



City of Rochelle Request for Proposals

413 West 4th Avenue, Rochelle, IL 61068





Executive Summary

The City of Rochelle is pleased to present the following Request for Proposals for the reuse and redevelopment of the property located at 413 W. 4th Avenue in Rochelle, IL. The property includes approximately 7,989 square feet. At this time, the ground floor houses an insurance/investment office and a PC repair shop while the 2nd and 3rd floors of the facility have been unoccupied for a number of years. The rents collected for the retail spaces is \$600 per month.

Project Summary

Site:	Building SF-7,989; Lot SF-2,177
Price:	TBD
Owner:	City of Rochelle
Property Address:	413 W. 4 th Ave. Rochelle, IL 61068
Current Zoning:	B1, Commercial, Central Business
Potential Uses:	Retail, Commercial or Residential- Mixed use
RFP Questions:	Jeff Fiegenschuh, 815-561-2000 or Michelle Pease, 815-561-2073 jfiegenschuh@rochelleil.us mpease@rochelleil.us
RFP Responses Due:	March 1, 2017 at 4:30 pm

City of Rochelle

The City of Rochelle is located in north central Illinois approximately 66 miles west of Chicago, and 24 miles south of Rockford, Illinois. The community and the county have a primarily agricultural related economy, but some strength is gained due to the diversity of the non-agricultural industries.

Rochelle is served by two railroads, the Union Pacific and the Burlington Northern. Both railroads are providing freight service in and out of Rochelle. Automobile and bus transportation are the modes of passenger transportation available to this area. Travel time to downtown Chicago is less than two hours.

Colleges and universities are within an hour's travel time, which include Rockford College, Northern Illinois University, Sauk Valley College and Kishwaukee College.

The Rochelle Municipal Airport, known as Koritz Field, has tie-down and hangar facilities available for temporary and long term tenants. The runway is 5,001' x 75' feet and has a 15,000 pound single wheel, and 25,000 pound double wheel capacity. The airport offers both 100-octane Avgas and Jet A fuel, which are available as self-serve with a credit card 24/7 or full service with cash or a credit card. The Flight Deck bar and



restaurant is located on the east end of the airport with a terrace for viewing the aviation action. Skydiving and trike flights are available at the airport during the spring, summer and fall.

The City of Rochelle has a fairly diversified economic base, which includes Rochelle Foods (Hormel), LaGrou (formerly Carnation), MightVine Tomatoes, Bright Farms, Ryder, Hillshire Farms, CHS (ethanol plant), Coated Sands Solutions, Boise Cascade, a developing intermodal hub business/industrial park and several other smaller companies.

Site Information

The site is roughly rectangular and contains approximately 2,177±SF or 0.05± acres. The property is a three story masonry and wood frame multi-tenant office/residential property containing a gross building area of 7,989±SF per the township assessor’s records. The building was reportedly constructed in 1900 and has an estimated effective physical age of 25 years.

Foundation	Exterior Walls	Roof	Flooring	Interior Walls & Ceilings	HVAC System	Plumbing	Electrical	Flood Hazard Area
Limestone walls with poured concrete floor	Brick	Flat with what appears to be a built-up membrane roof covering wood support	Primarily carpet, hardwood & vinyl	Interior walls are finished with painted and papered drywall and plaster	Engineered cooling and gas fired forced air heating units for the first floor	Two bathrooms on the ground floor	Incoming electrical services is 400 Amps	According to Flood Hazard Boundary Map #17141C0487E (dated 8/17/16) the property is located in zone X which is an area of minimal flooding
Full basement used for storage and mechanicals		Reportedly wood joists for support		Ceilings are predominantly suspended mineral tile grid ceilings with some plaster		The building is not sprinkled for fire protection	1G of Fiber is also available	
				Drywall ceilings appear to be in average or fair condition				



Within the past year a small renaissance is beginning to take place in Rochelle's downtown area. Working with Christy Webber Landscapes, the city staff and a group of community volunteers recently presented a downtown revitalization plan to the Rochelle City Council. Numerous components of this plan are set to be implemented in 2018 and 2019.

Additional private investment is also taking shape in the downtown area. Numerous spaces are beginning to come alive with activity and movement; with several spaces being sold and redeveloped. Within the same block of this site, Kennay Farm's Distillery is projected to open September 2018. Also, a new yoga studio, Glo' Wellness Center opened in December 2017. Three doors to the north, two Airbnb suites have become available, with a projected new retail space below. The Faux Pas Art Gallery just opened in December as well.

The parcel is located in a Tax Increment Financing District (TIF), known as the Downtown & Southern Gateway TIF, which currently has 21 years remaining. Demolition and/or remodeling costs are eligible reimbursable expenses through the TIF District. In addition, the parcel is within the bounds of an Enterprise Zone. Sales tax rebates on new construction materials may be eligible reimbursable expenses through the Enterprise Zone. Additionally, a National Historical District designation is being pursued along with the creation of a business development district that will allow for additional sales tax rebates.

Project Goals & Requirements

1. Redevelopment of a highly visible corner in the heart of the Downtown Rochelle.
2. Utilize locally owned firms in the design and/or construction of the project, when available.



3. Create retail space, boutique hotel, affordable living space or a combination of.
4. Project would assist in the goals of redeveloping Downtown Rochelle, keeping in mind our brand promise of providing an enriching social experience in an amazing downtown with an intimate gathering place alive with music, food, public markets and multicultural entertainment.

Inspection

A tour will be conducted for registered respondents on February 21, 2018 at 10:00 am. Register at mpease@rochelleil.us no later than February 16, 2017 is required.

Outside of this designated time, the property will open for inspection by potential RFP respondents by appointment only. Contact mpease@rochelleil.us to arrange a tour.

Proposal Requirements

The project proposal must include, but is not limited to the following items:

1. The proposal should include a narrative description of the nature and character of the improvements to be made at the property.
2. A general plan and rendering of the proposed project. Include square footage of retained spaces (if proposed).
3. The anticipated land uses, including types of retail, restaurant, and/or hospitality and an indication, if any, interest has been demonstrated by potential tenants or end users.
4. The proposed schedule for development. Schedule should include agreement negotiation and due diligence period.
6. A draft project financial pro forma, including construction financing and project revenues. Please include analysis detailing costs associated with the proposed project categorized by: acquisition costs, both construction hard and soft costs and sources of funds to support the project categorized by financing sources/equity and debt.
7. A description of any assistance needed from the City of Rochelle, including any financial incentives, and why it is needed to make the project financially feasible.
8. Example(s) of similar projects undertaken by the developer and their locations.
9. The proposed purchase price including and explanation and rationale if proposed to be less than the appraised value.
10. The proposed construction type based upon applicable building codes.
11. The proposal will be judged heavily on the developer's capacity to complete and implement the project as proposed. Any further information about the experience and expertise of the company and/or development team that will strengthen the proposal should be included in this section. Please include information about the company making the proposal, a list of applicable accomplishments of the company and/or development



team in the field of building redevelopment, historic preservation, hospitality and other retail and mixed use projects.

12. Include a Letter of Credit or other financial verifications outlining respondent's financing sources, equity, sources of funds and debt.

Evaluation Criteria

The City of Rochelle will use the following criteria to guide its review and acceptance or denial of a proposal:

1. The best possible development based on the level of investment on the part of the developer, consistent with the project goals and requirements.
2. The degree to which the applicant's proposal meets the objectives of the City of Rochelle project goals and the compatibility of the proposal with the surrounding businesses and neighborhood.
3. The use of the improvements proposed by the applicant.
4. The financial responsibility, qualifications, experience and ability of the applicant to finance and complete the development in a reasonable time frame.

Corrections/Withdrawals

1. Corrections and/or other changes to the applicant's proposal documents must be explained and/or noted over the signature of the applicant.
2. Bids submitted prior to the bid deadline may be withdrawn upon written request of the applicant.

Rights of the City of Rochelle

1. Applicants are discouraged from acquiring the property for speculation purposes. The successful proposal will be required to end in redevelopment and reuse of the property.
2. The City of Rochelle may consider the creativity of each applicant's approach to the effective use of the property and the adaptation of the applicant's proposal to the unique character and historic nature of the facility.
3. The City of Rochelle reserves the right to make inquiries into the financial standing of the applicant.
4. The City of Rochelle reserves the right to accept and/or reject any or all proposals and to waive any informalities, irregularities or technical defects if such are deemed, in the City of Rochelle's sole opinion, to be immaterial.
5. Any proposal is also subject to the parties negotiating a Redevelopment Agreement in good faith, which is also subject to city council approval of the agreement and sale of the property.

Additional information may be requested following submittal.



Proposal Information & Deadline

All communications pertaining to the RFP must be directed to:

Jeff Fiegenschuh

City Manager
City of Rochelle
815-561-2000

jfiegenschuh@rochelleil.us

OR

Michelle Pease

Community Development Director
City of Rochelle
815-561-2073

mpease@rochelleil.us

A copy of the facility appraisal is available if requested.

Questions concerning this RFP must be submitted, via email, to Jeff Fiegenschuh or Michelle Pease at jfiegenschuh@rochelleil.us OR mpease@rochelleil.us

Proposals are due at 4:00 pm on March 1, 2017. Respondents may submit their proposal via hard copy to 417 N 6th Street, Rochelle, IL 61068 or electronically as a single PDF format file copy to the email address above. Only one copy of the submission is necessary.



Corner of Lincoln Highway and 4th Avenue