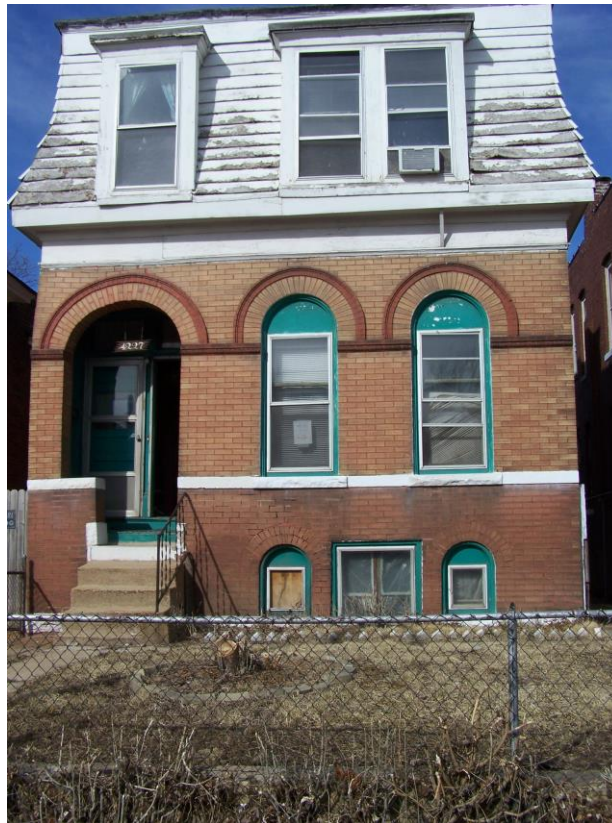


GARDEN DISTRICT COMMISSION

Request for Proposals

April 10, 2018

Single-Family Rehabilitation at 4227 Blaine Ave.



INTRODUCTION

The Garden District Commission (GDC) is seeking initial proposals from qualified developers to rehabilitate a vacant single-family building in the Botanical Heights neighborhood.

The GDC is a non-profit, community-based organization formed in 1997 to promote investment and revitalization in the Botanical Heights, Shaw, Tiffany, and Southwest Garden neighborhoods. The GDC's major focus has been the redevelopment of the Botanical Heights neighborhood, formerly known as McRee Town. The GDC has raised over \$17 million from public, private and philanthropic sources to carry out redevelopment activities.

4227 BLAINE PROJECT OVERVIEW

This Request for Proposals is for the residential rehabilitation of a vacant GDC-owned single-family building at 4227 Blaine Ave. in the Botanical Heights neighborhood. The building is situated in the middle of the 4200 block of Blaine Ave, down the street from City Garden Montessori School.

The building is roughly 1,800 sq. ft. situated on a 25 x 128ft lot. The property will be sold “as is”. The GDC will not be responsible for the removal of any debris from the property.

PROJECT AFFORDABILITY AND SALE PRICE

It is the intent of the GDC that this property be developed as affordable housing for occupancy by - or resale to (for an end sale price not to exceed \$200,000) - an owner-occupant household whose income does not exceed 80% of area median. Please refer to the table below for income limits by household size.

2018 HUD income limits - 80% AMI
St. Louis City, MO

Household Size	1 Person	2 People	3 People	4 People	5 People
Maximum Income	\$43,050	\$49,200	\$55,350	\$61,450	\$66,400

As a contribution to meeting these affordability requirements the GDC will sell the property to the selected buyer/developer for the price of \$100.00.

DEVELOPMENT INCENTIVES

The blocks of Botanical Heights west of Thurman lie within the McRee Town West Redevelopment Area, which was created by the City of St. Louis in 2008 under Chapter 99 of the Revised Missouri Statutes. The redevelopment area is bounded by Thurman Ave. on the east, Vandeventer Ave. on the west, Folsom Ave. on the north and Lafayette Ave. on the south. McRee Town Redevelopment Corporation, an affiliate of the GDC, has been granted redevelopment rights for the area by the city. Pending confirmation from St. Louis Development Corporation, the redevelopment plan may provide a 10-year tax abatement for a substantial rehabilitation for this property.

The Property is situated within the Liggett & Myers Historic District.

CRITERIA FOR SELECTION

In evaluating development proposals the GDC will consider the following factors:

- Developer's experience with projects of similar size and scope.
- Developer's management team and financial capacity.
- Architectural design and sustainable building practices that comply with GDC and neighborhood standards.
- Developer must affirm intent to comply with Mayor's Executive Order # 28, as amended, dated July 24, 1997, relating to minority and women-owned business participation in redevelopment projects.
- Proposed development schedule and timeline for completion.
- Marketing plan and expected sales price accessible to low-to-moderate income buyers.

PROPOSAL FORMAT

Proposals must contain the following information:

- Developer contact information and company background, including a description of developer's experience with projects of similar size and scope.
- Resumes of developer's key personnel.
- A list of development team members including but not limited to architect, general contractor, legal counsel, accountant and consultant(s).
- A preliminary project cost estimate and financing plan.
- Proposed development schedule and timeline for renovation.

The GDC understands that cost estimates submitted in response to this request are strictly preliminary and will be subject to refinement upon further due diligence by the selected developer. The financing plan should include all sources of financing as well as all other incentives the developer would propose to use, including but not limited to tax abatement and tax credits.

SUBMITTAL AND SELECTION SCHEDULE

Submittal Deadline

Proposals will be accepted through 5:00 P.M. on Monday May 7, 2018. Proposals are to be addressed and delivered to:

Garden District Commission
Attn: Sam Stephens
c/o DeSales Community Development.
2759 Russell Blvd.
St. Louis, MO 63104

The GDC expects to make a selection of a proposal by May 18, 2018.

CONDITIONS OF SALE

The sale of real estate pursuant to this RFP shall be strictly “as is”. The GDC makes no representations or warranties concerning subsurface or environmental conditions of any of the subject real estate. All property information, whether provided herein or not, should be verified by the developer.

The GDC and the developer shall enter into at closing a Parcel Development Agreement (PDA) stipulating the nature, scope and schedule of the development of the property by developer and providing certain rights to GDC in the event of default by developer, including but not limited to reversion of title. All conveyances shall be by special warranty deed containing like provisions.

MISCELLANEOUS

The GDC reserves the right to reject any and all proposals, to waive informalities, and to select the proposal or proposals which in its sole discretion serve the best interest of the GDC and the McRee Town West Redevelopment Area.

The GDC reserves the unconditional right to:

- Amend, modify or withdraw this RFP.
- Select one or more developer.
- Request supplemental information from any respondent.
- Extend the deadline for submission of responses hereto.

VIEWING THE PROPERTY

The GDC will have accommodate appointments to view the property on the following dates and times:

Saturday, April 14th – 10am – 12pm

Tuesday, April 24th – 8am -12pm

Appointments must be made in advance. To make arrangements to view the property, please use the contact info below.

**ALL QUESTIONS CONCERNING THIS REQUEST FOR PROPOSALS SHOULD BE
DIRECTED TO GDC STAFF MEMBER SAM STEPHENS AT 314-776-5444 AND
SAM@DESALESCD.COM**