

**REQUEST FOR PROPOSALS FOR:  
THE PURCHASE AND DEVELOPMENT OF  
THE PROPERTY AT  
305 SOUTH 16<sup>TH</sup> STREET  
ORD, NEBRASKA**

**BY:  
THE COMMUNITY DEVELOPMENT AGENCY OF ORD**

**June, 2021**

## **REQUEST FOR PROPOSAL TO PURCHASE AND REDEVELOP PROPERTY**

### **A. STATEMENT OF PURPOSE**

The Community Development Agency of Ord seeks proposals from qualified developers to purchase and develop the vacant property at 305 S. 16<sup>th</sup> Street in Ord, Nebraska (Lots 1 and 2, Block 37, Original). The property will be sold in “as is” condition. The preferred use is commercial.

Proposals should be submitted to City of Ord, Attention: Sandy Kruml, 201 S. 17<sup>th</sup> Street, Ord, Nebraska 68862. Nine copies of the proposal should be submitted in writing following the headings and format presented in Section C. Proposals must be received by August 16, 2021.

### **B. AVAILABLE INCENTIVES**

Valley County Economic Development may provide a variety of business incentives related to this project, including but not limited to, the reimbursement of the real estate purchase price, grants, and zero to low interest loans, dependent on the quality of proposal, amount of private sector investment, and anticipated economic impact. For more information, contact Kristina Foth at (308) 728-7875 or [kristinafoth@ordnebraska.com](mailto:kristinafoth@ordnebraska.com).

### **C. FORMAT OF PROPOSALS**

Proposals shall be written and presented in the following format, utilizing the headings presented below for the organization of responses. Respondents shall address all questions asked and provide a sufficient level of detail to enable evaluation of the proposal.

- **DEVELOPER** – Indicate the name, phone number and email address of the proposed owner of the project. Provide the names of any others that will be involved in ownership of the project.
- **OVERVIEW OF THE PROPOSAL** – Present a statement that provides a clear identification of the proposal and indicates a clear understanding of the desired results. If the proposal deviates from the desired goals and objectives presented in the Statement of Purpose section above, explain the reasons for the deviation.
- **PREVIOUS EXPERIENCE / QUALIFICATIONS** – Present a listing of other previously completed projects, if applicable. Provide the name and location of each project and

provide any details that you feel would assist the Community Development Agency in their decision.

- **PROJECT AND FINANCIAL REFERENCES** – Provide the names, addresses, phone numbers and positions of your bank reference. Include any project references for other projects completed.
- **DETAILED PLAN OF ACTION** – Provide a detailed overview of how the proposal will be implemented. Include a step by step plan for all the elements of the project. Include a time schedule for completion of each element and a cost estimate for each element. Provide a site plan and floor plan for all proposed construction.
- **FINANCING OF PROJECT** – Include a proposed purchase price and describe how the proposal will be financed. Identify the sources of funds and the amounts from each source. Provide evidence of funding commitment, if available.
- **IMPACT OF PROPOSAL** – Describe the probable economic impact of the proposal, including; the number of construction and permanent jobs to be created; tax revenue to be created by the project; local firms to be utilized in the project; and any regional economic impact of the proposal.
- **MANAGEMENT PLAN** – Present a detailed management plan for the implementation and operation of the finished project. If the intent is to rent or lease any portion of the redeveloped property, describe how the project will be promoted and marketed. Identify the individuals and or firms responsible for each element of the plan.

#### **D. EVALUATION OF PROPOSALS**

The Community Development Agency will determine which developers will be interviewed in the final selection process and will rate proposals based on requirements listed above. The successful respondent will be contacted and contract negotiations will begin. The Community Development Agency will have final discretion.

#### **E. OWNERS RIGHT TO REJECT PROPOSALS**

The Community Development Agency reserves the right to reject any or all proposals received or to negotiate in any manner necessary to accomplish the goals of the Community Development Agency.