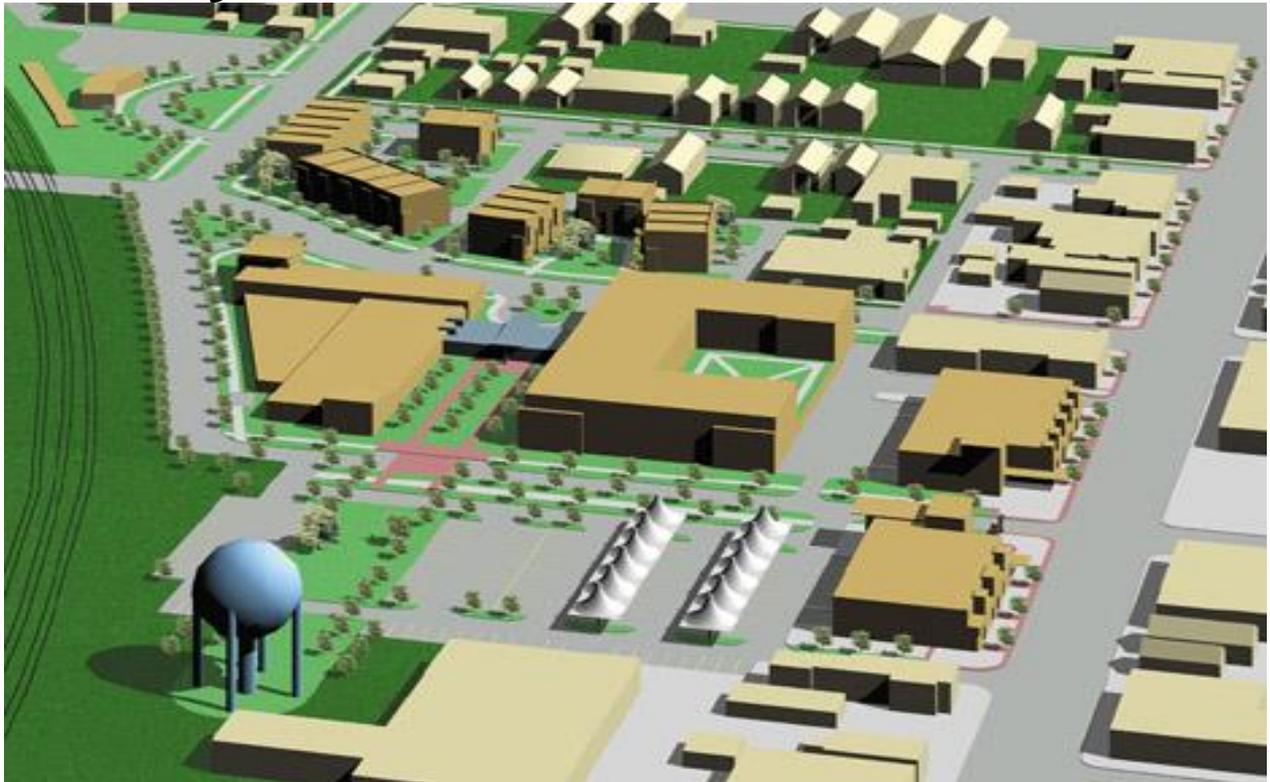


REQUEST FOR PROPOSAL

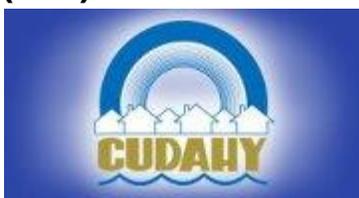
Downtown Development Opportunity

Cudahy, Wisconsin



The City of Cudahy Community Development Authority (CDA) invites proposals for the purchase and development of a prime real estate parcel along the East Layton Avenue corridor in the City's downtown. The parcel is within the City's Downtown Redevelopment District and Tax Increment Finance District #1 allowing various incentive opportunities including purchase price rebates and a retail use incentive program.

City of Cudahy
5050 South Lake Drive
Cudahy, WI 53110
biernatb@ci.cudahy.wi.us
(414) 769-2215



Intro The City of Cudahy Community Development Authority (CDA) is soliciting proposals for the purchase and development of a prime real estate parcel located on the south side of the 3500 block of East Layton Avenue. The site offers a unique opportunity to create innovative mixed use development within an approved Redevelopment District and TIF District.

The East Layton Avenue corridor is one of two principal main streets running through the City of Cudahy Downtown District and is also a central thoroughfare for manufacturing, commercial, and residential uses. The subject parcel of this RFP is on a prime block in the City's traditional downtown trade area. Further the parcel is centrally located in the area where the city has invested over \$15 million in blight elimination and brownfield remediation and plans an additional \$3 million investment in streetscaping and beautification improvements as part of the South Packard Avenue reconstruction project scheduled for completion in 2015. A mixed use development of modern architecture and design while remaining sensitive to surrounding traditional urban design elements that can be constructed within a year of approval is desired. The city has the ability to aid in financing and providing incentives in order to have the parcel developed as a result of the parcel's location in a TIF District.

Property The parcel consists of approximately 48,250 square feet (1.11 acres) and is located on the south side of the 3500 block of East Layton Avenue in the traditional downtown district of Cudahy. The vacant site contains flat topography, provides over 400 feet of frontage along Layton Avenue and another 120 feet of frontage on South Kingan Avenue. (See the site survey and overview of the property in the attachments to this document – Exhibit A). The property is situated at the spatial heart of the city's strategy for a resurgent downtown commercial trade area while providing choice offerings to live in new residential development. The site offers frontage along a corridor made up of traditional mixed use buildings and various commercial, retail, and professional office uses. Overall the site is pad-ready with city sewer and water service present. Any site-specific costs that involve addressing stormwater management requirements under MMSD may be eligible for reimbursement by the city. The site includes a former gas station but does have LUST closure and ERP WDNR closure for soil contamination. More info regarding the contamination is found below in the remediation section and the attached Phase I environmental report produced by Endpoint Solutions LLC (Exhibit B). Should any further remediation be required of this site, the city may contribute TIF funds to offset any additional, reasonable and customary expenses incurred in securing WDNR closure.

Purchase Price The subject parcel is owned by the CDA. All CDA owned property in the City of Cudahy is priced at \$100,000 per acre. The purchase price for this parcel is \$110,000. CDA policy requires purchase at full value, but a percentage of proceeds may be awarded as a development incentive described in detail below.



Incentives As mentioned this parcel is located in the City's Tax Incremental Finance District #1 (TID 1). Funds available in the TID 1 project fund are available for assisting developers with the expense of both common and unforeseen redevelopment issues. A non-inclusive list of eligible expenses and the City of Cudahy TIF award criteria and coverage area are attached (Exhibit C). Due to the parcel's TID 1 location, the city can effectively "think outside the box" in relation to an applicant's possible incentive needs. Further, the city consistently explores all other possible sources of economic development aid from its own Retail Incentive Program to existing partner programs at Milwaukee County and the State of Wisconsin (Exhibit D – Links to Programs).

Remediation & Costs This parcel includes the site of a former automotive fueling and repair center and has known petroleum contaminants on parts of the property as indicated in Exhibit B. The city intends to assist in the removal of any soils disturbed as necessary to achieve the desired development objective. An applicant should review the Phase I report and address the added costs associated soil removal and disposal in the considerations to be included in the development agreement negotiation process.

NOTE: The city strongly encourages a development proposal that disturbs minimal soils in the areas of possible contamination to accommodate the proposed development. However, since below grade parking is essential to the success of the project, costs associated with removal and disposal of soil and a vapor intrusion mitigation plan are expenses expected and anticipated to be TIF eligible expenses.

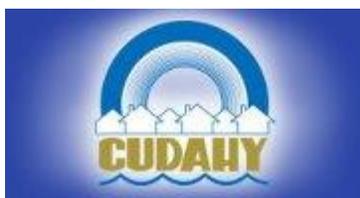
As mentioned previously the site is pad-ready, however, there are minimal residual impervious surfaces leftover from the parking lots of the former uses. Applicant should also be aware of site costs associated with removing any impervious surfaces remaining on the site. Such surfaces were left intact to contribute to the required capping plan.

Proposal Process Proposals will be reviewed on a first come first serve basis and should be submitted to:

City of Cudahy Community Development Authority
c/o
Brian F. Biernat
Director of Economic Development, Inspections and Zoning
5050 South Lake Drive
Cudahy , WI 53110

Submitted items must include:

- Project narrative discussing the details of the proposed project and how the project relates to the various adopted city documents discussed herein
- Development team and experience
- Preliminary development budget
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site
- Offering price, source(s) of financing, and any requests for aid in financing or remediation cost reimbursement needs
- Project Schedule



Preferred Use The property is zoned B-3 Central Business District Zoning which opens up a variety of commercial uses for the parcel under the B-3 District. All eligible retail and general business operations permitted under Cudahy's B-3 central business district zoning may apply for program incentive benefits, although preference shall be given to the following retail, entertainment and hospitality uses:

- 1) Dine-in restaurants
- 2) Convenience dining
- 3) Coffee shops
- 4) Specialty grocers, i.e. bakeries, butcher shops, delicatessens, seafood markets, confectionaries, fruit and produce markets, etc.
- 5) Specialty wine, malt beverage and distilled spirits.
- 6) Pubs, taverns and night clubs.
- 7) Retail clothiers
- 8) General merchandise retailers
- 9) Specialty furniture and home furnishings
- 10) Day spas and health fitness
- 11) Beauty and barber shops and related supply stores
- 12) Pharmacies
- 13) Banking and financial services
- 14) Art galleries and fashion exhibits
- 15) Crafting workshops, i.e. - glass blowing, blacksmithing, ceramics and pottery, millinery, antique reclamation, fine woodworking, etc.
- 16) Jewelry stores
- 17) Music and entertainment media stores
- 18) Boutique hotels
- 19) Micro-breweries and brew pubs

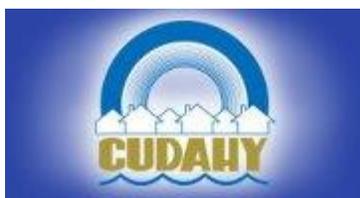
Design Criteria The City has adopted and published its Design Guidelines (Exhibit E) correlating to standards for development identified in the 2020 City of Cudahy Comprehensive Plan. These guidelines shall establish the minimum architectural and site utilization elements required for development of the subject parcel.

Zoning Criteria As previously stated, the zoning of the parcel is B-3 Central Business District Zoning. The desired permitted uses allowed in this district are discussed above and the general requirements for the B-3 zoning are found at https://www.municode.com/library/wi/cudahy/codes/code_of_ordinances?nodeId=CO_CH17ZO_CO_17.0300ZODI_17.0317CEBUDIRERE2258 (Exhibit F)

Market Data Applicants shall be required to submit a current market study providing sufficient specificity to the subject trade area demonstrating economic feasibility and sustainability of the proposed development.

Review Proposals will be reviewed in terms of:

- Completeness of submittal
- Value and desirability of the proposed use



- Quality and appropriateness of the building design and site improvements
- Feasibility of the project
- Offering price
- Needs for incentives and remediation costs
- Contribution to the City's tax base
- Developer's expertise
- Adaptability to Redevelopment Plan and City's Downtown visions

City staff will initially review all proposals and forward them to the CDA for review and approval along with a recommendation based on the criteria above. Applicant will then proceed through the City of Cudahy development entitlement process including reviews by the Plan Commission and the Design Review Board. Concurrent to this process, negotiations involving the terms and conditions of a development agreement may begin.

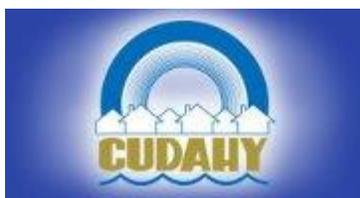
Closing Applicant will be given three months after selection to produce final plans, secure all sources of financing and required approvals, and obtain all necessary building permits. Closing is contingent on the Planning Commission's final approval of a building, site, and operation plan. A closing will occur once all project elements are approved including the development agreement. The City will then convey title by Warranty Deed and will provide the buyer with a title commitment and Certified Survey Map. The buyer will be expected to commence construction within 60 days of closing and be substantially complete prior to December 31, 2015.

Other Approvals Buyer shall be solely responsible for obtaining approvals for any uses or required licenses (liquor permits, etc.). Further, buyer will be solely responsible for approvals and permits from any other agencies that may have jurisdiction over or involving the subject parcel.

Tax and

Code Policy Proposals will be rejected from any party who is delinquent in the payment of real estate taxes to the City of Cudahy (as an individual or as part of a partnership or corporation); who has been convicted of violating an order of the Building Inspector; or who has been convicted of a felony crime affecting property or neighborhood stability. Tax and court records may be checked prior to closing. Additionally, proposals for or including tax exempt uses will not be entertained.

Questions The city assumes that questions and requests for further information and clarifications will be needed depending on the type of development proposed. All questions should be directed to Economic Development Director Brian Biernat at biernatb@ci.cudahy.wi.us or (414) 769-2215.



The Community Development Authority and Common Council reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary. The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses. The Community Development Authority and Common Council will honor confidentiality requests to the extent possible. If portions of your proposal are proprietary, please mark items as such. Note: Unauthorized contact regarding this Request for Proposals with any City staff, Elected Officials, Community Development Authority, or Planning Commission may result in disqualification (This statement relates to contact used to gain an unprofessional advantage).

EXHIBIT LIST:

Exhibit A: Survey and Overview

Exhibit B: Endpoint Solutions Environmental Report Phase I

Exhibit C: TID 1 Coverage Area

Exhibit D: Retail Incentive Program

Exhibit E: Design Guidelines

Exhibit F: B-3 Zoning Criteria

Return to web page for exhibits

