

Request for Proposals (RFP)

Development of City-Owned Property in Long Grove, Iowa

Issue Date: 11/18/2025

Proposal Due Date: 02/04/2026

Contact Information: Rosina Guyer, 563-285-4904, clerk@longgroveia.org

1. Introduction

The City of Long Grove, Iowa, is seeking proposals from qualified developers for the purchase and development of city-owned property located on a portion of parcel no. 033503902021, legally described as Lots 1, 2, 3 and 4 of Block 2, of the Original Town of Long Grove, Scott County, Iowa, in Book 104 Town Lot Deeds, page 223, except the West 43 feet of Lot 1, Block 2 of the Original Town of Long Grove, Iowa; and all of parcel 033503901021, legally described as the West 43 feet of Lot 1, Block 2, Original Town of Long Grove, Scott County, Iowa, which are contiguous and situated at the northeast corner of N. 1st Street and E. Main Street in Long Grove, Iowa. The city aims to enhance the community by disposing of underutilized City owned property, and encouraging commercial development, with a preference for small, local businesses and community spaces, such as restaurants.

2. Project Overview

The city intends to replat the identified parcels into one cohesive property for sale to the selected developer, providing a new legal description of the property at that time. Currently the West 43 feet of Lot 1 is zoned as C-2 General Commercial District, and the rest of Lot 1, 2, 3 and 4 is zoned R-1 Single Family Residential District. The intent of the City is to amend the zoning classification of the R-1 lots to C-2 General Commercial District, so the entire new parcel will be C-2 for development. Surrounding property uses include C-2 and R-1. The newly platted parcel that is the subject of this RFP will be approximately 0.52 acres, with an approximate legal description as follows:

The West 43 feet of Lot 1, Block 2, Original Town of Long Grove, Scott County, Iowa

AND

Lot 1, except the West 43 feet thereof, Lot 2, and approximately the west 16 feet of Lot 3, Block 2, of the Original Town of Long Grove, Scott County, Iowa.

This property is situated in a prime location within Long Grove, offering a unique opportunity for development that aligns with the city's goals. An overhead map of the proposed development lot is attached hereto as Exhibit 1. The property currently consists

of vacant city lots with one city owned garage in the middle which shall be removed by the City prior to development. The lots shall be located directly west of the proposed new water treatment plant being constructed by the City of Long Grove.

3. Objectives

The City Council encourages proposals that:

- Focus on commercial development.
- Prioritize small, local businesses.
- Incorporate community spaces that serve the public interest.

4. Compliance Requirements

All proposals must comply with the Long Grove commercial zoning regulations and be consistent with the City's Comprehensive Plan. Developers must consider parking requirements and any other local ordinances that may apply to the proposed development.

5. Proposal Submission Requirements

Proposals should include the following:

- Developer qualifications and relevant experience.
- Developer contact information, and proposed real estate owner information, if different from proposed Developer
- Purchase price offered for real estate
- Conceptual plans and designs for the proposed development.
- Financial projections and potential funding sources.
- Strategies for community engagement and involvement.

Developers are encouraged to review the City's Comprehensive Plan and other relevant city documents available at www.longgroveia.org.

Note: Submission of a proposal does not guarantee selection. In the event there are any questions Council will reach out to developers for further information

6. Evaluation Criteria

Proposals will be evaluated based on:

- Design quality and creativity.
- Feasibility and alignment with city goals.
- Community impact and engagement.
- Financial viability and sustainability.

7. Timeline

- **RFP Release Date:** 11/18/2025
- **Proposal Submission Deadline:** 02/04/2026
- **Evaluation Period:** Discretion of City Council, selection not guaranteed
- **Anticipated Selection Date:** Discretion of City Council, selection not guaranteed

8. Legal Considerations

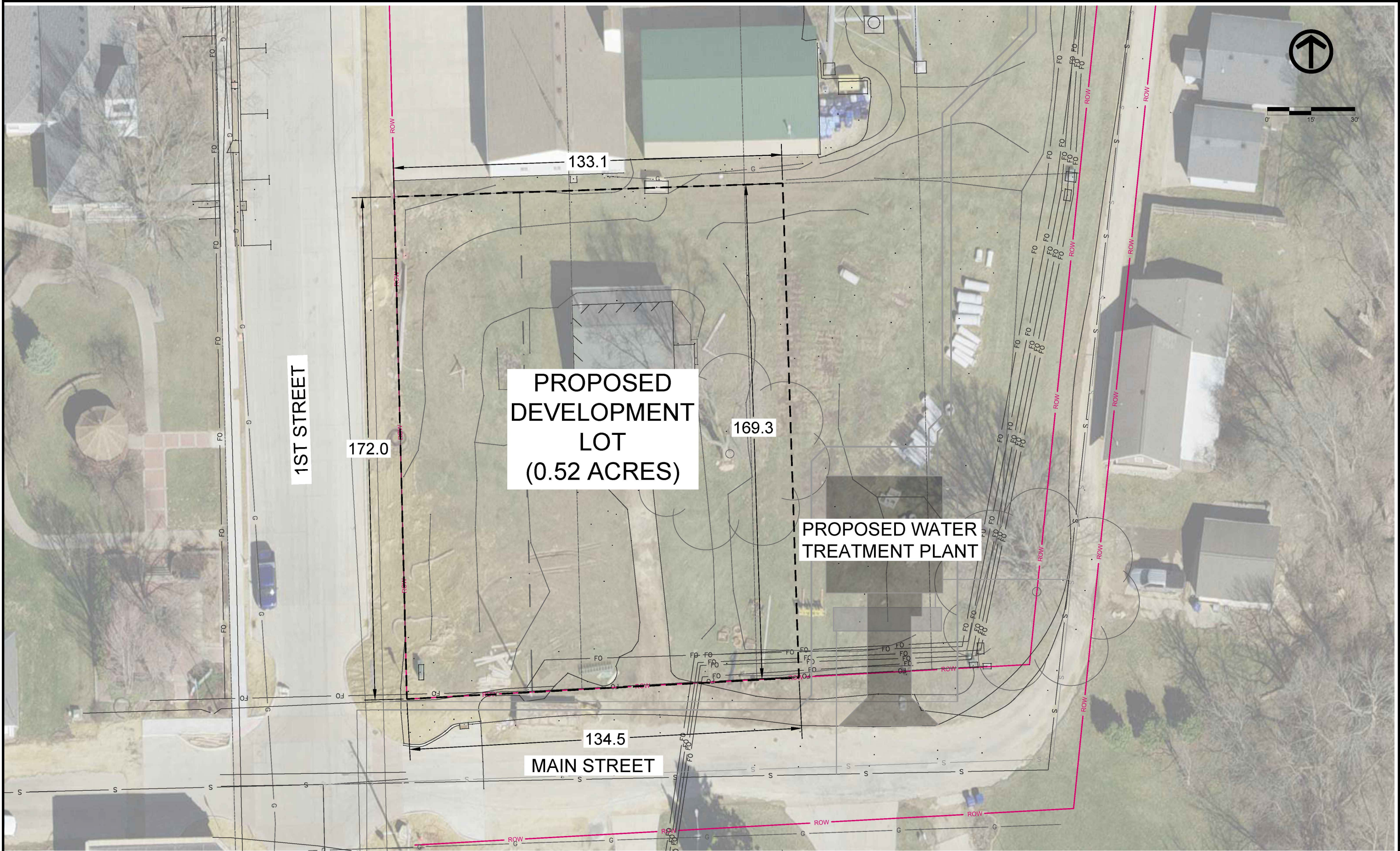
The City of Long Grove reserves the right to reject any or all proposals received. This RFP process is subject to applicable public procurement laws and regulations regarding the sale of public property. All information submitted as part of a proposal for development of the property by any party is a public record and is subject to Iowa's open records laws. The City reserves the right to cancel this Request for Proposal at any time, for any reason. The Developer whose proposal is selected, if any, must then enter into a purchase agreement with the City. The final proposed purchase agreement negotiated between the City and Purchaser shall be subject to the approval by the Long Grove city council, and the requirements of the Iowa Code and Long Grove City Ordinances for the sale and disposition of public property. The property will be sold by the City "as-is, with all faults", and the City makes no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters pertaining to the property, its fitness for any particular purpose, design, quality, condition, profitability, presence or absence of any hazardous or toxic substances or any other faults. The City is not obligated to enter into a purchase agreement with any party and may abandon its effort to dispose of the real estate any time. Said purchase agreement shall include development timeline schedules for the commencement and ultimate completion of the development of the real estate, and provisions regarding the potential reversion of the property back to the ownership of the City if the Developer fails to meet the development timeline established.

9. Contact Information

For any questions or clarifications regarding this RFP, please contact:

Rosina Guyer, Financial Director/Clerk
563-285-4904
clerk@longgroveia.org

X-REFS: 57727 Aerial & 57727 Topo & 57727 Proposed Building and Drive & 57727 Proposed Water and Sewer
FILE PATH: r:\share\05000577-Long_Grove\0577-0027_Water_Treatment_Plant\CADD_Design_C3D\Proposed Development Exhibit\Proposed Development Plot Exhibit.dwg
PLOTTED: Wednesday, August 27, 2025 2:10:51 PM



DATE		REVISIONS		SCALE AS NOTED		1ST STREET AND MAIN DEVELOPMENT LOT CITY OF LONG GROVE		PROPOSED DEVELOPMENT LOT EXHIBIT		SHEET NO.	
				DRAWN	AGRAVELLE	1800 5th Avenue • Rock Island, Illinois 61201 309-786-7590 • 309-797-0996(FAX) • 1-800-241-8000				1	
				CHECKED	JMCKENZIE						
				APPROVED	JMCKENZIE	A Kleinfelder Company				PROJECT	
				DATE	8.27.25						
				ISSUED FOR	REVIEW						