

Request for Proposals



Ms. Callie Jo McFarland, PCED
Director of Community Development
City of Monticello

cjm@cityofmonticello.net

416 W. Washington Street/ 203 N. Park Street Monticello, Illinois

Site Available for Commercial & Mixed-Use Redevelopment Proposals



General boundaries of sites as shown

Executive Summary

The City of Monticello is pleased to announce a development opportunity for the redevelopment of multiple parcels of property located at 203 N. Park and 416 W. Washington, (1 block west of Illinois Route 105), in downtown Monticello's Court House Square, a National Historic District. Downtown Monticello is home to over 100 businesses, social and fraternal organizations, and public institutions, and has experienced over \$4 million in private and public investment and redevelopment in the last four years. The primary area occupies two parcels, divided by Livingston Street, making up 2.18 acres without the right-of-way area. A third parcel providing an additional 2,340sf (highlighted in yellow above), may also be considered as part of the proposed development. Vacating Livingston Street to create one developable area may be considered. The properties, which were formerly Caldwell's Syrup Pepsin Company, a pharmaceutical manufacturing facility, and a feed mill facility, were purchased by the City in 2004 as contaminated sites. Both sites were enrolled in the Site Remediation Program through the Illinois Environmental Protection Agency, and the City received a "No Further Remediation" letter on the sites in 2008. There are no deed restrictions on the two primary sites. A Phase 1 environmental study was performed in October of 2019, and results will be available upon request.

Site Summary

Parcel:	#1	#2	#3 (optional)
PIN Number	05-00-54-001-157-00	05-00-54-001-155-00	05-00-54-001-156-00
Address	416 W. Washington Street	203 N. Park Street	N/A
Area	1.56 acres (67,782 sf)	0.63 acres (27,248 sf)	0.05 acres (2,340 sf)
Zoning Designation	Business (B)	Business (B)	General Industrial (I1)

Owner City of Monticello, Illinois

Price/Terms The City is prepared to sell the land at a negotiable price for an appropriate proposal that creates a quality development. A development proposal should state a threshold cost the developer is willing to pay. No brokerage fees will be paid.

Current Zoning Business (B); which allows for a wide range of “office and retail, wholesale, and commercial establishments”. Residential uses could be allowed through the appropriate zoning actions.

Preferred Use As identified in the City of Monticello Strategic and Comprehensive Plans, the City envisions the site being developed into a commercial or mixed-use development that would significantly compliment the area as an extension of the downtown.

Site Description

The sites for consideration lie one block west of and is visible from Market Street (Illinois State Route 105) and two blocks south of Bridge Street, the two main corridors into and through Monticello. Average Daily Traffic Count for the Market and Bridge Street intersection shows 9,700 vehicles per day. There is an active elevated Norfolk-Southern Class 1 rail line on the west side, and a rail spur at the east end of the property utilized by the grain elevator on a sporadic and seasonal basis.

The Monticello Family Aquatic Center and Burke Memorial Park, and single family residential are to the west of the site. Properties to the north are of industrial uses, with commercial businesses occupying the sites to the east and south. There is one public parking lot adjacent to the site, and one public parking lot across Main Street to the south of the site.

The City of Monticello recently completed an extension of the streetscape on W. Washington Street, which included a pedestrian crossing of Market Street to assist in the extension of downtown pedestrian traffic.

The site has a slight slope in elevation from the west to east. An 8” water main, and 12” sanitary sewer main, as well as electrical and natural gas service is available to the site. The City also has fiber optic high speed internet service available in downtown.

A small parcel to the north of 203 N. Park, known as “Tract 8” may be considered as part of the developable site. The City currently is undergoing remediation of the site and anticipates receiving “NFR” status on the site in 2020. Interest in this parcel as part of the overall development should be indicated in the project proposal.



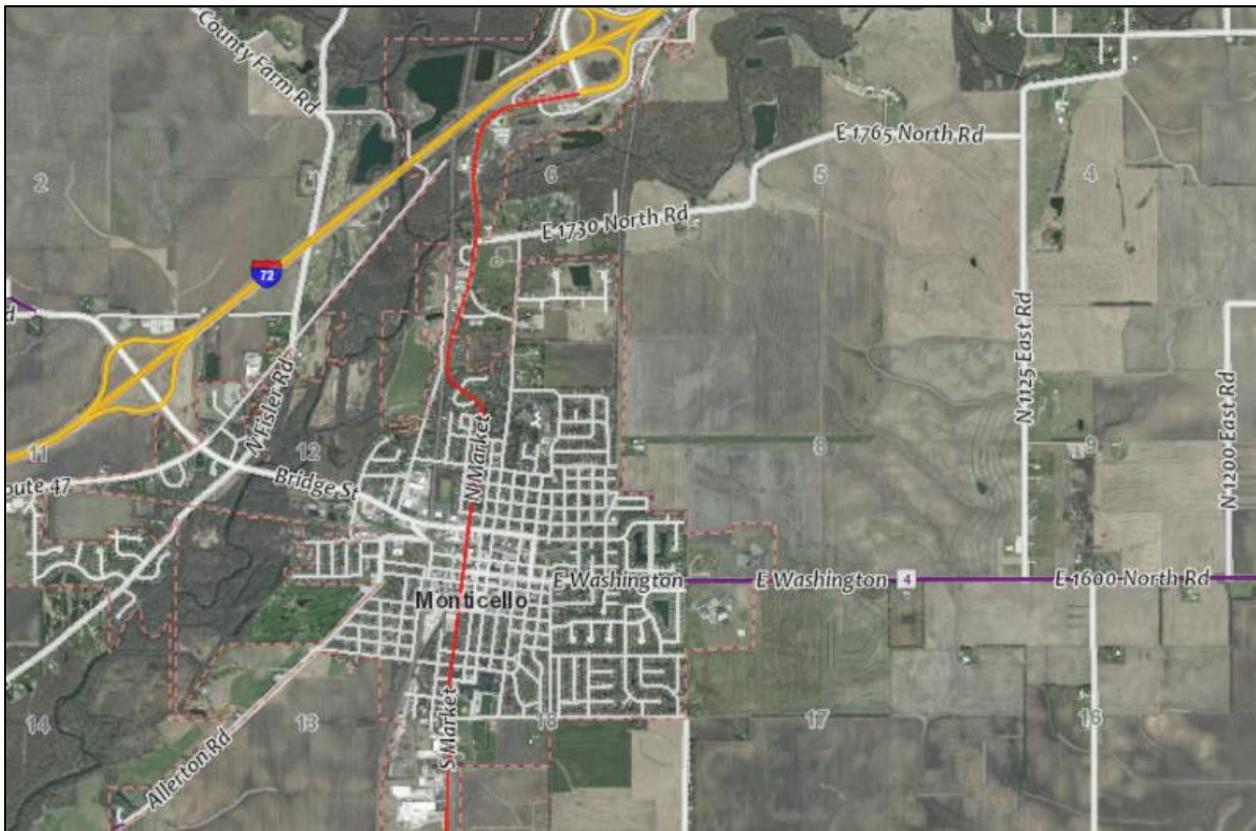
Site view from northwest corner of 416 W. Washington Street.

Project Goals

The Pepsin Hill redevelopment project is one which the City of Monticello Staff and Leaders feel is a rare opportunity to expand the downtown area. The City has recently invested in a crossing and streetscape extension on Washington Street to connect the properties west of Highway 105 (Market Street) with the core downtown area. Investment in the downtown and redevelopment of the Pepsin Hill neighborhood are consistent themes that were identified when the community went through the development of its Comprehensive Plan, Strategic Plan and Downtown Redevelopment Plan in 2014.

Consequently, the City desires to accomplish the following goals through the redevelopment of these properties:

- Creation of an appropriately dense, mixed-use redevelopment project that capitalizes on a prominent downtown location. The innovative, high-quality design should create functional and appropriate transitions to adjacent buildings within the area.
- Integration into pedestrian-oriented amenities promoting walkability as well as pedestrian and bicycle path connections.
- Consistency with the goals and objectives identified for the site in the approved City of Monticello Comprehensive Plan, Strategic Plan, Downtown Redevelopment Plan, and Bicycle Network Master Plan.
- Investment in downtown that will create jobs (temporary and permanent), generate property tax and sales tax.
- Incorporation of aesthetic elements such as greenspace and public art.
- Where feasible, use of locally owned professional firms and local labor.



About Monticello, Illinois

The City of Monticello, Illinois is located on Interstate 72, between Champaign-Urbana, and Decatur. The City enjoys immediate access from two I-72 interchanges (#164 and #166), with a direct connection to I-57 at interchange #182, 16 miles to the east. The proximity and ease of access to both Champaign-Urbana and Decatur, coupled with Monticello's excellent education facilities, historic and vibrant downtown, and low cost of living make Monticello a popular community for professionals seeking an easy commute to these larger cities.

Monticello continues to grow, with a current population estimated at 5,575, steadily increasing year over year. The City boasts a well-educated resident population, with almost 40% of all residents aged 25 and over having received a Bachelor's (or higher) degree. Median household income is estimated at \$74,583. In addition, Monticello continues to maintain one of the lowest unemployment rates, as well as one of the lowest costs of living in the state.

Downtown Monticello, roughly made up of a 26-block region, the majority of which being defined by the Courthouse Square National Register Historic District, has also seen substantial attention from redevelopment efforts. Some of the newest additions of businesses in downtown are the Monarch Brewing Company, the Moore Building boutique hotel and event space, Hartfield Book Company, and the Zybell House Bakery and Market, bringing investment of over \$4 million to downtown since 2015.

Tourism is a large component of Monticello's economy, with an estimated 250,000 visitors (2018) attracted to Allerton Park and Retreat Center, the Monticello Railway Museum, Piatt County Trailblazers Rodeo, Eli Field Model Air Park, the Monticello Family Aquatic Center, and the weekly and seasonal events that occur throughout the year in downtown Monticello.

Proposal Information and Deadline

All communications pertaining to this RFP must be directed to:

Ms. Callie Jo McFarland, PCED
Director of Community Development
cjm@cityofmonticello.net, 217.762.2583 x28

A walk-thru of the sites, and downtown Monticello, may be scheduled by contacting Ms. McFarland at the email address, above, prior to December 13th, 2019.

Questions concerning this Request for Proposals must be submitted, via email, to Ms. McFarland no later than 5:00 pm on Friday, December 18, 2019. Questions (without attribution), and answers, will be posted no later than 5:00 pm on Monday, December 23, 2019, on the City of Monticello website.

Proposals are due at 5:00 pm on Friday, January 10, 2020. The City may waive any irregularity in any proposals received; however, late proposals will not be accepted by the City. Respondents must submit their proposal to Ms. McFarland at the email address, above. Council discussion and consideration is tentatively scheduled for January 27, 2020.

Prospective developments will be evaluated on their request for public incentives, whether based on TIF, land valuation, or other request, on the following criteria:

- Developer should provide a clear financial outline of the request for incentives and a description of the resultant improvements
- The request meets the “but for” test. In other words, the development will not occur in the manner requested by the City, but for the use of the requested incentives. Financial data should be submitted substantiating this request. Incentives will only be considered when a developer demonstrates a justified, quantifiable need.

The City will evaluate whether the request utilizes incentives to complete public improvements necessary for development

The City of Monticello reserves the right, at its sole discretion, to determine whether the proposal, in its judgment, meets the needs or purposes intended and reject any or all proposals submitted. Such decisions shall be final and not subject to recourse. This request for proposals does not obligate the City of Monticello to pay any costs incurred by any respondent in the submittal of a proposal or in making necessary studies or designs for the preparation of that proposal.

RFP Submittal Requirements

Project- Narrative description of the project proposed, site plan at scale, and renderings of the proposed project; include proposed uses, by square footage and floor.

Project Team - Identify team members, and their respective experience with projects similar to the proposed project.

Project Financials – 10 year financial pro forma of the project, as well as a “sources and uses” for the project’s costs and expenses; If requesting TIF or other public incentives for the project, the pro forma must demonstrate why such incentives are required to make the project financially feasible.

Project Schedule – Identify major milestones (and their timing) for the project, from property acquisition to project opening. Include any zoning actions that must be addressed for the identified uses. Consideration will be given to projects that can open in a timely fashion.

Property Purchase – State the purchase price for the property.

End User Commitment(s) – If the Project Team does not include the project’s end user(s)/tenant(s), provide written letters of interest, or commitments to the project, from such end user(s)/tenant(s), where applicable.

