

REQUEST FOR PROPOSAL

WHEREAS, the City of Madison, Illinois (“Madison”) has accumulated a significant number of vacant lots and other properties; and

WHEREAS, these properties are a drain on Madison finances and manpower; and

WHEREAS, it is in the best interest of the residents and/or citizens of Madison that attempts be made to return these properties to the real estate tax rolls; to develop these parcels for residential and/or commercial use; and to combat any drain to the finances and manpower of Madison caused by these properties.

The City Council for the City of Madison, Illinois, finds and determines that Requests for Proposals be sought which accomplish the following:

A. Identify a Developer or Investor that:

(1) will utilize no less than five (5) vacant lots for single family homes and/or commercial structures.

(2) provide financing affordable to low- and moderate-income individuals and families.

(3) comply and adhere to all municipal zoning and building codes; and

(4) maintain all vacant property (i.e., cut grass, etc.) once selection and approval by the City Council and Mayor

(5) complete any proposed projects within one hundred twenty (120) days of selection and approval by the City Council and Mayor

B. Developer Responsibilities and Submission Requirements:

(1) A written narrative describing the developer’s vision of the project.

(2) Name and address of the individual, entity, corporation, or company

(3) General Liability Insurance of \$1,000,000 with City of Madison as additional insured.

Responding to the Request for Proposal, including phone number and email address of the contact person.

(4) Background and experience in similar Projects.

(5) A site plan of the Project.

(6) Provide a general site plan and photographic examples to show the quality and style of construction proposed.

(7) Provide estimated project budget, evidence of financial ability, and whether financial assistance is required.

(8) Submit a project timetable for the construction and completion of improvements.

(9) Ability to obtain any and all necessary permits, building permits, certificates of occupancy, or other approvals from the City of Madison to accommodate or facilitate the development of this property.

Proposals must be received by 11:00 a.m. on Friday, August 12, 2022, at Madison City Hall 615 Madison Avenue, Madison, Illinois, 62060. Materials received after this time will not be considered by the City. The City reserves the right to request additional information, or clarification of any information submitted in response to the Request for Proposal.