

**Request For Proposals
for the
Development of a Commercial
Project Located at 900
Broadway Boulevard in the
Central Business District Urban
Renewal Area**

November 2, 2018

INTRODUCTION

Description of Project

The Land Clearance for Redevelopment Authority of Kansas City, Missouri (LCRA) is seeking qualified real estate developers to redevelop the property within the redevelopment project area: an approximately 13 – story, 153 – room limited-service extended-stay hotel at 900 Broadway Boulevard, along with construction of an automatic parking system to accommodate approximately 48 cars on adjacent parking lot property (Project).

Achieving the goals of the required development will involve the following elements:

- Acquisition and redevelopment of the subject property to construct the Project.
- Compliance with the terms and provisions of the Central Business District Urban Renewal Plan, the LCRA Workable Program, and LCRA policies and procedures.
- Acquisition of land parcels and structures that may involve relocation of residents and/or business tenants, if applicable, must comply with the LCRA’s Standardized Relocation Policy, if applicable.

The subject property is generally located within certain parcels of the block bounded by 9th Street on the north, Broadway Boulevard on the east, 10th Street on the south, and Washington Street on the west, as more specifically shown and described on the attached **Exhibit A-1 - Project Boundary Map** and **Exhibit A-2 – Legal Description of Properties to be Redeveloped**.

The LCRA is requesting proposals in order that interested Redevelopers have the opportunity to submit redevelopment proposals for the LCRA’s consideration. The LCRA will weigh all proposals carefully to determine their feasibility and benefits they will bring to the City as a whole, as well as the Central Business District Urban Renewal Area specifically. **Request for Proposals packets may be picked up at the offices of the LCRA, 1100 Walnut Street, Suite 1700, KC, MO beginning Friday, November 2, 2018 with responses due by 4:00 p.m., Friday, November 9, 2018.**

THE LCRA RESERVES THE RIGHT TO ACCEPT, REJECT, OR NEGOTIATE ANY AND ALL REDEVELOPMENT PROPOSALS.

SUBMISSION CONSIDERATIONS

A. Who Should Submit Proposals

Real Estate Redevelopers may submit proposals for the redevelopment project. The LCRA will negotiate directly with the redeveloper or the redevelopment team (the “Redeveloper”) selected under the procedure outlined in this package. The negotiations are designed to assure that due consideration will be given to those who intend to provide the highest quality redevelopment consistent with the Plan.

Each interested Redeveloper should visit the Project Area and become more fully acquainted with all existing conditions. This packet is not all-inclusive, and Redevelopers are responsible for investigating matters that they include in their proposals.

The LCRA may consider proposals which it deems to be in the public interest and which best serve the purposes of the Plan, or it may reject any and all proposals for redevelopment. The LCRA may grant preference to proposals which also demonstrate the ability to provide off-street parking for other adjacent or nearby historic commercial buildings. The LCRA reserves the right to waive any formality in the proposals received and to negotiate with Redevelopers whenever such waiver is in the interest of the City.

- The LCRA reserves the right to require the Redeveloper to provide any additional qualifications or financial information and to include a detailed financial statement determined relevant to the Redeveloper's ability to complete redevelopment in accordance with the Central Business District Urban Renewal Plan.

No proposal will be accepted from, nor eventual contract awarded to, any person, firm or corporation that is in arrears or in default upon any debt to the City of Kansas City, MO or the Economic Development Corporation of Kansas City, Missouri or any of its affiliated agencies.

B. Project Contingencies

It is recognized that redevelopment proposals received pursuant to this RFP may include contingencies for financing. Such contingencies within the submissions should be clearly presented with (to the greatest extent possible) a statement of those conditions that must be met to secure financial commitments.

Coordination of and staging of redevelopment activities is required to complete the overall redevelopment program. Redevelopment submissions in response to this RFP shall provide a "critical path" schedule of activities that will identify time lines of performance, uses and sources of funds, construction phases, as well as all public and private activities. This critical path schedule will be carefully reviewed and will be the basis of contractual performance under any approved redevelopment contract.

C. LCRA Assistance

The LCRA will consider providing development assistance and/or incentives to assist redevelopment projects. Development assistance and incentives may include:

1. *Sale – Leaseback arrangement to facilitate sales tax-exemption on construction materials; and/or*
2. *Real Property Tax abatement*

D. Relocation (if applicable)

- Relocation of an existing resident(s) and/or tenants may be required to cause this project to be developed in accordance with the Relocation Standards of the Central Business District Urban Renewal Plan. The LCRA, by Resolution 85-25, has a **Standardized Relocation Policy** to be

adhered to, should relocation be necessary. The Redevelopment Proposal should have a clearly outlined relocation strategy for relocating affected residents.

E. Other Considerations

1. Affirmative Action

The LCRA has developed an **Affirmative Action Process** that requires all redevelopers and project contractors to submit individual affirmative action plans. All projects approved by the LCRA are subject to applicable federal, state and/or local affirmative action regulations, requirements, guidelines, and procedures. The interested Redeveloper should give consideration to including MBE/WBE Enterprises early in the bidding process.

2. Workable Program

All Redevelopment Projects through the LCRA are subject to the provisions and rules of the Workable Program adopted by the LCRA Board of Commissioners on October 4, 2000, as amended.

3. LCRA Acquisition Costs

The Redeveloper shall be fully responsible for paying all acquisition transaction costs associated with the LCRA's acquisition of the subject property and leasing of the subject property to the Redeveloper or its designee. These costs will include all costs to acquire the subject property, whether by contract or eminent domain, including, without limitation, contract purchase price or just compensation (including any premium eligible under eminent domain statute), court fees, condemnation commissioner fees, relocation costs, recording any documents to clear title encumbrances, any title commitment or policy of owner's title insurance that the LCRA or Redeveloper may obtain (and endorsements), reasonable professional costs and expenses for legal, title company, survey, appraisal, environmental, engineering, and other related or customary professional services performed in connection with the acquisition and leasing of the subject property. The cost obligations of the Redeveloper will be further detailed in separate funding and redevelopment contracts between the LCRA and the Redeveloper.

SUBMISSION REQUIREMENTS

A. Redevelopment Proposal Submission

Interested Developers should submit sealed proposed redevelopment plans to the attention of: Greg Flisram, Executive Director, Land Clearance for Redevelopment Authority, 1100 Walnut Street, Suite 1700, Kansas City, MO 64106. Submissions should be in accordance with the Request for Proposals and should provide all of the information requested in the Redeveloper Application Form.

- **Submission of a Redevelopment Proposal requires an initial deposit of \$13,500 made payable to the LCRA pursuant to a funding agreement between LCRA and the Redeveloper.**

- Redevelopment proposals should be in conformance with the Central Business District Urban Renewal Plan.
- **Submissions of Redevelopment Proposals must be received in the offices of the LCRA no later than 4:00 p.m. on Friday, November 9, 2018.**
- Submit **one original and five (5) copies** of the Redevelopment Proposal. The copies should be a good quality photocopy.
- **An electronic (digital) version of the proposal will not be accepted as the original proposal submittal, but must be supplied for staff use.**
- Do not use font size smaller than 10 point.
- Letter(s) of financing commitment must accompany the proposal. If your proposal includes tax credits and/or grants from government programs, you must include a copy of the budget page for those programs.

B. Attachments

- **Redevelopment Project Application Form**
- **IRS Exemption Letter (*If applicable*)**
A copy of your organization's tax-exempt ruling under Section 501(c)(3) of the Internal Revenue Code must be submitted. If your organization has a pending 501(c)(3) application, you must provide a letter indicating such.
- **Articles of Incorporation or Partnership Agreement**
A copy of your organization's articles of incorporation and a current certificate of incorporation must be submitted. You must also provide a Certificate of Good Standing from the state of incorporation. If your organization is a partnership, a copy of your partnership agreement must be submitted.
- **Bylaws (if applicable)**
A copy of your organization's bylaws must be submitted.
- **Current Members of the Board or Partners**
This list must include all individuals who are currently serving as members of your Board of Directors or as Partners. The following information must be shown for each individual: name, home address, day phone, occupation, position on the Board or Partnership, and whether or not the individual is a resident of the project area.
- **Letters of Support**

Evidence of support must include a Local Government Endorsement from the appropriate District Councilperson(s), mayor, county official, state representative, or state senator. You must submit at least one letter of support from one of the individuals listed above.

Your proposal must provide written evidence of support from any other agencies, organizations, institutions, and community people whose cooperation is desirable or required to carry out the project.

You must also submit letters of support from other organizations, agencies, or institutions who are providing funding or in-kind contributions to ensure the success of your project.

➤ **Relocation Strategy (if applicable)**

A clearly outlined relocation strategy for relocating affected residents.

➤ **Affirmative Action Plan**

An Affirmative Action Plan in full compliance with the LCRA's policy must be included as part of the project proposal. Please contact Sandra Rayford, the Affirmative Action Compliance Officer, at (816) 691-2110 or srayford@edckc.com to develop an Affirmative Action Plan for your project.

PROPOSAL SELECTION PROCESS AND EVALUATION CRITERIA

A. Process of Redeveloper Selection

Upon receipt of the redevelopment proposal, a review of the redevelopment proposals will occur and, if necessary, a short list of proposals will be selected for interviews regarding the proposals with the submitting Redeveloper or Development Team.

The LCRA reserves the right to negotiate with any interested redeveloper on any matters required under the redevelopment plan, including site plans, building designs, land price or lease arrangements, financial structure and guarantees. The LCRA also reserves the right to reject or accept any proposals.

B. Redevelopment Plan Review Criteria

The LCRA shall consider all relevant factors in determining which proposals best serve the purposes of the project, including, but not limited to some or all of the following:

1. The financial ability of the redeveloper to carry out the proposal.
2. The experience and expertise of the redeveloper with respect to the ability to carry out the proposal.
3. The necessity of municipal assistance, which specifically addresses: site preparation and public and private investment/improvement costs.
4. Economic impact to the City and the project area.
5. Redevelopment schedule

6. Dollar investment represented and commitments for the same.
7. Land acquisition assistance required and redevelopment phasing.
8. Quality of design and building materials.
9. Harmony of exterior design with the existing neighborhood.
10. Location of improvements with respect to topography and finished grade elevation.
11. Quality of site treatment and landscape design.
12. The economic feasibility of proposed redevelopment project(s).
13. Marketability of proposed redevelopment project(s).
14. Satisfaction of requirements for payment of project costs (land and site improvements).
15. Ability to commence and complete construction expeditiously and past history of the same.
16. The degree to which the proposal addresses the Plan for the Redevelopment Areas.
17. Appropriateness of the Affirmative Action Plan for the project(s).

**Exhibit A – 1
Project Boundary**

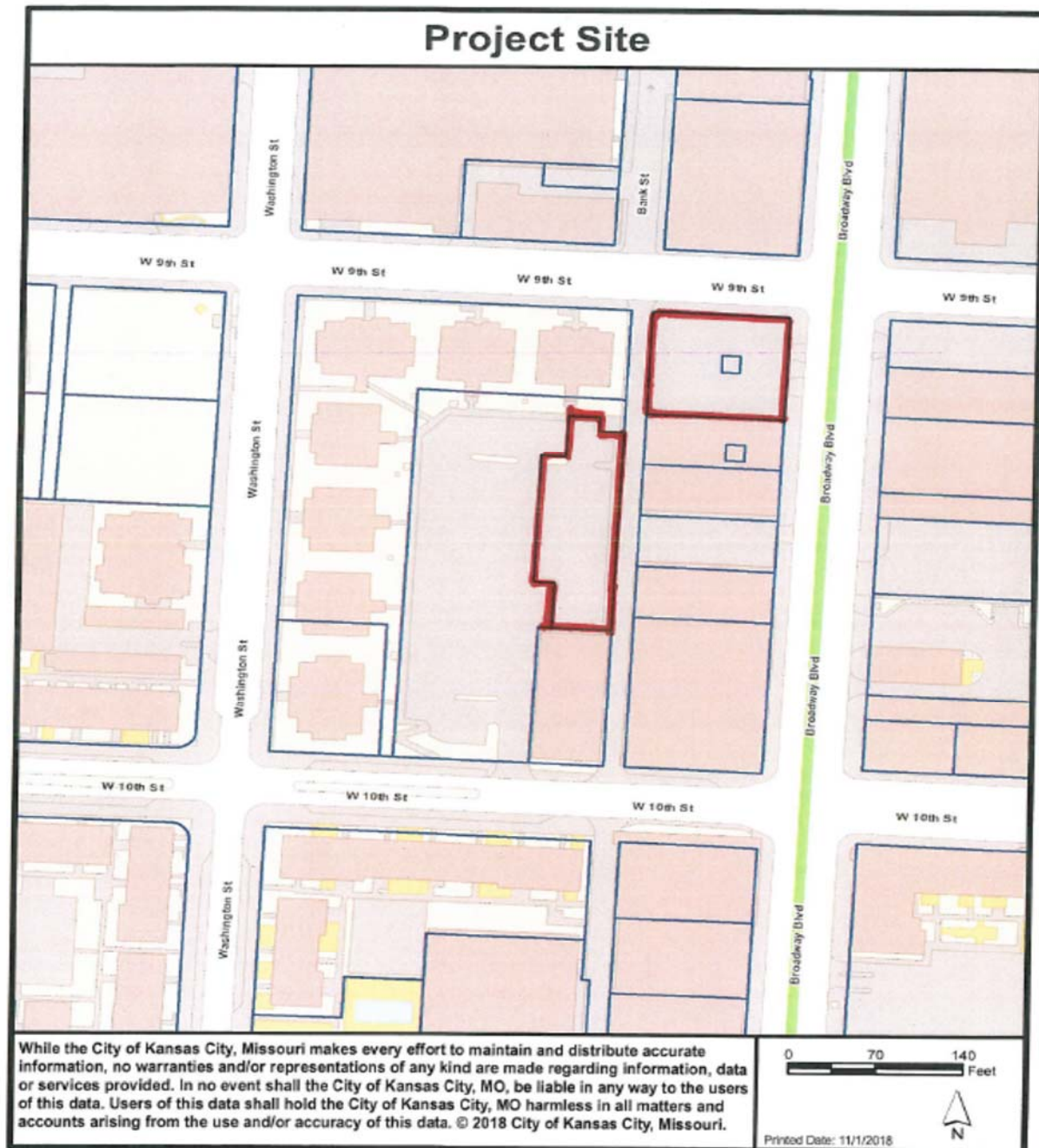


Exhibit A – 2
Legal Description of the Properties to be Redeveloped

900 Broadway Boulevard – Lots 8 and 9, Block 2, HOPKINS RESURVEY OF BLOCKS 1-4, COATES ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Adjacent Parking Parcel – Lot 1, QUALITY HILL PARKING, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.