

REQUEST FOR PROPOSALS

Dutch John Community Development

Daggett County, Utah

The Daggett County Redevelopment Agency (the “Agency”) solicits proposals from parties interested in participating with the Agency in the development of the Dutch John Community Development Project Area (the “Project Area”). Specifically, the Agency seeks a land or real estate developer willing to undertake the planning, management, and development of Phase I of the Project Area.

BACKGROUND

The Dutch John Project Area was created in 2011 under the provisions of the *Community Development and Renewal Agencies Act, Title 17C, Chapter 4, of the Utah Code*, allowing for the potential use of tax increments and Agency funds to aid in the development of the Project Area.

The entire Project Area comprises approximately 2400 acres within the boundaries of the County. The purpose of the Project Area and accompanying Community Development Project Area Plan is the creation of a self-sufficient community in the Dutch John area. The Agency is now looking for a Project participant, manager, joint venture, or partner to oversee and direct the establishment and management of Phase I of the Project Area which is approx. 22 acres behind the U.S. Post Office and extending to Hwy 191 to the North(See the Map on Appendix A). Minimum initial development within Phase I of the Project Area is 5 acres. The opportunity exists for development of future Phases as Phase I proves successful.

Proposals will be accepted until **5:00 pm on Thursday, October 6, 2011, by either (i) email or (ii) delivery of required printed copies to the County Courthouse. If you choose the email submission method, you must also provide the physical printed copies to the County Courthouse before noon on Tuesday, October 11, 2011.** Late proposals will not be accepted. Questions and proposals may be directed to **Brian Raymond** by email at braymond@daggettcounty.org, or by phone at 435-784-3218 ext. 134. Evaluation of proposals will identify those parties who will make presentations to the evaluation team. Presentations will be scheduled between 10/14/11 and 10/18/2011. Full requests for proposal packages are available by contacting Brian

Raymond, County Economic Development Office at the number or email listed above.

Send or Deliver proposals to the Daggett County Courthouse as listed below:

Daggett County Redevelopment Agency
ATTN: Brian Raymond
PO Box 219;
Manila, UT 84046

To assist with proposal preparation, planning documentation including the following and other documents relating to Dutch John can be downloaded from <http://www.daggettcounty.org/DJphase1> .

1. Dutch John Project Area Plan Map showing the location of Phase I.
2. The Daggett County Master Plan as adopted by the Daggett County Commission on August 23, 2011.
3. The Draft Daggett County Community Development Project Area Plan or the adopted Plan (after September 7th).

CURRENT SITUATION

At present, the Dutch John Project Area is mostly undeveloped, with the exception of a small townsite (about 60 acres with about 145 year round residents). The Proposed Project Area has been zoned for a variety of uses, including residential, commercial and light industrial. The Planning Commission is currently considering Mixed-Use zones, and a Resort/Recreation Zone for the Dutch John area, but these have not been finalized. Some roads exist within the Project Area. New roads and other infrastructure shall be constructed within Phase I of the Project Area as appropriate to the proposed community development.

Permitted use of Phase I of the Project Area shall be governed by the Daggett County General Plan, including the Dutch John Master Plan, construed and specified in the officially adopted zoning ordinances and zoning map of Daggett County (as those zoning ordinances and map may be amended from time

to time), which shall likewise govern population and building densities within the Project Area.

Each stage of the development, as well as the approval of each specific project, owner, or tenant in the Project Area, shall be subject to such scrutiny as is required by State law, local ordinance, as well as County Planning Commission and Agency oversight.

SUBMISSION REQUIREMENTS

Five printed copies are required to be submitted for each proposal. All proposals should address the following areas in a format of your choosing. An email with all required documents may be submitted to Brian Raymond by the **5:00 p.m. October 6, 2011** deadline, but **if you choose the email method you must also deliver** printed copies **at** the County Courthouse by noon on Tuesday, October 11, 2011 in order to be considered.

1. *Qualifications and Experience*

The Agency is interested in the background and experience of each party in developments of similar type and magnitude, particularly in other public-private ventures.

- a. Names and locations of projects;
- b. Type and amount of land use;
- c. Experience with large-scale leasing and tenant interaction;
- d. Success of the endeavor or final results;
- e. Partners in the effort and whether public/private arrangement;
- f. Reference and/or contacts for the projects;
- g. Financial investment made and return on investment expected; and
- h. Other financial information identifying proposer's capabilities.

2. *Financial Capacity*

Please include information demonstrating the solvency and financial strength of your company, and its ability to pursue the proposed community development project through completion.

3. *Marketing Plan*

With the goals of quality job creation, tax base enhancement, area economic development, and the retention and/or improvement of the area's quality of life as guides; discuss the desired marketing approach. Focus specifically on the particular businesses or types of businesses or concerns the establishment of which you would seek. Include:

- a. Target markets within the community and the benefit to the County of establishing businesses or concerns aimed at such markets;
- b. Your ability to penetrate desired markets and to attract tenant businesses addressing these markets.
- c. Communication, advertising, and incentive methods you would follow in attracting tenants as set out in your response to 3.a;
- d. The Agency and County want to be kept informed as does the general public. Please describe how you would manage this to keep the community informed about and supportive of the proposed community development.

4. *Development Plan*

Discuss your development goals, as if you (or your company) have already been selected to carry out the planning, development and management of the Project Area.

- a. Provide a general development plan, including desired direction, market analysis, business assumptions, and possible cash flow analysis.
- b. Discuss your plans to provide development oversight and, later, onsite management of the Project Area.
- c. Explain your promotional plans for the Project Area.

5. *Other information you deem appropriate and within the scope of this request.*

SELECTION PROCESS

The Agency, with appropriate technical and consulting assistance, will evaluate proposals and conduct interviews as required to select the successful applicant in accordance with stated goals and objectives.

EVALUATION CRITERIA

- I. Relevant experience and demonstrated results of prior efforts involving mixed-use property planning and development. - **20%**
- II. Financial capability to support proposal plans. - **20%**
- III. Understanding of the work required as exhibited by the clarity, utility and adequacy of the proposal. - **15 %**
- IV. Ability and willingness to accept the risks associated with implementation of the Dutch John CDA Plan. - **15%**
- V. Quality of preliminary Development Plans. - **30%**

RESERVATIONS

The Agency reserves the right to accept or reject any proposal, and to select aspects of more than one proposal to achieve desired goals.

