

REQUEST FOR PROPOSALS FOR:

THE DEVELOPMENT OF

1109 and 1111 P STREET

ORD, NEBRASKA

BY:

THE COMMUNITY DEVELOPMENT AGENCY

OF THE CITY OF ORD

FEBRUARY 2024



REQUEST FOR PROPOSAL TO PURCHASE AND REHABILITATE PROPERTY

A. STATEMENT OF PURPOSE

The Community Development Agency (CDA) seeks proposals from individuals or groups to develop the lots located at 1109 and 1111 P Street in Ord, Nebraska. The preferred use is residential, but all proposals will be considered. The sale price of these lots are is \$2,000, requiring 20% down with the remaining balance being forgivable upon successful completion of the project. The developer shall be responsible for all filing fees, attorney fees, and any title insurance.

The proposal should be submitted to Caleb Pollard, 1514 K St., Ord, Nebraska. Three copies of the proposal should be submitted in writing following the headings and format presented in Section C.

B. 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 and phone number 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, explain the reasons for the deviation.
- **PROJECT AND FINANCIAL REFERENCES** – If a third party will be involved in the financing of your project, please provide the names, addresses, phone numbers and positions of your bank reference.
- **PLAN OF ACTION** – Provide an overview of how the proposal will be implemented. Include a timeline for core elements of the project, including completion. Provide a site plan and floor plan for all proposed construction.

- **FINANCING OF PROJECT** – 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.

C. EVALUATION OF PROPOSALS

Proposals will be evaluated as follows:

The evaluation committee to determine which individuals or groups will be interviewed in the final selection process will rate proposals. The successful respondent will be contacted and contract negotiations will begin. The Community Development Agency will have final discretion.

D. 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 Agency.