

City of Madison, Illinois
Request for Development Proposals

The City of Madison is requesting proposals from private entities interested in developing a certain area of the City. This area consists of approximately 48 acres owned by the City, located east of the intersection of State Route 203 and Bend Road, abutting Bend Road (parcel 17-1-20-31-00-000-020.001).

Private parties interested in developing this area of the City shall submit the following:

1. Information pertaining to the proposed development Project (the "Project"), including, but not limited to: the location, size and use of private buildings or structures to be constructed; site improvements (paving, landscaping, curb cuts, etc.) to be made; the location and size of public and private roadways, utilities, and other site improvements to be constructed, or renovated; estimate of the construction jobs and full-time equivalent jobs to be created; any additional information which will enable the City to better understand the nature, size, use and tenants of the Project;
2. A site plan of the Project, at a standard scale;
3. General schedule for development of the Project;
4. Background and experience in similar Projects;
5. Letters of Interest, or Letters of Intent, from the Project's tenants;
6. Evidence of the financial ability of the party proposing the Project to complete the Project;
7. A proposed purchase agreement, including the price to be paid for such property and the terms and conditions of the purchase; the City has established price of \$625,000.00.
8. **If financial assistance is requested;**
 - a. A "sources and uses of funds" for the Project, identifying the parties that will provide funds for the Project, the amount of such funds, the parties' commitment to provide these funds and the conditions under which such funds will be provided, and a detailed "line-item" of all uses in the Project and the dollar amount of each such use;
 - b. A 10 year financial pro forma for the Project which identifies the project's annual income, and annual expenses, and demonstrates, through a calculation of return on equity, why such financial assistance is required in order to make the Project feasible.
 - c. Identification of the type and amount of such financial assistance, and an annual calculation (for 10 years) of the dollar amount of such assistance.
9. Any additional consideration or benefit that the Developer will provide to the City; and
10. Name and address of the individual, entity, corporation or company responding to this Request, including phone number and email address of the contact person for the Project.

Any entity making a submittal in response to this Request shall include in its response a cashier's check of \$60,000 (payable to "City of Madison") to defray a portion of the City's costs in: its review of all responses received; the selection of a preferred developer, if any; negotiation of a redevelopment agreement, if any; negotiation of financial assistance, if any; etc. Those entities that are not selected as the preferred developer shall have their respective checks returned within 15 business days of the City's selection of a preferred developer. Should the City determine to not select a preferred developer, all such checks shall be returned within 15 business days of such determination.

The City reserves the right to request additional information, or clarification of any information submitted in response to this Request for Proposals.

Three paper copies and one electronic copy (either on a CD or jump drive) of the above materials must be received by **4:00 pm, Friday May 8, 2020. Materials received after this time and date will not be considered by the City. All such materials shall be provided to:**

City of Madison
Attn: Ms. Patricia Howard
City Clerk
City Hall
615 Madison Avenue
Madison, Illinois 62060

TO BE PUBLISHED IN "daily or weekly paper published in the city or village, or if there is none, then in some paper published in the county in which the city or village is located"

TUESDAY APRIL 7

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4. Background and experience in similar Projects;
5. Letters of Interest, or Letters of Intent, from the Project's tenants;
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