



**RFP 2021-03
CRESCENT CITY
REQUEST FOR SUBMISSION OF REDEVELOPMENT PROPOSALS (RFP)
107 N. MAIN STREET**

The City of Crescent City’s Commission (hereinafter referred to as “the City”) is soliciting proposals from potential developers and/or end users for the sale and redevelopment of City-owned property. The Property is approximately .18 acres in size and located within the City’s Community Redevelopment Area (CRA) (hereinafter referred to as the “Property”). **The City will consider proposals from interested and qualified respondents for the sale and redevelopment of the Property.**

The City reserves the right to enter into contracts with a single developer, multiple developers, master tenants and/or end-users; pursue a single phase or multi-phased project; waive any irregularities submitted, reject any and/or all submittals, re-advertise, and accept any submittals deemed to be in the best interest of the City. All interested parties must register their name, email address, address and telephone number with the City to receive any future changes, additions, addendums or notices concerning the RFP.

Contact: Charles Rudd, City Manager
3 N. Summit Street
Crescent City, FL 32112
citymanager@crescentcity-fl.com
(386) 698-2525, x246

Proposals must be received by **April 1, 2022 at 4pm** and will be reviewed by City of Crescent City staff and a recommendation will be made to the City of Crescent City Commission. The City Commission will make the final decision.

Vision Statement

The City envisions the preservation and restoration of this historic property into either an owner-occupied private residence, cultural facility or housing a community service provider. The City anticipates that any proposed use or uses for the Property, whether it is a single use or multiple uses, should complement this vision.

Site History

The building on the site was constructed in 1908 as a single-family home. It was moved to its current location from Summit Street in 1951 when Summit Street was widened to four lanes. It was purchased by the New Moon Masonic Lodge. The Lodge had been in existence since 1889.

Restoration/Renovation Proposals Are Welcome

The City will consider all reasonable restoration/renovation proposals. The City's intention is to sell the property for redevelopment at an incentivized price with the requirement that the restoration/renovation be completed within 24 months of the sale of the property. Failure to complete the project in the time required will result in the property reverting to City ownership.

II. PROPERTY DESCRIPTION, CHARACTERISTICS AND LAND USE OPPORTUNITIES

OWNER/SELLER/LESSOR: City of Crescent City, FL

LOCATION INFORMATION:

The property is located at 107 N. Main Street, Crescent City, FL 32112

Parcel Number: 30-12-28-1750-0290-0032

Size: .18 acres. Approximately 3,000 sq. ft.

UTILITIES:

Electric provided by FPL.

City owned and operated water, sewer, and natural gas utilities are ready and available to this site.

LAND USE AND ZONING DESIGNATIONS AND BASELINE STANDARDS:

Comprehensive Plan Future Land Use Designation: Residential

Current Zoning District: Residential

Photo of Building and Property.



EVALUATION CRITERIA

The criteria that the City will use in evaluating all proposals include, but are not limited to:

- The qualifications, experience and financial capacity of the proposer(s);
- The proposed use of space and consistency of the proposal with the stated vision for the redevelopment area;
- Purchase terms and proposal;

The City reserves the right to make investigations of the qualifications of the Respondent as it deems appropriate including, but not limited to, a background investigation of Respondent personnel to be conducted by the Putnam County Sheriff's Department or its designees. Further, the Respondent hereby consents and authorizes the City to contact any and all previous references and others having business dealings with Respondents to inquire about the Respondent's past or current performance on any other projects that the City deems to be relevant to the services requested under this RFP.

MANDATORY SUBMITTAL REQUIREMENTS

Informal discussions are welcome; however, when it comes time to make a formal proposal, the following shall be submitted in a tabbed format and arranged in the sequence shown below. If any of the criteria are not applicable, the respondent is instructed to write "NOT APPLICABLE" as an answer.

1. **Letter of interest** describing the legal composition of the developer, master-tenant and/or end-user. The letter should indicate all parties' roles and any evaluation criteria that are not applicable to their proposal.
2. **Experience:** Provide a narrative and/or listing of similar successful experience, specifically about that which is being proposed.
3. **References:** Provide five (5) verifiable references.
4. **Proposal Concept:** State the type of respondent, anticipated use(s), proposed purchase price, anticipated time frame for completion.
5. **Financial Feasibility and Capacity:** Submit a preliminary financing plan including:
 - a. Source and use of all private and public funds needed to restore/renovate the building.
 - b. Demonstrate financial capacity of the proposer/respondent by supplying financial statements, income tax returns, bank letter of credit and previous experience with fund raising, development deal making, capital investments, debt capacity and other financing mechanisms.

Exhibit 1 – Location Maps



