

RFP – 2018-01

City of Salem Notice of Surplus Real Estate “Former Brown Shoe Property”

Introduction of Request

Pursuant to 65 ILCS 5/11-76-2, the City of Salem requests proposals for the purchase and development of real estate associated with the former Brown Shoe site, generally located at the southeast corner of S College and W Whittaker/the northwest corner of W Mitchell and S Maple Streets. Marion County tax records indicate the site address is 601 S Maple Street with a legal description being MILLS ADD BLOCKS 15 & 16. The County parcel identification associated the property is 11-00-011-221, which is comprised of +/- 2.30 acres (the City has not surveyed the property). The property is currently vacant, without structures and is zoned RS5 and Industrial. Parties interested in submitting proposals are asked to submit responses to questions and requests specified below. ***Proposals, which must be submitted in a sealed envelope, may be opened no earlier than February 5, 2018.*** If no proposal is submitted by February 5, sealed proposals will be accepted by the City indefinitely thereafter pursuant to conditions specified in this RFP. In any case, a proposal will have to be made to the Salem City Council at a meeting scheduled for the purpose of receiving the subject proposal.

Conditions for, and Information about, Proposal Submission (Proposal Contents)

Parties interested in submitting a proposal to the City of Salem must provide information sufficient for the City to consider the proposal. Interested parties shall present minimum information and take the following into consideration:

1. Proposals shall specify the portion of the subject real estate the interested party seeks to develop. Please note, the City views the property as one, 2.3 acre lot and will prefer project proposals that will make use of entire property (***subject to No. 2 below***). If development proposed for the property would take place in phases, please describe such phases and any contingencies which exist for future phases.
2. All interested parties shall take note that the City of Salem wishes to retain sufficient square footage at NW corner of the subject property necessary to straighten W Whittaker at its intersection with S College. City staff has had preliminary discussion with engineers Rhutasel & Associates regarding area which would be retained for this project, information about which is attached to this request.
3. Interested parties are strongly encouraged to tie proposals to acquire the subject property to a specific development project suitable for the property and the surrounding neighborhood. Proposals must provide sufficient information to explain the nature of the development project proposed for the site.
 - a. If commercial, submission provided to the City must include (i) types of good or service sold/provided on site; (ii) jobs that would be created at the site; (iii) experience the interested party has undertaking the commercial activity proposed for the subject property; (iv) the estimated budget associated with development of proposed project; (v) a general explanation about why the subject property is suitable for the proposed project.

- b. If residential, submission provided to the City must include (i) the type of construction proposed for the site [ie single family home, duplex, etc]; (ii) square footage associated with the/each residential unit; (iii) the number and types of rooms associated with each whole unit; (iv) whether the proposal entails the sale or lease of each unit (v) an explanation of the building code to which each unit would be constructed; and (vi) a visual representations of structures proposed.
 - c. Whether commercial or residential, on-street parking shall not be permitted on S College or W Whittaker.
 - d. Whether commercial or residential, interested parties shall describe the utilities and public improvements necessary to facilitate the project, if any.
- 4. The subject property is zoned both RS-5 and Industrial. More information about what is currently permitted for zoning can be found by reviewing Divisions 5 and 12 of the Salem Zoning Code (Chapter 23). Interested parties are ***not discouraged*** from proposing zoning changes that would be necessary to allow the City to permit the proposed project. If a zoning change is proposed, interested parties shall point out the closest zoning featured in Salem's Zoning Code which would permit the proposed project.
- 5. Proposals shall specify any external contingencies (ie bank financing, completion of other projects, etc) which may be associated with the proposed project.
- 6. Proposals shall specify the approximate date the interested party believes he/she will be able to commence development of the proposed project and the approximate date the project date would be complete.
- 7. The City has not assigned a cash value to the subject real estate. However, the City of Salem may accept a cash purchase price for real estate in conjunction with sale meant to offset any costs incurred by the City in conjunction with proposals submitted. A cash payment to the City for purchase of the property may also be used to make a determination on making an award to parties who submit otherwise equal projects.
- 8. Please provide any other information the interested party would like to present to the City Council.
- 9. If/when a proposal is approved by the City, the City shall make the subject real estate available by quit claim deed. The City will not warrant title. Acquisition will be subject to any unpaid real estate taxes, if any.

Reservation

The City of Salem reserves the right to request additional information or clarification from those submitting proposals. The City further reserves the right to accept or reject any proposal or rescind this RFP at any time. All parties submitting a proposal agree that rejection of any such proposal shall be without liability on the part of the City, and parties making proposal shall not seek recourse of any kind against the City arising out of

rejection or any other action it may take. The submission of a proposal resulting from this request shall constitute an agreement of the party making the proposal to the terms and conditions set forth in this RFP. All rights and remedies afforded to the City of Salem by law, ordinance, or policy shall be retained, whether or not specified in this RFP.

Parcel Description

The property which is the subject of this surplus notice is generally the site associated with the former Brown Shoe property. The subject property is bound by the following four streets: (i) South College to the west; (ii) West Whittaker to the north; (iii) South Maple to the east; and (iv) West Mitchell to the south. The address associated with the property according to Marion County tax records is 601 South Maple, and the parcel identification associated with the same is 11-00-011-221. The City estimates the size of the property to be approximately 2.30 acres, which is before sufficient square footage is excluded for a project associated with straightening West Whittaker as noted in Item No. 2 above.

Instructions for Submitting Proposals

Interested parties must submit proposals as follows:

1. Proposals submitted shall be sealed. The envelope containing a proposal must state that it contains a proposal associated with the Brown Shoe site and contain the words "SEALED PROPOSAL."
2. A proposal for acquisition of the Brown Shoe site may be submitted at any date, but shall not be considered by the City Council until February 5, 2018.
3. If no proposal is received by the City as of February 5, or if no proposal is approved by the City Council on or after this date, proposals may be submitted to the City of Salem under the same terms and conditions as provided in this request, notwithstanding the date on which proposals may first be considered.

Questions, Contact Information, Submissions Addressed to:

Parties with questions about this RFP or the about the process by which proposals will be considered are encouraged to contact the City Manager using the information provided below. Submissions shall be addressed using the same information.

Bill Gruen
Salem City Manager
101 South Broadway
Salem, IL 62881
(618) 548-2222 ext 13 ctymgr@salemil.us

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