

VILLAGE OF MOUNT PROSPECT, IL



Request for Proposals:

Police/Fire Building – 112 E. Northwest Highway

Issuance Date: April 14, 2021

Submittal Deadline: May 14, 2021



VILLAGE OF MOUNT PROSPECT, IL
Request for Proposals

Village of Mount Prospect

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VILLAGE OF MOUNT PROSPECT, IL
Request for Proposals

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Overview

The Village of Mount Prospect, Illinois is seeking proposals for the redevelopment of an approximately 1.3-acre property located in downtown Mount Prospect at the northwest corner of Maple Street and Northwest Highway. The subject site is located on Block 56 which consists of the current police/fire station, a six-story office building and several one and two-story retail buildings. The Mount Prospect Downtown Implementation Plan and Village Comprehensive Plan have identified this block for mixed-use redevelopment serving the downtown Mount Prospect area. The site is located one block northeast of the Mount Prospect Metra Station, is zoned B-5 Core Central Commercial (B5C), and is a key redevelopment opportunity site. This RFP is specifically for Lot #1 which is located on the southeast portion of the block.

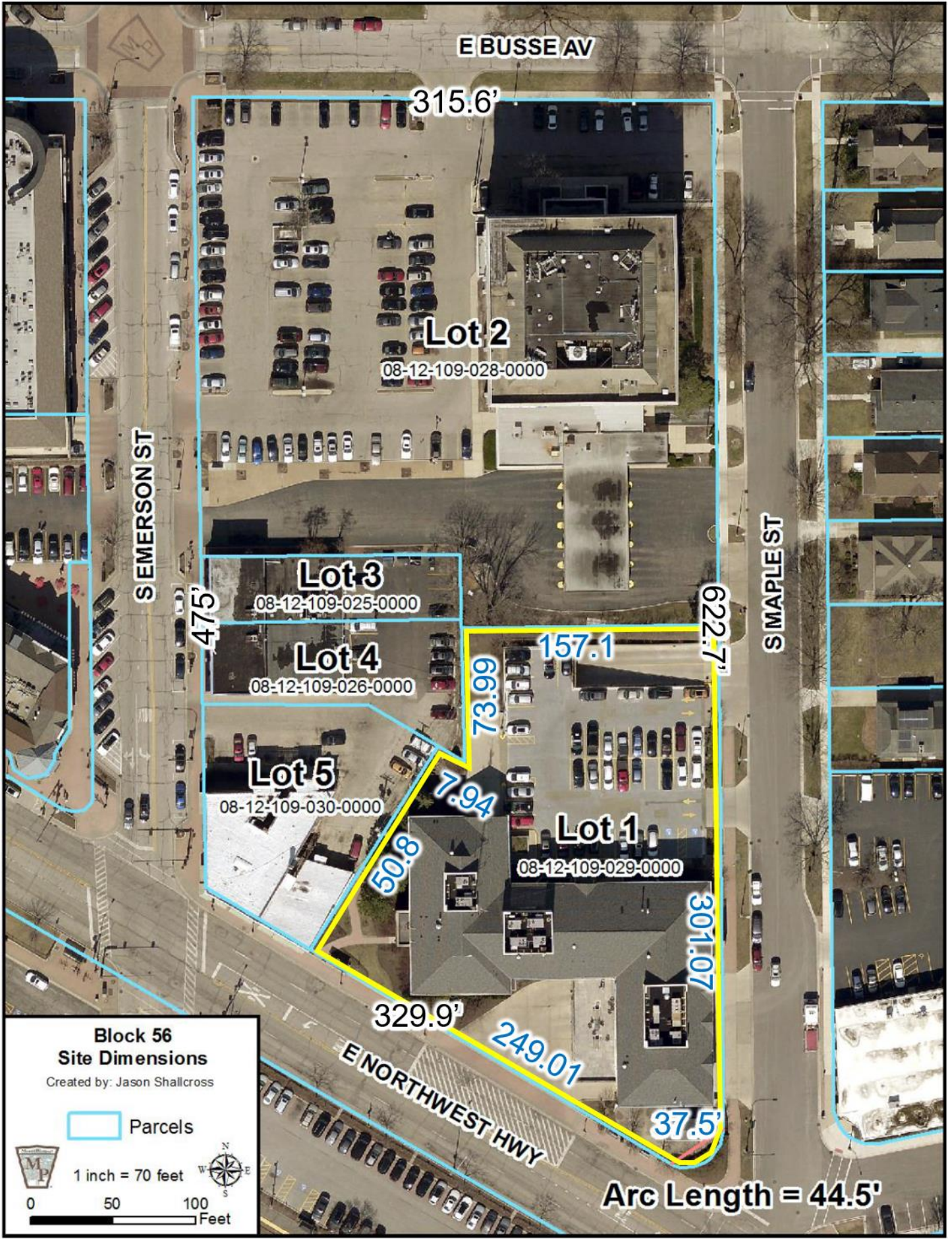
Based on a review of proposal materials, the Village will select a short list of development teams to interview.

After the interviews, the Village will select a preferred developer and begin negotiating a redevelopment agreement for the site.

Process Timeline

Village Issues Request for Proposals (RFP)	April 14, 2021
RFP Responses Due	May 14, 2021
Village Notifies Shortlisted Teams	May 21, 2021
Teams Interview	May 24-28, 2021
Village Selects a Preferred Development Team and begins negotiation of a redevelopment agreement	June 1, 2021

A map of Block 56, including dimensions, is on the next page. The subject site that is included in this RFP is outlined in yellow.



Site Facts and Goals and Objectives

Preferred Development Program

The Village prefers mixed-use development proposals which include retail and higher-density residential—e.g. rental apartments, condominiums, or townhouses. The Village is also open to green space opportunities, which enhance the character of the downtown and provide space for community events.

Prior Planning Efforts

The subject property offers a unique transit-oriented development opportunity. For several years, the Village has been interested in improving the appearance and walkability of its downtown while increasing its tax base through high-quality redevelopment.

The Village's Downtown Implementation Plan identifies Block 56 as a "Key Opportunity Site," and recommends high quality development including brick walkways, expanded landscaping, and the possible location of pocket parks. Redevelopment of this block would benefit from key site and locational assets, enhance the character of a key gateway to the Village's downtown, increase the tax base, compliment the new and existing development in the downtown, including the pocket park on the corner of Busse Avenue and Emerson Street, and provide amenities for Village residents and visitors which also support the various community events and activities that partially take place on this property.

Ownership Status

Block 56 consists of five lots totaling approximately 4.1 acres and is bounded by Northwest Highway, Maple Street, Busse Avenue and Emerson Street. The lots are described below, and use the same labels as on the map on the previous page:

Lot #1 – This 1.27 acre parcel is owned by the Village and is improved with the former Police Headquarters and Fire Station #13 structure.

Lot #2 – This 2.15 acre parcel is owned by 111 Busse Partners and is improved with a six-story office building totaling 70,889 square feet. The property currently has a vacancy rate of over 50%. Chase Bank is the largest tenant with first floor office/retail space and a drive through banking facility but will be relocating to a new location this fall. Various office tenants occupy portions of the other floors. The property is currently listed for sale by the owner.

Lot #3 – This .14 acre parcel is owned by Sus and Spir Vlaho and is improved with a two-story mixed-use building totaling 3,720 square feet. The building is 100% occupied with Emerson Ale House on the first floor and office uses on the second floor. The building on Lot #3 is connected to the building on Lot #4.

Lot #4 – This .21 acre parcel is owned by Anthony Nudo and is improved with a two-story mixed-use building totaling 3,200 square feet. The building is 100% occupied with the UPS Store and the Mount Prospect Eye Care on the first floor and office uses on the second floor. The building on Parcel #4 is connected to the building on Lot #3.

Lot #5 – This .33 acre parcel is owned by Busse Emerson St LLC and is improved with a with a two-story mixed-use building totaling 10,224 square feet. The building is occupied by the Maple Street Lofts showroom and a piano school on the first floor and office uses on the second floor.

Zoning

The subject property is zoned B5C, which is consistent with the Downtown Implementation Plan goals and objectives, and the Comprehensive Plan's Future Land Use Map.

Development Guidelines

The Village is requesting proposals for the redevelopment of Lot #1 which is owned by the Village and will be available for development immediately. The Village's preference is for mixed-use buildings with first floor retail space along Northwest Highway and market rate apartment or condominium development above.

Lot #2 is currently available for purchase on the open market and could be included in phase #1 of the project. Lots #3, #4 and #5 are privately owned and may or may not ultimately be included in the redevelopment of Block 56.

Prospect & Main TIF District

The site is located inside the existing Prospect & Main Tax Incremental Financing (TIF) District, which was adopted in 2017. Block 56 is identified as a key development parcel identified within the TIF District. The Village is open to requests for TIF funds to support eligible redevelopment activities on Block 56 such as public improvements, public parking, land acquisition, streetscape, and eligible construction activities. A map illustrating the boundary of the Prospect & Main TIF District is provided in **Appendix A**.

Village Financial Objectives

Redevelopment of the subject site has the potential to produce significant property and sales taxes and catalyze long-term investment in the area. While recovery of the Village's investment is a goal, the final evaluation of responses at the proposal stage will be based on all the selection criteria outlined in the "Submission Requirements and Respondent Selection" section.

Submission Requirements and Respondent Selection

Proposals should include and/or be accompanied by the items outlined below. The Village reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its proposal or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the proposal and eliminate the Respondent from further consideration.

Transmittal Letter and Executive Summary

The letter should provide a narrative description of all key aspects of the submittal.

Description of Development Team

The description should include an experienced lead developer entity, equity partners, architects, engineers, attorneys, economic and financial consultants, construction managers, leasing and management companies, and other development partners, as applicable. Specific requirements include the following:

- Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
- Resumes of key personnel assigned to the project, including relevant experience.

Organizational Chart or Diagram

The chart or diagram should outline the composition of the development team. It should present differentiated structures for development and operations, if applicable. Specific requirements include:

- Contact names, addresses, titles of position, and nature and extent of the interest of the lead developer firm, officers and principals as well as similar information on key partner entities and leadership.

Financial Information about the Lead Developer Entity

The information should demonstrate the capacity to complete the project. To be kept confidential, this information should either be submitted to the Village of Mount Prospect's consultant in a separate sealed envelope or brought to a scheduled in-person appointment for the consultant's review. Specific requirements include the following:

- Letters of interest from private lenders, financial joint venture partners, or equity partners for redevelopment of the site. Letters should indicate that the party has sufficient capacity, understanding of the project, and scale of financing required, and the amount the party would be willing to finance.
- The respondent must provide a listing and a brief description of all legal actions within the past five years in which the Respondent or any team member or associated entity (e.g., joint venture member, etc.) has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved.

Development Proposal

The proposal should include and/or be accompanied by the following for Phase #1 of the Block 56 redevelopment, conceptual information should be provided for the remainder of the site:

1. DEVELOPMENT PROGRAM & OPERATIONS
 - a. **Project Program.**
 - i. Gross and rentable building square footage.
 - ii. Building specifications to the extent they are currently available (e.g. anticipated levels of finish, materials, construction type, etc.).
 - iii. Site and building plans and renderings.

- b. **Project Schedule.**
Please provide timing detail, including phasing assumptions and key dates for each major project event: construction start, occupancy, stabilization, and any others as applicable.
- c. **Support for Program and Revenue Assumptions.**
Please provide detailed documentation regarding program and operating assumptions (e.g., rent comparables, tax comparables).
- d. **Marketing/Leasing Plan and Level of Tenant Commitments/Relationships.**
If applicable, please provide a matrix of targeted tenants, including the status of discussions, and/or a history of the Developer's relationship with key tenants and/or users.
- e. **Management Plans for Operation.**
Narrative about the Developer's long term expectations for the site in terms of ownership and management (e.g., build and hold, merchant build, other)

2. BUDGET & FINANCING DATA

- a. **Detailed Development Budget.**
Please provide a detailed development budget. It should include all cost assumptions and a description of the data sources used to inform cost estimates and provide copies of such sources, as available (e.g., contractor estimates, engineer's opinions, brokerage contract proposals, etc.).
- b. **Project Pro Forma.**
Please provide a pro forma for the project. The pro forma should clearly outline absorption, income, and expense and reversion assumptions (if applicable).
- c. **Anticipated Sources of Funds.**
Please include detail on the anticipated capital stack for the project including dollar amount and percent of debt and equity financing.

3. PURCHASE PRICE AND VILLAGE ASSISTANCE (IF ANY)

- a. **Purchase Price.**
Please provide projected payments to the Village for land and development rights clearly indicating the price being offered for the site with terms and conditions.
- b. **Village Assistance.**
Please provide a detailed description of the requested Village assistance, including any TIF financing and/or off-site public improvements, if any. A clear narrative outlining the reasons the requested assistance is needed to make the project feasible. Also, please note if other assistance may be required (e.g., assistance with IDOT and/or utility companies, other).

Selection Criteria

Evaluation of the Respondent's proposal will be based upon:

- Completeness of submittal.
- Project design and achievement of Village objectives for the property.
- Demonstrated financial resources and capability to both acquire and develop the property, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, and ability to manage contingency in accordance with the project schedule.
- Status of legal actions involving any team member or associated entity of the development team.
- Financing commitments.
- Overall fiscal benefits to the Village.
- Purchase price for Village-owned property.

The Village of Mount Prospect and its consultant(s) may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent's financial condition.

Responses should be sealed and clearly marked with the RFP name and date due, as follows:

REQUEST FOR PROPOSAL: MOUNT PROSPECT POLICE/FIRE BUILDING – 112 E. NW HIGHWAY,
MAY 14, 2021

All copies of the documents should be delivered to the Village of Mount Prospect

Mr. William J. Cooney
Director of Community Development
Village of Mount Prospect
50 S Emerson St.
Mount Prospect, IL 60056
ATTN: Mount Prospect Block 56 RFP

Any questions during the proposal response stage should be directed via email or phone to:

Mr. William J. Cooney
Email: bcooney@mountprospect.org
[\(847\) 818-5307](tel:8478185307)

Appendix A: Prospect & Main TIF District Boundary

