

GAGE COUNTY, NEBRASKA REQUEST FOR PROPOSALS:

DOWNTOWN OWNER/RENTAL HOUSING PROGRAM-CITY OF BEATRICE Downtown Housing Initiative.

**PROPOSALS DUE BY:
Noon, Friday, July 15, 2016.**



Gage Area Growth Enterprise (NGage)

**GAGE COUNTY, NEBRASKA
REQUEST FOR PROPOSALS.**

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I. INTRODUCTION.

Gage Area Growth Enterprise (NGage) along with its community partners, is seeking proposals from interested, qualified housing **Developer(s)** to **develop owner and/or rental housing units in Downtown Beatrice, Nebraska, as an important component to the Beatrice Downtown Housing Initiative.** The development project will highlight the **rehabilitation of multi-story commercial buildings for residential occupation.**

Gage County is located in southeastern Nebraska, along the Highway 77 Corridor between the Lincoln Metropolitan Statistical Area and the Nebraska/Kansas State Line. The current (2016) estimated population for Gage County is 21,691. The County supports a stable population with several major employers operating in the County. The City of Beatrice is the County Seat of Gage County and currently maintains an estimated population of 12,079. By 2021, the population is projected to increase an estimated 0.2 percent to 12,108.

A Five-Year, **County-Wide Housing Study with Strategies for Affordable Housing** was completed for Gage County in April, 2016, with the assistance of Hanna:Keelan Associates. This Study was completed with the guidance and direction of NGage and a “Housing Steering Committee”. The Study was funded by the Nebraska Investment Finance Authority, with matching funds provided by NGage. The purpose of the Housing Study was to continue a “housing vision” and provide a “vehicle to implement” housing development programs with appropriate public and private funding sources for Gage County, Nebraska. This Request for Proposals is one of the initial steps in implementing this “housing vision”.

The Housing Study identified a housing demand for **223** units in Beatrice, by 2021, including an estimated **108** owner and **115** rental units. This includes an estimated 22 units (8 owner, 14 rental) to be developed in the Downtown area. A copy of the **County-Wide Housing Study** is available at the NGage office (218 North 5th Street, Beatrice, Nebraska 68310) or on the NGage website, <http://www.ngagegroup.org>.

II. PROJECT OBJECTIVES.

NGage is seeking a **Developer(s)** willing and able to develop a Downtown Owner/Rental Housing Program in Downtown Beatrice, in accordance with the goals identified in the Community Housing Study. **A Five-Year Housing Action Plan, included in the Housing Study, identifies a need for up to 22 housing units in Downtown Beatrice. Development would support mixed incomes and be developed either on scattered, vacant sites, or in the upper levels of existing commercial buildings. Units would consist of one or two bedrooms.** The construction of new, or rehabilitation of existing rental housing units in Downtown Beatrice is critical to meet the needs of existing and future residents and contribute to the long term economic stability and growth, County-wide.

A. PROPERTIES TO CONSIDER

Main Street Beatrice, an independent, non-profit organization set on downtown preservation, economic revitalization, and promotion has targeted seven Downtown properties as having the greatest potential to be developed/redeveloped for mixed commercial/residential uses. These properties include the following:

513 Ella Street: This property features a large and impressive three story structure (and basement) that is approximately 75x100 feet at the core of Downtown Beatrice. This historically contributing building has had commercial uses on the ground level with the upper floors left unused. The property has great potential for multi-level residential development or mixed use development. Potential for development of surrounding properties could also be an option. The property is located near the newly renovated 5th Street corridor and is within quick walking distance of downtown restaurants, tasting room, and The Beatrice Community Player's Theater.



123 N 6th Street: Standing prominently in downtown Beatrice is the Lange building with its picturesque turret facing northeast. This 25'x100' three story structure (and basement) is set up for multi-level residential development or mixed use development and is historically contributing. The upper levels continue to attract great interest as condos or executive lofts. The property is located in the heart of downtown Beatrice and is within quick walking distance of downtown restaurants, tasting room, theaters, and The Beatrice Community Player's Theater.



Court Street Plaza (601 Court Street): Located at the very center of downtown Beatrice, this historic and large 100'x140' two story structure (and basement) has the potential for multi-level residential development or mixed use development. It is currently set up as a commercial space complete with elevator and adjacent parking lot. The property rests just feet away from the Beatrice Movie Theater and is in close proximity to other entertainment, downtown dining and drink establishments.



322 Court Street: Currently consists of a mixed use set up with 2 commercial spaces and 24 units of lower income housing spread over three levels and basement (building 50'x140'). The units are in good condition but there is a likely need for updating and renovations. The building has its own elevator and has adjacent public parking. The property is located within a block of multiple restaurants and The Beatrice Community Player's Theater.



323 Court Street: This property is an investment opportunity that has multiple housing units on the upper level that have recently gone vacant. A remodeling project would benefit this property greatly. The property is also located within a block of multiple restaurants, drink establishments, and The Beatrice Community Player's Theater.



301 Court Street: This historic building has great potential as a mixed use development. Its impressive features adorn a 50'x140' building. The property features two high levels and basement and is located right along Beatrice extensive trail system and Trail Head Park.



5th & Court Street: In a past life this building served as the Burwood Hotel and is 50'x140' in size. The property has potential as a multi-level residential development or mixed use development and is historically contributing. This two story structure (and basement) are located right across from the newly renovated and active 5th Street corridor and is located near a bakery, multiple restaurants, drinking establishments, and theaters.



B. INCENTIVES

NGage, with the cooperation of the City of Beatrice, will work with developers in identifying potential incentives including but not limited to the following:

- Tax Increment Financing (subject to location), ;
- State and/or National Historic Tax Credits, and/or State Housing Tax Credits;
- Possible Major Employer Investment in the form of cash and/or other source of credit enhancement.

NGage, with the cooperation of the City of Beatrice, is willing to address any other development incentives sought by the selected **Developer(s)**.

III. SUBMITTAL REQUIREMENTS.

A. DEVELOPER(S)/DEVELOPMENT TEAM.

The **Proposal** should identify the **Developer(s)** and all members of the development team, their specific role and background experience, including the identification of comparable, successful projects completed by team members.

The **Developer(s)** will be the one with whom NGage will negotiate a development agreement. The development team may include the developer, architectural firm, engineering firm, financial institution and/or funding entities, etc. It is advantageous to the **Developer(s)** to define the development team at the time of submittal of a proposal.

B. PROJECT PLANS.

- Narrative description of proposed design.
- Preliminary schematic design of the project, including site plan.
- Previous experience in developing new, or rehabilitating existing downtown housing. Experience with downtown housing is preferred.
- Quantification of uses (number of structures and composition, unit types, amenities, etc.).

The selected Downtown Owner/Rental Housing Program will be subject to the building and zoning codes and ordinances of the City of Beatrice.

C. PROJECT FINANCIAL PLAN.

The following information is necessary for NGage to evaluate the viability of the project and to analyze the **Developer's(s')** ability to complete and operate the project:

1. Identify the total estimated project costs, including an estimate of development/construction and annual operational costs and assumptions regarding revenues/income. Include a list of all intended sources and uses of funds for both development and revenues, both public and private.
2. A summary of any expected involvement/requests of the Community, or other public entity (zoning changes, tax increment financing, public improvements, etc.) for the successful development of the project.
3. Other financial information that will provide NGage with a better understanding of the proposed investment, including owner equity and references.

D. SCHEDULE OF PERFORMANCE.

A **schedule of performance** should be provided with the **Proposal** that includes design, development, secured financing, construction, lease up, and any other critical milestones. This information can be provided in a simple bar chart.

E. CONTINGENCIES OF DEVELOPER.

The **Developer(s)** should state explicitly in the **Proposal** any qualifications or limitations of the **Proposal** and any and all know anticipated contingencies that might affect the ability of the **Developer(s)** to perform under the terms of the **Proposal**.

IV. SELECTION PROCESS.

A. PROCEDURE FOR SELECTION OF THE DEVELOPER.

1. **Preliminary Review** - Upon receipt of **Proposals**, NGage will conduct a preliminary review of all the materials submitted. If the **Proposal** contains all of the requested information, NGage will perform preliminary due diligence on the **Developer(s)** and submitted financial information. If the **Proposal** is incomplete, NGage will determine whether to consider the **Proposal** for continued review.
2. **Selection Advisory Committee** - A Selection Advisory Committee will be named to evaluate the **Proposals**.
3. **Interviews** - NGage, through the Selection Committee, may require **Developer(s)** to participate in either/both a telephone or in-person interview for the purpose of presenting the contents of their **Proposal**.
4. **Project Selection** - The Selection Committee will make a recommendation to NGage of the **Proposal** and **Developer(s)** most appropriate for the development of a Downtown Owner/Rental Housing Program in Beatrice.

B. CRITERIA FOR EVALUATING PROPOSALS.

NGage has established the following criteria upon which it will evaluate and select the **Developer(s) Proposal** that best meets these criteria. NGage's determination of satisfactory compliance with the selection criteria will be conclusive.

1. Relationship to the goals established in the County-Wide Housing Study and the Community's Comprehensive Plan and Zoning & Subdivision Regulations.
2. Background and experience of the **Developer(s)**.
3. Financial capability of the **Developer(s)**.
4. Project specific criteria presented in the **Proposals**.

C. REJECTION OF THE PROPOSALS.

Any and all **Proposals** may be rejected at any time at the sole discretion of NGage. The decision will be final. NGage does not agree to assume, pay or reimburse any cost, expense or fees incurred by the **Developer(s)** in connection with this **Request for Proposals**.

D. FINAL PROPOSAL SUBMISSION.

Interested developers must submit an electronic file of their Proposal, by **Noon, Friday, July 15th, 2016**. Completed **Proposals**, as well as any questions regarding this **Request for Proposals**, should be mailed or directed to:

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