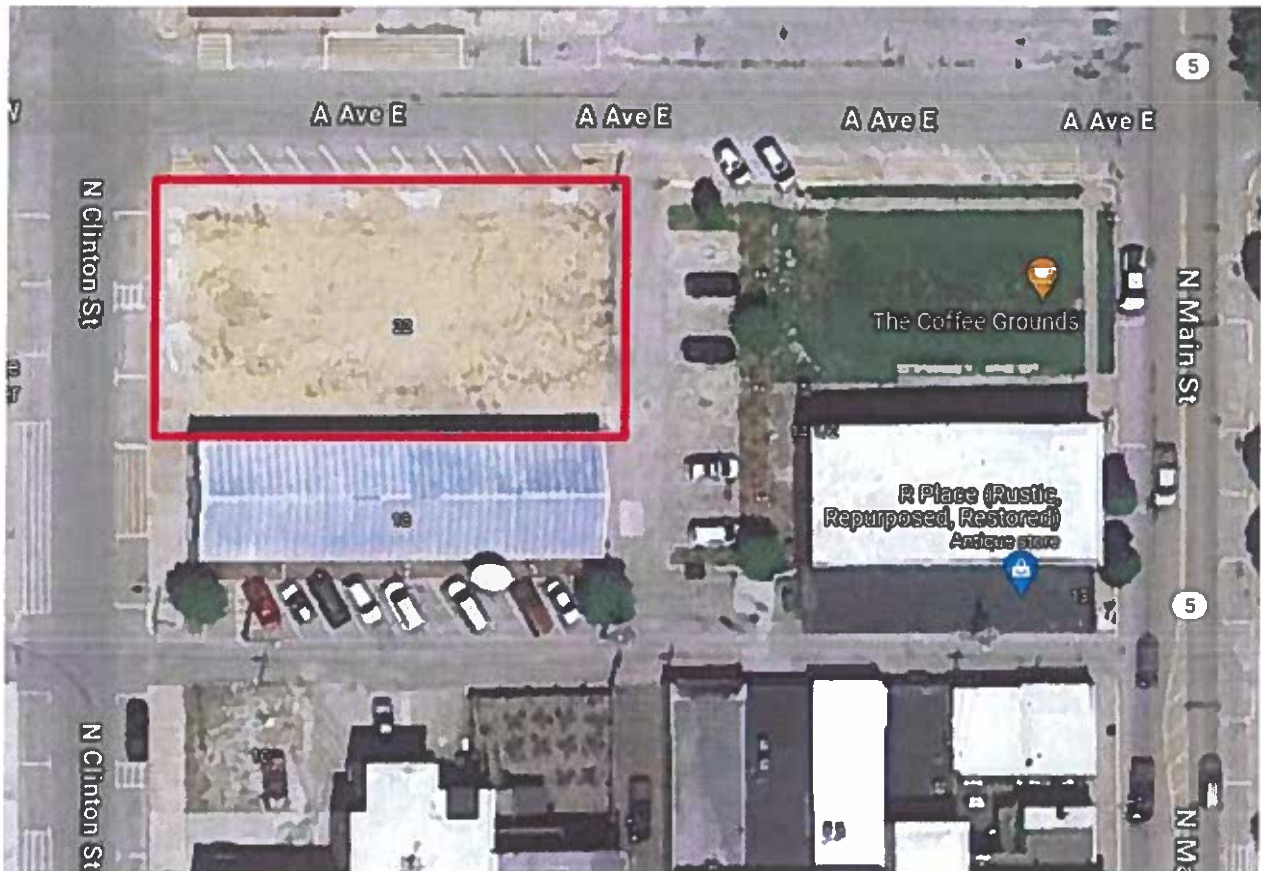
Questions should be directed via e-mail to:

Linda Heller, City Clerk
albiacity@iowatelecom.net

Background Information and Project Goals

This Request for Proposal (RFP) is issued by the City of Albia to identify private developers and development teams interested in redeveloping the “Former Albia Clark Hotel Site” (22 N. Clinton St.) as identified on the map below. The former Clark Hotel was constructed on this site in 1886 and demolished in May, 2020.

The site is owned by the City of Albia, IA and located in the Historic District of Albia, a Main Street Iowa District. The lot is 8712 ft².



Parcel Number: 210-004-002-000-000

The City intends to enter into a development agreement which best meets the City’s vision. Any proposed project should maximize the benefit to the City of Albia and clearly articulate how the land can best be leveraged as part of the total project and any contemplated transaction. The current assessed value of the land is \$25,725. The value of the land may be considered by Albia as an incentive for a qualified project.

Albia envisions a privately-owned building with a mix-use offerings that are creative and make the biggest impact of this anchor parcel in Albia’s Historic District. The redevelopment will best represent the

character of the Albia community and the history of the site. The project should also complement the historic nature of adjacent properties, while enclosing the retail loop of the Historic District.

The City will designate a lead staff contact for the project to facilitate and expedite communications and necessary approvals across City departments, including planning and zoning, public safety, permits and plan reviews, etc. Within the Albia Main Street District, this project will also be vetted by the Albia Chamber Main Street Design Committee and Albia Area Improvement for its complementary nature to the historic district.

Goals & Objective in Albia's Redevelopment

1. Achieve high quality architectural and site design that complements the historic nature of the district.
2. A continued mix of higher density land uses to foster a more vibrant, walkable district.
3. Urban building(s) consistent with the stated goals of Albia Chamber Main Street which emphasize urban, walkable neighborhoods, and high quality architectural and site design.
4. A multi-story building with upper story housing.
5. Diverse residential options with consideration of owner-occupied housing.
6. Support appropriate transition to adjacent residential neighborhoods.
7. Promote high quality urban in-fill.
8. Expand the local property tax base.
9. Create amenities for high quality employment.
10. Encourage destination development that supports the community's tourism efforts.
11. Provide opportunities for living, working, and recreation in the city's core.
12. Unique solutions to leverage public and private parking assets.
13. Projects that connect with existing or newly contributing market data.

Proposal Submittal Requirement

1. A narrative describing the proposer's plan for construction and financing of the project, to include:
 - a. Organization and management approach to the project.
 - b. General schedule for the completion of the project following property acquisition.
 - c. Description of a general plan for construction loan and permanent financing, copies of any letters of intent from prospective purchasers and/or tenants.
 - d. Description of the marketing approach to secure purchasers/tenants.
 - e. Proposed purchase price for the project property.
2. A visual description of the proposed project, including (if available): conceptual drawing or schematic, conceptual square footage of commercial, office space, or residential units, conceptual layout of commercial and residential floors and parking.
3. Completed, attached forms A and B

Form A: Proposal Submittal Signature Form

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform if the firm is selected by the City of Albia. The undersigned further certifies that he/she has read the Request for Proposal, terms and conditions, and any other documentation relating to this request; has complied in all respects with all conditions hereof, and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

The undersigned hereby further acknowledges that it accepts the terms of the Request for Proposals in its entirety and by the submission of its proposal hereby waives any claims or claims to irregularities that arise out of such RFP, the process employed by the City to solicit and develop proposals, or the RFP evaluation process described in the RFP, and agrees to release and hold harmless the City, its employees, agents, and consultants from any claim, loss, or damage arising therefrom.

The undersigned hereby authorizes any person, firm, or corporation to furnish any credit history and financial condition, or other information required by the City to verify information related to the firm's submission to the City. I hereby certify on behalf of the undersigned firm that the above information is true and correct to the best of my knowledge and that the City may rely on the information provided.

Firm Name: _____

Home Office Address: _____

City, State, Zip: _____

Name and Title of Representative

Name: _____

Signature: _____

Date: _____

Form B: Previous Experiences, References, and Legal Background

Previous experiences and projects applicable to this potential project

Reliable references - financial institutions, previous employers, or other community organizations

Lawsuit or Litigation and its status or outcome