



REQUEST FOR PROPOSALS RIVERFRONT (CURRENTLY KNOWN AS RIVERTECH) DEVELOPMENT PROJECT MOLINE, ILLINOIS

OVERVIEW:

Moline, Illinois, is in the area of the country regionally known as the Quad City (or Cities) Region. The Quad City Region lies at the intersection of Interstate 80 and the Mississippi River, approximately 3 hours due west of Chicago and includes portions of northwestern Illinois and eastern Iowa. This area is home to a diverse economy encompassing manufacturing, logistics, agriculture, defense, finance/IT and food processing.

Quad City Region, USA



Moline, Illinois, is a community of more than 43,000 people located in the center of this bi-state metropolitan statistical area (MSA) of nearly 400,000. Moline is the international headquarters of Deere & Company and supports many other world-class companies including KONE, Inc., United Healthcare and Trinity Regional Health Systems. It is home to many vibrant locally-grown companies and is one of the direct transportation access points to the region's largest employer, the Rock Island Arsenal, located on Arsenal Island to the north of Moline's downtown City Centre.



Moline is easily accessible and is well-served by many modes of transportation including interstates and other roadways; rail; commuter and regional bus service; waterways, bike and walking paths; and the area's airport which has both commuter and freight service. The community will have reinstituted passenger rail service through Amtrak beginning in 2014. This service will be located in the former O'Rourke building which at one time was a Sears Roebuck warehouse. The building is located on the western end of the community's downtown riverfront.

REQUEST:

Renew Moline – a public private partnership which works collaboratively with the city of Moline on development and redevelopment of the city’s riverfront area – is seeking proposals from private developers to master plan and develop a 15.5 acre green space area located along the Mississippi Riverfront on the east end of downtown Moline, Illinois. This site is bordered by River Drive to the north; 25th Street to the west; the all-weather road currently known as RiverTech Boulevard to the south; and 29th Street to the east.



The city’s downtown employment and retail center is less than 1 mile from the site, and Western Illinois University’s – Quad Cities (WIU-QC) Riverfront Campus is on the 20-acres immediately to the east of this property. Phase I of the campus was completed in the late fall of 2011 and opened to students in January 2012. Phase II is designed and the funding for its construction was released by the State of Illinois earlier this year. Construction is anticipated to begin in the fall of 2012 and completed by 2015.

The number of businesses located within 1 mile of Moline Centre is 612 with 8,685 located within 5 miles. The number of employees within the 1 mile radius is 7,428 with 119,686 within the 5 mile radius. More than 250,000 visitors from across the United States and the world come to the John Deere Pavilion in Moline Centre on an annual

basis and the region's convention center – the iWireless Centre – attracts more than 500,000.



This property was the site of a former industrial building – which, for slightly more than \$5 million, was purchased by the city, torn down, the site remediated and site improvements made including construction of city water and sewer. The site was also raised so that it is now out of the 100 year flood plain, and an all-weather road was constructed along its southern border.

The community is generally seeking a high density, mixed-use development proposal containing residential, retail, commercial and restaurant elements which will benefit the entire downtown riverfront area and enhance and provide services to the nearby WIU – QC Riverfront Campus. Parking should be a component of any plan.

To date, the site has been known as RiverTech; however, a shift to a mixed-use residential and commercial/retail focus will allow the developer to provide input on the rebranding/renaming the development site.

This redevelopment project site is located within a tax increment finance (TIF) district. Captured property tax revenues from the TIF have already been used for purchase and improvement of this property; however, additional TIF monies may also be considered to fund certain public improvements to complement the private investment made into this site. The site is also located within the Illinois Quad Cities Enterprise Zone which offers numerous benefits including, among other things, a sales tax exemption on building

materials. Renew Moline will consider proposals encompassing an area smaller than the 15.5 acre site, but the concept must be high density, mixed use and take into consideration services and amenities necessary to help support the WIU – QC Riverfront Campus.

BACKGROUND INFORMATION:

The most recent Moline Centre Master Plan Update was completed in December 2001 and contained an element known as the RiverTech Corridor. This plan encourages a high-density, mixed-use area along the Mississippi. There is also a strong focus on open space and public uses with an emphasis on technology and education.

Renew Moline is serving as facilitator for this RFP solicitation process and is working in cooperation with the City of Moline which is the property owner for this site. The selected developer will need to interact and negotiate with both entities to reach agreement on property acquisition, financial incentives, related public improvements, and design standards. A design-build management review process will be incorporated into the development agreement and operated through Renew Moline. Additional information on the design-build management process is available from Renew Moline upon request.

SUBMITTAL REQUIREMENTS:

Developers interested in responding to this Request for Proposals (RFP) may discuss their interests with staff from Renew Moline and the City of Moline before preparing a formal written proposal in order to attain a comprehensive understanding and appreciation for the desired outcomes from this redevelopment project. The following minimum information should be included in a proposal to receive full and fair consideration:

- > The developer's name, address, office location, and overall knowledge of real estate development practices.
- > Education and experience of key personnel to be assigned to this project.
- > The developer's past record with meeting time schedules with similar development projects. (Identify and describe specific projects in detail such as scope, size, footprint, financing, etc.)
- > A listing of the developer's current projects and workload, and statement of developer's ability to give this project particular time and attention.
- > A statement of the developer's philosophy on quality assurance, quality management, and quality construction standards for their development projects.
- > Three professional references including names, addresses and telephone numbers of persons who would have direct personal knowledge of the developer's past projects.
- > Documentation evidencing the developer's financial ability to adequately undertake the proposed project. (i.e., financial statement, bank letters of credit, etc.)
- > A preliminary conceptual site plan depicting the general configuration and size of the development project.
- > A preliminary 10-year pro-forma of the financial projections without any financial assistance or economic incentives, identifying any funding gaps that may exist.

- > A one to two page narrative describing the developer's vision for this project.

DEADLINE & ADDRESS FOR SUBMITTALS:

Proposals should be submitted by Monday, July 9, 2012, to:

Ms. Janet M. Mathis, Executive Director
Renew Moline
1506 River Drive
Moline IL 61265
309.762.9190
jmathis@renewmoline.com

Developer should submit and electronic or USB copy as well as five printed (5) copies of this proposal.

DECISION AND GENERAL DISCLAIMER:

A short list of developers submitting responses to this Request for Proposals will be invited to Moline to provide a public presentation of their project concept. The preferred developer will be then be selected by a committee composed of the Moline Project Management Team public and private sector members of the RiverTech Design Build Management Team and Renew Moline and City of Moline Staff. Developers will be evaluated based on their concepts as well as their qualifications to undertake a project of this scope and size as evidenced by previous experience with similar sized or larger real estate developments.

The timeline is as follows:

July 9, 2012 -	Request for proposals due
Week of July 16 -	Committee review proposals and selects those for public presentations
Week of July 23 -	Public presentations from developers
August 1 -	Selection of Preferred Developer

Following the selection of the preferred developer by the selection committee, the developer will be invited to negotiate the terms and conditions of the real estate purchase and development agreement with Renew Moline and the City of Moline. Renew Moline reserves the right to waive any requirements which may be in the best interest of the redevelopment of this site, and/or reject any or all proposals.

Renew Moline reserves its right to make determinations in its and the City's best interest in its sole discretion. The City of Moline retains its right to reject any or all proposals and act in its best interests at all times as the City, at the City's sole discretion, as it so determines. Renew Moline and the City of Moline will not discriminate against any interested developer on the grounds of race, creed, color, sex, age, sexual orientation, disability, or national origin in the selection process for the redevelopment project.