INTRODUCTION

The Urban Renewal Agency of the City of Caldwell, Idaho, hereinafter referred to as (“Agency”) is requesting proposals from interested parties in serving as the developer of the properties located at 711 Cleveland Blvd and 306 S. Kimball Ave located generally northwesterly of Kimball Ave between Cleveland Blvd and Blaine Street in downtown Caldwell (the “subject property” or “property”). Responsive proposals to this request (“RFP”) must demonstrate a workable planning and business framework for redevelopment of the subject property into a robust addition to the on-going redevelopment of historic downtown Caldwell. A mixed-use development with active ground floor uses is preferred. Development must be consistent with the vision and other principles described herein and in the Agency’s Plan, a copy of which can be obtained by contacting the Agency.

This RFP is a competitive proposal process. After reviewing the responses to this RFP and potentially interviewing parties who have submitted responses (“Developers”), Agency anticipates selecting one responding team (“Preferred Developer”). The process and criteria that will be used to make the selection are described herein.

Agency and the Preferred Developer will negotiate in good faith to reach agreement on the development requirements and execute a Development Agreement (“DA” or “Contract”) that sets...
out the terms for the parties to move forward. The DA represents a first step in defining business terms as well as the process by which Agency and the Preferred Developer will work collaboratively to formulate a fully articulated development plan. The Agency will establish terms and conditions for exclusive negotiations, clarify the parties’ respective roles and responsibilities, set out pre-development activities, establish timeframes and provide key terms and conditions of the sale of the subject property. Other related development and financial considerations will be addressed in the DA as well.

**ABOUT THE AGENCY**

The Agency is the urban renewal agency formed by the City of Caldwell, Idaho. Since 1998 the Agency has focused on creating a vibrant, pedestrian-friendly, mixed-use urban center in downtown Caldwell.

This urban center now includes a reopened and park-lined Indian Creek, a beautiful campus for Treasure Valley Community College, professional offices, retail, boutiques, restaurants, art, cultural and entertainment opportunities, and some residential uses.

The Agency and the City of Caldwell have continually invested in downtown infrastructure, streets, streetscape, public spaces, public art and culture, and look forward to continuing to do so. The centerpiece of area surrounding the property is the newly opened Indian Creek Plaza; a public square that hosts 250+ outdoor community activities and events per year and includes a seasonal ice-skating ribbon and rink. For more information regarding Indian Creek Plaza please visit indiancreekplaza.com.

A six-member Board of Commissioners made up of three current Caldwell City Council members and three community members governs the Agency.

The Agency operates pursuant to a formally adopted Urban Renewal Plan and implementation program which can be obtained by contacting the Agency.

**ABOUT THE PROPERTY AND INCENTIVE**

This RFP seeks a new owner for the subject property that will redevelop the property in a manner that enhances continued economic growth and new construction in historic downtown Caldwell. The Preferred Developer will demonstrate that its proposal and redevelopment of the property will add to the vitality and momentum of Caldwell downtown redevelopment.

The property is composed of two lots. The first lot is square in shape and approximately 17,000 sq. ft. in size. The Cleveland Events Center, built in 1921, is located on this lot. The building is approximately 17,000 sq. ft. in size on two floors. It is in need of restoration and rehabilitation, but it does have period-correct facades and architectural touches. The building is not on the National Register of Historic Places but is believed to be eligible. Adjacent to the main...
structure is a row of one-story commercial shops that were built later and total approximately 4,500 sq. ft. in size.

The Preferred Developer will restore the Cleveland Events Center building in a manner that preserves, rehabilitates and enhances its historic character. The adjoining one-story structure added later may be demolished and removed or incorporated into the redevelopment of the site. However, if reincorporated, the building must be renovated so that it appears harmonious with the historic character of the Cleveland Events Center and a logical, aesthetic extension of it.

The second lot is approximately 9,400 sq. ft. in size and lies adjacent and northeasterly of the Cleveland Events Center. The lot has an older building that the Agency believes will need to be demolished. It is anticipated that this second lot will be developed for private, off-street parking dedicated to the uses developed in the restored Cleveland Events Center.

Within three blocks of the site is the Indian Creek Park including the seasonal Winter Wonderland with over 1 million LED lights, Indian Creek Plaza, the historic Caldwell Train Depot, Amano Restaurante, Indian Creek Steakhouse, Treasure Valley Community College, Flying M Coffeshop, the Chop Shop restaurant, the Grit 2C restaurant, the 11-screen Caldwell Luxe Theater, the 1.4 acre Creekside parcel currently planned for large-scale, mixed-use redevelopment, significant public parking and numerous other retail and service shops.

A legal description of the subject property is attached as **Exhibit A** and the site is depicted on **Exhibit B**.
Access:

The subject property is fronted by Cleveland Blvd. (one-way southeasterly), a major downtown thoroughfare, S. Kimball Ave, a local two-way street, and the parking area has frontage on Blaine Street, (one-way northwesterly), a major downtown thoroughfare. The site has adjacent on-street parking spaces on the Cleveland and Kimball frontages.

Infrastructure and Utilities:

City sewer and water, fiber optic data conduit, natural gas, electricity, television cable, and telephone are available at the site.

Zoning and Land Use Entitlement:

The subject property is currently zoned C-C (City Center) and lies wholly within the Caldwell city limits. A broad range of commercial and residential uses are permitted outright in the C-C zone. Prior to issuance of a building permit, the design of new construction must be approved by the City of Caldwell pursuant to the design requirements of chapter 10, Article 12 of the Caldwell City Code. Sidewalk areas adjacent to the subject property have been previously developed with enhanced streetscape features. To the extent such features are disturbed in construction, they must be replaced in compliance with Chapter 10, Article 12 of the Caldwell City Code. For further information on these design requirements contact the office of Robb MacDonald, City Engineer for the City of Caldwell at (208) 455-3021.

Development Incentive:

Agency will sell the subject property to the Preferred Developer based upon its Fair Re-Use Value as established by a re-use appraisal. In general, the process establishes a value for the property based upon the development cost of the project and the need to produce a reasonable return in light of such costs. Provided, however, if the Fair Re-Use Value is negative, the subject property will be sold for zero dollars ($0.00).

This incentive is available in connection with the economic and blight abatement goals and objectives set forth in the Agency Plan and Idaho law and is conditioned upon development of the site by Preferred Developer in substantially the manner proposed in its response to this RFP. The terms of the sale will prohibit acquisition of the property for resale or speculation and Preferred Developer must construct improvements that are subject to real property taxes for a minimum of 20 years.

Property Transfer:

The subject property will be available for transfer when the DA is complete and prior to commencement of construction.
EVALUATION CRITERIA

Proposals for redevelopment shall be generally consistent with and evaluated under the following criteria:

1. HISTORIC CONTEXT - Redevelopment that is compatible with or complimentary of the historic character of the downtown area and the Downtown Framework Master Plan, a copy of which can be obtained by contacting the Agency.

2. DEVELOPMENT TIMELINE - Assurance that the Preferred Developer will commence and complete redevelopment within a reasonable time. Priority will be given to proposals to be completed within a shorter time frame relative to the size of the project. The DA will establish negotiated timeframes for commencement and completion. Speculative plans subject to market studies, uncertain financing, unformed joint ventures or partnerships, or any other contingency that may delay the development timeline are less attractive to the Agency.

3. FINANCIAL CAPACITY - Assurance that the Preferred Developer has the financial ability and experience to complete its redevelopment proposal. Responses must describe how the project will be funded/financed including construction financing, permanent financing and anticipated final ownership. Letters from financial institutions which describe prior credit relationships, prior lending history/amounts/ranges, and anticipated parameters for lending on proposed project are desirable. A list of preliminary development financing sources for the proposed development MUST BE included in your submittal.

4. PROPOSED USES - The Agency will evaluate responses with a preference for active ground floor uses over single-use projects with dormant ground floor uses. Active ground floor uses are those that invite the public to enter the building often, engender frequent foot traffic and offer services in the evening hours. Examples of active ground floor uses include, but are not limited to specialty retail shops, restaurant, coffee shop, entertainment establishment, brewery, and small grocery. Examples of less active ground floor uses include, but are not limited to storage, bank, offices and residential. Proposals for residential uses on the site must also provide for off-street parking. This RFP purposefully does not dictate or restrict use types because uses change throughout the life of a building. Preference is given to projects that engender street vitality with active, mixed uses regardless of the specific type of each use.

5. PEDESTRIAN-FRIENDLY DESIGN - Pedestrian-friendly design at the street level is preferred. Pedestrian-friendly design includes but is not limited to buildings that meet the sidewalk and orient windows toward the sidewalk, limited blank walls facing the sidewalk, and buildings with entrances facing the sidewalk. Explain and demonstrate why the proposed project is pedestrian friendly with regard to use/design. Perspectives and elevations may be helpful.

6. PARKING - Explain and show how the project both fits the neighborhood and employs an urban parking approach.
7. **INVESTMENT** - Projects that invest more in the redevelopment of the site result in augmented property valuation, which strengthens the community economic base by adding value to the property tax rolls. New investment that creates higher property value for the site may also improve the values of property in the vicinity. These improved values help support quality local public services at lower rates. Additionally, private redevelopment of the subject property creates property tax resources which can be used to advance general urban renewal efforts within the downtown. Because of this, larger building size(s), total construction value, and anticipated total taxable value are relevant.

8. **CATALYST POTENTIAL** - Projects that best leverage neighborhood assets, create and attract pedestrian activity, and are most likely to stimulate spin-off and/or complementary development are preferred. This supports Agency’s overall urban redevelopment goal to eliminate blight, promote development, and fuel economic growth. Explain and demonstrate why the uses within the development were chosen and why the project may be a catalyst for future development. Does the project leverage neighborhood assets and seek to partner and/or incorporate surrounding features like the Indian Creek Plaza or Indian Creek Park? Will the project attract more development to this area of downtown?
SUBMISSION REQUIREMENTS

A letter of Introduction: A letter of introduction signed by the Developer responding to the RFP.

Developer/Team: Provide the following information:

- Name of the Developer, address and telephone number submitting the RFP.
- Name of the proposed contractor, address and telephone number for the project.
- Description of form of organization of Developer (corporation, partnership, sole-proprietorship, etc.)
- Statement describing the number of years the Developer has been in business under current name, and a list of other names under which the Developer has operated.
- Webpage address, if available, of the Developer.
- Name, address and telephone number for project manager.

Portfolio: A portfolio that includes a minimum of three (3) examples from the Developer of construction/development projects that have been completed within the last ten (10) years or that are currently under construction. Projects should demonstrate quality of design.

Concept Plan: Provide the following information:

- An overall narrative description of the project, proposed uses, style and location of structures, and development plan.
- A concept sketch of floor plans for this project are recommended.
- Photographs or perspective drawings of other projects depicting possible architectural concepts viewed as appropriate for this project are recommended.
- Additional written or graphic materials, if needed, to communicate the project’s concept.

Development/Phasing Timeline: A proposed timeline for negotiation of the DA and development. The timeline should include any uncertainties or contingencies that may affect the progress of development.

Evaluation Criteria: A detailed analysis of how the project concept proposed in response to this RFP meets the eight (8) Evaluation Criteria set forth above. The analysis should address each of the criteria and discuss whether the project furthers the Agency’s goals for this site.

Additional Information: Agency reserves the right to request additional information during the review period.

Number of Copies: Eight (8) copies, along with one (1) electronic copy.

Deadline: Responses must be received no later than 5:00 PM Mountain Time on April 17, 2020. It is the sole responsibility of each Developer to see that its submission is received by the date and time stated in this RFP. No Oral, Facsimile or Email Submittals Will Be Considered.
Proposals must be submitted by mail or hand-delivered to:

    Steven Jenkins, Economic Development Specialist  
    Urban Renewal Agency of the City of Caldwell, Idaho  
    411 Blaine Street  
    Caldwell, Idaho 83605  
    (208) 615-6972

ADDITIONAL TERMS AND CONDITIONS

    No respondent to this RFP shall offer any gratuities, favors or anything of monetary value to any official or employee of the Agency or City of Caldwell for the purpose of influencing consideration of this RFP.

    All Responses submitted must be the original work product of the Developer. The copying, paraphrasing or otherwise using of substantial portions of the work product of another Developer is not permitted. Failure to abide by this instruction will cause the RFP response to be rejected.

    Agency has no responsibility for any expenses incurred by a Developer in the course of responding and/or presenting this or subsequent proposals.

    Agency may terminate the RFP process at any time, for any reason, with no requirement to disclose its reasoning.

    Agency also reserves the right to reject any RFP response at any time, or to terminate any negotiations implied in this RFP or initiated subsequent to it. Agency may accept such proposal as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Plan, it may proceed with further selection processes, or it may reject any or all submissions.

    Agency may change any part of the RFP process at any time for any reason.

    Agency intends to consider recommendations from a review panel in selecting the Preferred Developer to advance toward the DA. If Agency is unable to reach a satisfactory agreement, Agency may terminate negotiations and commence negotiations with the next highest ranked Developer and so on, or, in its sole discretion, determine not to enter into a DA with any of the Developers and terminate the process.

    Agency will determine, from the information submitted in the responses, the most qualified proposal to meet the stated duties as evaluated under the criteria set forth herein. The Agency will make the final selection.

    Any submission does not constitute business terms under any eventual agreement. Developer’s participation in this RFP and any communications of any kind, by any individual, at any phase of the RFP process, should not be relied upon or construed as binding unless and until the DA is fully executed by the parties.
While every effort will be made to ensure accurate information in this RFP, neither Agency, the City of Caldwell, nor any other public participant or partner, civic group or individual, nor any of their elected officials, officers, agents, employees or consultants, shall be responsible for the accuracy of any information provided to any person as part of this RFP process. All Developers are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a response to this request is at the sole risk of the Developer.

CONFIDENTIALITY AND PUBLIC RECORDS LAWS

This RFP is a public process. Therefore, information and materials collected under the RFP are public records. The information that is received by Agency may be subject to disclosure under the Idaho Public Records Act, Title 74, chapter 1. With the potential exception of some credit data, proprietary information or trade secrets (identified as such by the Developer in the response), it is anticipated that submissions to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. Agency will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFP would be considered exempt from disclosure under Idaho’s Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

Accordingly, Developers should take the following steps with respect to any information believed to be exempt from disclosure or confidential. Developer shall segregate any proprietary information or trade secrets and provide an explanation as to why such information should not be deemed a public record, citing the applicable portion of the Idaho Public Records Act. On any items submitted with the RFP that the Developer believes are exempt from disclosure under the Idaho Public Records Act, clearly mark the upper right corner of each page of any such document or material with the word “Exempt”. This alone does not mean the document is in fact exempt from disclosure, but Agency will evaluate any request for exemption and keep the information confidential if permitted by Idaho law.

Agency’s disclosure of documents, or any portion of a document, submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations, made pursuant to the Idaho Public Records Act. Developers, by replying to this RFP, agree to release and hold Agency harmless from any and all liability for disclosing any material or documents included in any proposals submitted to Agency.
QUESTIONS AND CLARIFICATIONS

If you have questions regarding this RFP, please submit them in writing by November 15, 2019 via email to econdev@cityofcaldwell.org. Agency will endeavor to answer all questions submitted and provide both the question and the answer to all Developers that have expressed interest in the RFP.
Exhibit A
(Property Legal Description)

711 Cleveland Blvd:
Lots 13 through 17, inclusive, and the Southeasterly one-half of Lot 18, in Block 19 of CALDWELL, IDAHO, according to the REVISED MAP filed in Book 1 of Plats, Page 20, records of Canyon County, Idaho.

Containing 0.38 acres, more or less.

306 S. Kimball Ave:
As described in a Quitclaim Deed recorded as Instrument No. 200207155, records of Canyon County, Idaho: Lots 10-12, inclusive, Block 19, Section 22-4N-3W SW Caldwell Original

Containing 0.21 acres, more or less.
Exhibit B

(Depiction of 711 Cleveland Blvd)
Exhibit B, continued
(Depiction of 306 Kimball Ave)