**REQUEST FOR PROPOSALS/QUALIFICATIONS**

ECONOMIC DEVELOPMENT PROJECTS

CITY OF LOGANSPORT, INDIANA

# PROJECT INTRODUCTION:

In accordance with IC 5-23-5, the City of Logansport, Indiana (the “City”), invites any and all qualified parties to submit Proposals and Statements of Qualifications to submit proposals for development with an economic development purpose (the “Project”) in downtown Logansport, Indiana under a public-private partnership. The purpose of this Request for Proposals/Qualifications (the “RFPQ”) is to identify projects and developers capable of achieving the economic goals of the City as set forth in the City’s comprehensive plan. Information regarding the City’s comprehensive plan is available at the following link: <http://www.cityoflogansport.org/download/175/planning-department/14992/planning-and-zoning-comprehensive-plan.pdf> .

# PROJECT SCOPE:

Selected proposer will provide all financing, site acquisition, development services, design services, site work, labor and material to construct its proposed Project. The City is especially interested in reviewing development proposals for Projects located downtown at the southeast corner of 4th St. and Market St. The City would like to see a 30-60 unit Market Rate Housing Development on the project lot. Mixed use are preferred but not required. In your response we would like to know the number of parking spaces needed as well as any parking solutions ideas to achieve parking for this number of units. However, an offeror may propose a Project anywhere in the City limits. Regardless of location, all proposed Projects should meet the standards, objectives, and goals listed in the City’s comprehensive plan.

# PROPOSAL EVALUATION:

The City has formed a committee to review the proposals received. The criteria which will be utilized in evaluating proposals is as follows:

* Your experience developing similar projects
* Your demonstrated ability and capacity to perform the work, including your reputation as indicated by your references for performing this type of work
* The characteristics of your proposed project, including its significance and impact on achieving economic development goals of the City as listed in the City’s comprehensive plan.
* Type and amount of City participation

# PROPOSALS

Please respond to the following requests:

* A description of the project team.
* Identify at least three (3) similar projects you have developed. Include names and telephone numbers to be used as references relative to the listed projects.
* An overview of the proposed Project, including proposed location, use (i.e. – retail, multifamily, etc.), financing strategy, parking plan, and schedule. If the offeror does not currently own the proposed site, please include a brief description of how the site will be acquired.
* A narrative of requested city involvement, including any economic incentives, infrastructure improvements, use of City assets, or potential requested variances.

# General Conditions

It should be understood that:

* The City reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion. The City may select more than one offeror or no offerors at all.
* During the City’s review, the most heavily weighted selection criteria will be (1) the demonstrated quality of the proposed project and (2) the amount and type of requested participation/subsidy from the City.
* The City does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
* All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The City may enter into discussions with offerors to clarify and assure a full understanding of proposals.
* The City may refuse to disclose the contents of the Proposals/ Statement of Qualifications during discussions with eligible offerors.
* All correspondence and questions for this RFPQ should be directed as follows:

Arin Shaver, Director of Planning, [arin.shaver@co.cass.in.us](mailto:arin.shaver@co.cass.in.us)

* The City reserves the right to enter into a scoping agreement with offeror(s) for preliminary design and development services prior to the City agreeing to move forward with the Project. After the scoping period, the RFPQ Committee shall either make a recommendation to award the public-private agreement to an offeror, engage another offeror or, alternatively, shall terminate the RFPQ process.
* Submittal: An electronic PDF of the Proposal/Statement of Qualifications should be emailed to:

Arin Shaver, Director of Planning, [arin.shaver@co.cass.in.us](mailto:arin.shaver@co.cass.in.us)

**Proposals must be received by 10:00 am EST on April 27, 2022.**