REQUEST FOR PROPOSALS FOR:

THE DEVELOPMENT OF

2005 K STREET

ORD, NEBRASKA

BY:

Valley County Economic Development, Inc.

March 2025

VALLEY
COUNTY
ECONOMIC DEVELOPMENT

REQUEST FOR PROPOSAL TO PURCHASE AND REHABILITATE PROPERTY

A. STATEMENT OF PURPOSE

Valley County Economic Development, Inc. seeks proposals from individuals or groups to develop the lot located at 2005 K Street in Ord, Nebraska. The preferred use is residential, but all proposals will be considered. **The sale price of this lot is $20,000. The developer will qualify for lot sale price forgiveness of 80% if the buyer constructs new residential housing on the property.** Other uses for the lot will be considered in conformance with City of Ord Zoning Ordinances.

The proposal should be submitted to Caleb Pollard, 1514 K St., Ord, Nebraska by May 1, 2025. Three copies of the proposal should be submitted in writing following the headings and format presented in Section B.

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 determines which individuals or groups will be interviewed in the final selection process and will rate proposals. The successful respondents will be contacted, and contract negotiations will begin. VCED, Inc. will have final discretion.

Proposals will be scored and ranked in accordance with the following criteria:

- **INTENDED PURPOSE (5pts):** will the lot be used to construct a single-family home?
- **TIMELINE OF CONSTRUCTION (3pts):** Will the property begin construction within 6-12 months?
- **DESIGN CRITERIA OF THE BUILDING (2pts):** Will the new residential construction conform with neighborhood design standards? If not a residential structure, how will the building mesh with neighborhood design standards?

D. OWNERS RIGHT TO REJECT PROPOSALS

Valley County Economic Development, Inc. reserves the right to reject any or all proposals received or to negotiate in any manner necessary to accomplish the goals of the organization.