

Village of **NEW**
RICHMOND



**Request for Proposal Purchase and Redevelopment of Village
Owned Property at 1031 Old U.S. 52 (Parcel ID 260925.103)
New Richmond, Ohio**

August 30, 2021

**Village of New Richmond
Office of Community Development
102 Willow Street, New Richmond OH 45157
Contact: Village Administrator, Greg Roberts
groberts@newrichmond.org
513-553-4146 x15**

Introduction

The Village of New Richmond is soliciting proposals for the purchase and development of real estate parcel located at 1031 Old U.S. 52 (Parcel ID 260925.103) New Richmond, Ohio. The property is the former location of New Richmond Knothole baseball fields. The site offers an opportunity for mixed use commercial/residential development within the Village of New Richmond. 1031 Old U.S. 52 is within easy walking distance of numerous restaurants and the Rivertown Market.

Overview

The Village of New Richmond, by this RFP, intends to sell one parcel totaling 9.5 (7.7 usable) acres for the purpose of residential/commercial mixed-use development. Information contained in the RFP is believed to be reliable; however, interested parties should rely on their own experts.

Project Proposal

The Village seeks the development of commercial/residential mixed use on Old U.S. 52 between Front St and River Valley Boulevard. The Village's Comprehensive Plan recommends residential / commercial mixed land use for the area.

Property Description

1031 Old U.S. 52 is bounded by Old U.S. 52 to the east, U.S. 52 to the west, 20 acres of partial riverine wetlands to the north and an established commercial retail development (Rivertown Market) to the south. The parcel has roughly 500 ft. of frontage on Old U.S. 52 and measures roughly 700 ft. deep.

Zoning

The current zoning of the site is B-2 Business, which permits a variety of uses.

Preferred Use

The Village of New Richmond prefers a variety of housing types including a hotel/motel and retail /restaurant spaces on this site. All proposals will be considered.

Purchase Price

The property has been professionally appraised at \$770,000 in 2019. The village is prepared to sell the property for no less than \$350,000.00 in order to defray part of the cost to develop the property. The respondent should state the price they are willing to pay and it should be at least \$350,000.00.

Incentives

Village of Richmond's Community Redevelopment Area (CRA) Property Tax Abatement Program.

Housing Standards

Structures constructed under this RFP must adhere to FEMA floodplain standards and Clermont County Permit Central Building Standards.

Submission Requirements and Format

- 1. Cover Letter.** The cover letter should provide a summary of your proposed program. This includes the following information: The Developers name, mailing address, contact numbers and email address, number of units, unit sizes, estimated cost of the project, and the price offered to purchase the property.
- 2. The Development Proposal.** A narrative of your proposal which includes the following: Conceptual Site Plan and Color Building Elevations.
- 3. The proposed project timeline and land transfer structure.**
- 4. Proposed project budget.** This will include the sources and uses of funds.

5. **Project Partners and Team.** Summarize the qualifications of partners working with the project. This includes experience applicable to the project.
6. **Financial Capacity.** Summarize the financial capacity for the partners and team.
7. Discuss your experience in developing properties related to your proposal.
8. Any additional assistance requested by the respondent from the Village of New Richmond.
9. Respondents must submit five (5) hard copies of their complete development proposal along with a digital form of the submittal.
10. The proposal should not exceed seven (7) pages. Respondents may submit up to five (5) pages of exhibits and attachments. All proposals must be submitted to the Village of New Richmond, Office of Community Development, at the address set forth no later than 3:00 p.m. on November 5, 2021.

Response Timeframes

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the Village of New Richmond. During this process, the Village may seek additional information from the responders. In addition, the Village may request the responders to make a presentation of their proposal.

- RFP Distribution.....September 1, 2021
- Proposals Submitted.....November 5, 2021
- Review of Proposals.....November 9, 2021
- Recommendation to Council November 23, 2021

The proposals will be submitted by November 5, 2021 to:

Office of Community Development
 Attn: Greg Roberts
 102 Willow Street
 New Richmond OH 45157

Please submit five (5) copies of the proposal and one (1) electronic copy on flash drive, jump drive or on CD in PDF format. The proposal must be submitted no later than **3:00 p.m. on November 5, 2021**. Proposal to be “marked” **“Proposal for Knothole Property”**.

Proposal Evaluation

The Village shall consider the following information when evaluating submitted proposals to determine which proposal is in the best interest of the Village: – Qualifications of the Respondents – Financial benefit to the Village of New Richmond, with consideration to purchase price offered and future design of the project – Development and Team ability to fulfill the commitments in the proposals. This includes the Team financial capacity to meet the development proposal.

Certification of Respondents

Respondent certifies they are not delinquent in the payment of real estate taxes or personal property taxes, or Village of New Richmond income tax.

Village Reservations

The Village of New Richmond reserves the right to:

- Modify, waive or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire site or a portion
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interests of the Village

Questions and Comments

All questions about this RFP should be directed to Village Administrator, Greg Roberts at groberts@newrichmond.org or (513) 553-4146 x15. Questions should be submitted between September 1, 2021 and November 5, 2021. Please allow up to 48 hours for a response.

Village of New Richmond Office of Community Development

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Exhibits

A. Parcels Tax Map

B. Sewer and Water

C. National Wetlands Inventory Map

C. Zoning Ordinance

D. Zoning Map

E. Firmette