

NOTICE TO BIDDERS

Request for Proposals for a Development and Implementation Plan for the former Ascentra Credit Union Site City of Bettendorf, Iowa

The City of Bettendorf is seeking proposals from qualified bidders for the redevelopment of the property located at 1710, 1730, and 1738 Grant Street. Future development of the site shall be a use indicative of what is traditionally found in a high traffic urban setting. The property resides within the Downtown Urban Renewal Area, which is set forth in the City of Bettendorf's Urban Renewal Plan. All proposals shall further the objectives of the Downtown Urban Renewal, and the Downtown Master Plan overlay.

All submittals shall be addressed as specified below and received no later than the submittal due date, at which time all submittals will be opened and read as a matter of public record. Electronic submittals will be disqualified. The front of the envelope shall be marked "Request for Proposals for a Development and Implementation Plan for the former Ascentra Credit Union Site." All submittals received after the closing date and time will be returned unopened. The City of Bettendorf reserves the right to reject any and all submittals. All submittals are subject to further negotiation.

Submittal Due Date: **October 3, 2019 at 9:00am CDT**

Submittals shall be delivered to:

Economic Development Office
City of Bettendorf, Iowa
1609 State Street
Bettendorf, Iowa 52722

City offices are open Monday through Friday, 8 a.m. - 5 p.m., excluding holidays.

This RFP will be posted on the City's website at www.bettendorf.org.

Any questions regarding the RFP shall be directed to:

Jeff Reiter
Economic Development Director
City of Bettendorf, Iowa
1609 State Street
Bettendorf, Iowa 52722
Telephone: (563) 344-4060
Email: jreiter@bettendorf.org

1. About Bettendorf

The City of Bettendorf is a vibrant community in eastern Iowa, located on the banks of the Mississippi River. The City has an approximate 2019 population of 34,000, and is located within the Iowa/Illinois Quad Cities Region, which has an approximate population of 475,000, making it one of the top 100 largest incorporated places in the United States. The City of Bettendorf is an affluent, predominantly residential community. Over the past five years, Bettendorf has averaged approximately 150 new home builds annually, with an average new home build price of over \$350,000. In 2018, Bettendorf was named one of the safest cities in Iowa, and has also been named among the “best small cities in the nation for families”. Bettendorf is known for its excellent schools, parks, bike trails, and most recently, Bettendorf is seeing a revitalization of its downtown.

Bettendorf has a downtown corridor defined in its Downtown Master Plan, with a central area residing between 6th Street and 26th Street. US Highway 67 and Interstate 74 intersect within the downtown. There is also a 40 acre land-based casino and hotel operation owned by Eldorado Resorts, a new 40,000sf Ascentra Headquarters, and the new 132 unit Bridges Lofts apartment complex anchoring the downtown district. All of these anchor projects are either, currently open and operating, or scheduled to open by the end of 2019. Additionally, the City of Bettendorf owns the Quad Cities Waterfront Convention Center, located at 2021 State Street. This state of the art property regularly hosts concerts, receptions and conferences within the downtown.

The biggest project in downtown Bettendorf is the construction of the new I-74 bridge across the Mississippi River. This bridge connects the city of Bettendorf to the city of Moline, Illinois. Construction is well underway, with completion expected in 2021. The new bridge will be both beautiful and functional. It will contain a scenic overlook, pedestrian/bike path, an urban park, and pedestrian elevator access.

2. The Project

Even with all of these exciting things happening in downtown Bettendorf, there is still much room for improvement, development, and redevelopment. The Bettendorf City Council has identified the redevelopment of the downtown corridor as one of its highest priorities. As part of that priority, the City is acquiring the site that formerly housed the old Ascentra Credit Union headquarters, bordered by Grant Street, and between 17th and 18th Streets. The City is seeking redevelopment proposals for this location. The City is intent on this redeveloping as a commercial, restaurant or retail development that will serve as a catalyst to drive additional downtown investment and growth. The project should be attractive, exciting, and bring people to downtown Bettendorf!

3. The Details

The City of Bettendorf is seeking a qualified bidder to prepare a Development and Implementation Plan for this property. The area is approximately 300 ft running east and west, and approximately 150 ft running north and south, and is split by an alley. The utilities located in the alley on the north side of this property would need to remain or be relocated within the site. As part of the former Ascentra site, there’s a parking lot north of the previously mentioned alley, which could be included in the scope of the project, and used as part of the development. The City may consider retaining this parking lot for free public parking as well. Additionally, the City anticipates retaining necessary right of way along the frontage of the buildings and grounds, in the event that future expansion of Grant Street is ever contemplated. Said right of way would encroach upon the existing grounds and landscaping, and may require modification to the building at 1730 Grant Street.

The Development and Implementation Plan for the contemplated site should provide a framework for the development of the property. The City of Bettendorf will require all proposals to meet the standards and guidelines set forth in the City's Downtown Master Plan and overlay district. This project should be aesthetically pleasing and provide complimentary businesses to the downtown revitalization efforts. While certain uses may be allowed in the current zoning classification, or possibly a future zoning class, the City of Bettendorf reserves the right to prohibit certain types of use, as part of this RFP.

Prohibited uses associated with this development include, but are not limited to:

- No banks or financial institutions (including branch locations or headquarters)
- ATM's only as approved by the City of Bettendorf
- Multi-family housing will only be considered as part of a mixed-use development, where the multi-family housing is a secondary use to compliment a business use, and all proposed housing must be market rate or above
- No single-family housing
- No affordable housing
- No senior housing
- No liquor stores
- No gas stations
- No convenience stores
- No tobacco or vape shops
- No tattoo/piercing parlors
- No firearms stores or firearms training
- No storage units
- No automotive sales
- No automotive maintenance and body shops
- No pawn shops
- No title loan or "quick cash" operations
- No fireworks retailers or wholesalers
- No pet boarding operations
- No gaming establishments
- No adult entertainment establishments
- No construction or landscaping companies, unless it is specifically a corporate office
- No storage/staging yards or service vehicle parking
- Such other restrictions as the City Council may designate

The Development and Implementation Plan should contain the following:

- The City's intent is to sell this property and to have this property remain as a taxable commercial property. At the time of issuance of this RFP, the total assessed value of the parcels in question is \$1,392,690. Based on the limitations associated with this RFP, the total appraised value is \$900,000.
- This property is for sale. The bidder's response to this RFP should include an offer to purchase amount that will be offered to the City of Bettendorf. The City of Bettendorf will not lease the property to the end user or bidder in any fashion.
- Barring unforeseen issues relative to utilities, infrastructure, weather, etc., bidders must include a listing of all proposed support, both financial or in-kind, that will be requested from the City of Bettendorf as part of the offer to purchase. At this time, the City would not anticipate the use of Tax Increment Financing to support this project.

- A projected timeline, including a construction commencement schedule, and an anticipated opening date for the development. Only real projects will be considered.
- The proposal should include an estimated project budget, and a plan for financing the project.
- A narrative fully describing the qualitative and quantitative aspects of your proposed project. Use(s), square feet, number of floors, etc.
- At a minimum, the proposal must include a concept plan for the entire site, and the concept plan should include conceptual drawings depicting the finished product.
- Projects that lack the necessary financing to carry out the project will be disqualified.
- Please list any conflicts of interest that the bidder may have with the City of Bettendorf, as they pertain to this development.

For reference, images of the property and an aerial view have been included in this RFP. Additionally, the design standards within the City Code should be adhered to when final design is drafted and the site plan is submitted. Any and all bidders will be required to go through any site plan and zoning approval processes, as well as securing all necessary permits and/or licensing associated with demolition, construction, occupancy, and final business operation.

4. Questions

All questions regarding this RFP must be submitted in writing or via email, and directed to the Economic Development Director no later than September 23, 2019 at 10:00am CDT. All questions and answers will be posted on the City's website at www.bettendorf.org.

5. Selection Process and Schedule

An evaluation/selection committee comprised of City officials will review the proposals. The committee will determine which proposals will move forward to the next stage. The City may determine that a formal presentation is warranted after all proposals are submitted. A public hearing will be held prior to sale of any City-owned property. Following the public hearing, the City Council may determine to dispose of the property to the developer whose proposal, if carried out, would be in the best interests of the City in light of the urban renewal and development objectives of the City. A final candidate will be identified thereafter, and the City will begin the property transfer process with said candidate. Proposals will be considered based on their creativity, the viability of the project, the candidate's ability to finance the project, and the reality of the timeline for completion as the City Council may determine to be in the best interest of the City. The City of Bettendorf reserves the right to reject any and all submittals.

Those proposals that are considered should expect the following process to occur:

- Notification within ten days that the RFP is being considered as a finalist
- Finalists will then be given no less than seven days to prepare a presentation (if necessary)
- A date will be set for the presentations (if necessary)
- A recommendation will be made to the Bettendorf City Council, at which time, City Council will make the final approval or denial
- Bettendorf City Council and administrative staff will go through the necessary approval process and procedural steps to execute a sale

It is anticipated that the final approval of a sale/transfer of the property will occur by October 31, 2019.





Approximate 12,000sf existing building



Approximate 4,900sf existing building



Approximate 1,200sf existing building