Joplin Tax Increment District Commission

By the Tax Incremental District Commission

Request for Proposals

Regarding Proposals for the Redevelopment of a Proposed Tax Increment Financing District

Proposals Submittal Deadline: November 15th, 2012, 5:00 P.M.

Prepared by: Tony Robyn, Disaster Recovery Coordinator, Planning & Community Development

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General Information and Requirements

General Information

The Joplin Tax Increment Financing Commission is soliciting a Request for Alternative Proposals for Redevelopment for the proposed Tax Increment Financing District, hereinafter referred to as the "Redevelopment Area" or "Area").

Copies of the proposed Redevelopment Area, Redevelopment Plan and Redevelopment Project may be viewed in the 3rd Floor Conference Room, 602 S. Main Street, Joplin, Missouri 64801 between 9:00 a.m. and 5:00 p.m. weekdays. It is strongly recommended interested parties review these elements in developing an alternative proposal.

The Tax Increment Financing Commission will accept alternative proposals from interested parties until November 15, 2012. Redevelopment Proposals are to be delivered or postmarked by 5:00 pm and addressed to Tony Robyn, Disaster Recovery Coordinator, City of Joplin, 602 S. Main Street, Joplin, Missouri 64801.

An additional public informational meeting will be held at 5:00 p.m. on Thursday, November 8, 2012, at 602 S. Main Street, Joplin, Missouri, 64801 in the 5th Floor Council Chambers regarding what a Tax Increment Financing District entails.

The Joplin Tax Increment Financing Commission will also conduct a public hearing at 6:00 p.m. on Friday, November 30, 2012, at 602 S. Main Street, Joplin, Missouri, 64801 in the 5th Floor Council Chambers regarding the following Redevelopment Area, Redevelopment Plan and Redevelopment Projects within the City of Joplin, Missouri. The Commission will review all proposals submitted prior to the public hearing and alternate proposals must include the following:

Date of RFP Issuance

This RFP is being issued on: October 28, 2012

Public Information

All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure.

Type of Contract

The final contract form shall be negotiated between and be mutually acceptable to the parties. Any contract(s) resulting from this effort will be in the form of a public-private partnership and will be negotiated at the sole discretion of the Commission, City of Joplin (the "City"), and/or their agents

Clarifications and Interpretations

Any clarifications or interpretations of this RFP that materially affect or change its requirements will be provided by the Commission as an addendum. All such addenda issued by the Commission shall be issued before the proposals are due as part of the RFP, and all Respondents shall acknowledge receipt of and incorporate each addendum in its Responses.

Respondents shall consider only those clarifications and interpretations that the Commission issues by addenda five (5) days prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Commission and should not be relied upon in preparing its Responses.

No Lobbying

Respondent acknowledges and accepts that from the Date of Issuance of the RFP until a final decision has been made by the Commission, it will not take any action, make any effort or support or engage others on it's behalf to take actions or efforts with attempt to influence the decision making process for this RFP in the favor of the Respondent. This includes direct contact with the City Council, City Manager and City staff of the City of Joplin, the board or members of the Commission, board members of CART, board members of the Joplin Chamber, board members of the Joplin School Board, and others who may be engaged in the process. Additionally, the Respondent acknowledges and accepts that it will not attempt to use public communication such as the news media, social media, etc. as a means of attempting to influence the RFP evaluation or decision making process. Any Respondent violating any of the aforementioned conditions is subject to immediate disqualification from consideration

Deadline for Submission of Interest

The Developer will submit its Responses at the time and location described below:

TIME/DATE: **RECEIVED BY 5:00 P.M. ON THURSDAY, November 15TH 2012**
RFPs RECEIVED AFTER THIS TIME AND DATE WILL NOT BE ACCEPTED.

TO: **CITY OF JOPLIN**
ATTN: MR. TONY W. ROBYN
PLANNING & COMMUNITY DEVELOPMENT
602 S. MAIN ST.
JOPLIN, MO 64801

The Developer shall submit one (1) original with (11) identical copies of the Response in print and with one PDF copy provided on CD or USB drive. An original signature must be included on the "Respondent's Request for Proposal and Ability to Undertake the Project" document submitted with original document.

Late received Responses will be returned to the Respondent unopened.

Properly submitted Reponses by the Respondents will not be returned.

Hard copies of RFP materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact; the package must clearly identify the submittal deadline and that the response is for the Joplin Redevelopment Project.

Point of Contact

The Commission designates the following person as its representative and Point-of-Contact for this RFP.

CITY OF JOPLIN
MR. TONY W. ROBYN
PLANNING & COMMUNITY DEVELOPMENT
602 S. MAIN ST.
JOPLIN, MO 64801
trobyn@joplinmo.org

Respondents shall restrict all contact with the Commission and direct all questions regarding this RFP, including questions regarding terms and conditions and technical specifications, to the Point of Contact.

Evaluation of Qualifications

The evaluation of the Responses shall be based on the requirements described in this RFP. All properly submitted Responses will be reviewed, evaluated, and ranked by the Commission by the quality of responses. Top Respondents may be selected by the Commission to participate in an interview.

Commission's Reservation of Rights

The Commission may evaluate the Responses based on the anticipated completion of all or any portion of the Project. The Commission reserves the right to reject any and all Responses and re-solicit for new Responses, or to reject any and all proposals and temporarily or permanently abandon the Redevelopment Area Plan. The Commission makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.

Acceptance of Evaluation Methodology

By submitting its Responses to this RFP, Respondent accepts the evaluation process and acknowledges and accepts that the determination of the "most qualified" firm(s) will require subjective judgments by the Commission.

No Reimbursement for Costs

The Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFP shall be at the sole risk and responsibility of the Respondent. The Commission may charge fees and administrative review costs for each applicant to be paid upon determination that application is complete. Commission will then develop a funding agreement.

Eligible Respondents

Only individual firms or lawfully formed business organizations may apply (this does not preclude a Respondent from using consultants). The Commission will contract only with the individual firm or formal organization that submits its Responses.

Reference Checks

Respondent acknowledges and accepts that the through the RFP evaluation process reference checks and background investigation may be conducted as a part of the due-diligence process.

Executive Summary

Redevelopment Area

The Joplin Recovery Redevelopment Area is located within the City of Joplin, Missouri, and is generally bordered by various streets, including 26th Street, 20th Street, 18th Street, "B" Street, Murphy Boulevard, Campbell Parkway, and 12th Street to the north; various streets including South Range Line road to the east, various streets, including 32nd to the South, and various streets including Schifferdecker, Wall Avenue, Byers Avenue and the Joplin city limits to the west. Excepted from the Area is a portion between 12th Street and 17th/18th streets. The Area's boundaries have been drawn to constitute the portion of the City most impacted by the May 22, 2011 tornado and the City's Downtown area. The Area consists of approximately 6,142 parcels and contains approximately 3,129 acres of land, including 784 acres of right-of-way.

Redevelopment Plan

The Joplin Recovery TIF Redevelopment Plan (the "Redevelopment Plan" or "Plan") and Redevelopment Project (hereinafter defined) were precipitated by the category EF-5 tornado that devastated portions of the City of Joplin, Missouri on May 22, 2011. The Plan was prepared by PGAV Planners and its purpose is to provide a comprehensive program for the redevelopment of the Area that will reduce or eliminate those conditions, the existence of which qualify the Area to be a "blighted area" in accordance with the Missouri Real Property Tax Increment Allocation Redevelopment Act, and to enhance the tax base of the taxing districts within which the Area is located.

Redevelopment Project

The Redevelopment Project is intended to alleviate those conditions that qualify the Area as a "blighted area" and to facilitate the recovery and economic revitalization of the Area. The Redevelopment Project is comprised of numerous redevelopment project components, including, without limitation the following: land acquisition, market rate housing, affordable housing, senior transitional housing, mixed-use residential housing over retail, medical office buildings, neighborhood revitalization and infrastructure, a library/theater complex, a consolidated government office facility, a performing and visual arts center, a Downtown education complex, a multi-purpose event venue and sports complex, certain school facilities and a hotel and convention center. The costs of the Redevelopment Project are estimated at $806 million.

Desired Qualifications

The Commission desires to find a partner that can demonstrate experience and capacity in creating and executing Public-Private-Partnerships for real estate developments and redevelopment strategies which successfully achieve the stated goals and objectives. The ideal candidate will be able to demonstrate that they:

- Possess a successful track record of public and private sector experience in real estate and economic development.
- Have financial capacity and stability to undertake the project and can show it has a successful track record of experience in the ownership, development, and operation of wide variety of real estate sectors.
- Is willing to dedicate the appropriate corporate resources, including experienced staff, to the Project to ensure the greatest likelihood of its success.
- Is willing to consider participating financially in the pursuit costs, development and operations of the various project assets as may be warranted by the economics of the Project and negotiated in formal Project documents.
- Will provide, once the project is complete, a qualified on-site leadership team as well as take necessary actions to institute appropriate administrative processes, financial management oversight and reporting systems for the project.
- Has experience working with the Federal, state and local governmental entities, economic development organizations, chambers of commerce, convention and visitor services entities, etc., to achieve local development and redevelopment goals.

Supporting Data

For more information see following website http://joplinmo.org

Requirements for Proposal and Evaluation Criteria

Respondents shall carefully read the information contained in the following criteria and submit a complete Statement of Interest to all questions. Proposals will be evaluated by the quality of the responses, ability to provide services, experience of the firm and team, and vision for the overall project. Incomplete Responses will be considered non-responsive and subject to rejection.

Respondent's Interest and Ability to Undertake the Project

(Maximum of two (2) printed pages per question)

Provide a statement of interest for the project including a narrative describing your firm and project team's unique qualifications as they pertain to this particular project.

Provide a statement on the availability and commitment of your firm and its principal(s) and assigned professionals to undertake the project.

Respondent's Ability to Provide Services

Provide the following information for the Respondent:

- Legal name of the company
- Address of the office that will be providing services
- Number of years in business
- Type of Operation (Individual, Partnership, Commission, Joint Venture, etc.)Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.

Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a contract with the Commission and/or City of Joplin.

Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.

Does any relationship exist by relative, business associate, capital funding agreement, or any other such kinship between your firm and any Commission or City employee? If so, please explain.

Respondent's Experience

- Provide a summary of your company and specifically either the public or private sector experience, solely in Public-Private-Partnership real estate developments, contained by the senior leadership team of the Respondent (NOT any of the sub-team members such as architects, engineers, consultants, etc.).
- Please describe the real estate related public-private-partnerships in which the Senior Leadership Team of the Prospective Firm (NOT any of the sub-team members such as architects, engineers, consultants, etc.) has been responsible for from either the public sector or the private sector standpoint in the past five years.
- Please describe the economic development tools, programs, and other legislative initiatives that the Senior Leadership Team of the Respondent (NOT any of the sub-team members such as architects, engineers, consultants, etc.) has been responsible for from either the public sector or the private sector standpoint.

Specifically point out how these economic development tools have been utilized by the Respondents Senior Leadership in the capital structure of Public-Private-Partnership real estate developments.

- Please provide company summaries of the private sector, co-development partners that you have already secured to develop and bring private sector capital to the Project. Please describe the order of magnitude of private sector capital which will be invested from such private sector co-development partners. Please provide contingent letters of intent to participate from each co-development partner.
- Please describe the architectural, engineering, investment banking, legal, consulting, etc. professionals that you have already secured as part of your Joplin Redevelopment Team. Please provide a letter of intent to participate from the above firms and/or individuals.
- Outline the specific action item plan and time frame that you envision the Project taking to completion.
- What is the anticipated budget process and anticipated (high level) out-of-pocket Pursuit Cost that the City or Commission would be required to budget as it participates in the Project.
- What is the anticipated fee arrangement for the Respondent and their Professional Team

Respondents Vision for Redevelopment

Respondent will provide in this document, or in a separate supporting document, its vision for the Project. The document will contain:

- An executive summary
- Summary list and description of any proposed team members
- Identification of the challenges and opportunities as identified by the developer
- Conceptual development plan including
- Map(s) of the redevelopment area,
- Proposed major elements and their location from the Redevelopment Project
- Any connection with downtown and other City/community initiatives
- Outline for how and when public input will be obtained on the plan and how and when communication will be made with the public, with elected officials and with stakeholders in the Project
- Proposed possible transaction structure, including legal and political implications
- Preliminary high-level estimate of project costs and funding strategies for each
- Preliminary high-level schedule and major project steps

Execution of Offer

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE. THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT'S QUALIFICATIONS. FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT THE JRC'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT.

By signature hereon, Respondent acknowledges and agrees that (1) this RFP is a solicitation for Interest and is not a contract or an offer to contract; (2) the submission of Responses by Respondent in response to this RFP will not create a contract between the City or the Commission and Respondent; (3) Neither the City, Commission or the Committee, or any of their representatives, have made a representation or warranty, written or oral, that one or more contracts with the City

or Commission will be awarded under this RFP; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFP.

By signature hereon, Respondent offers and agrees to furnish to the Commission all of the products and/or services more particularly described in its Responses, and to comply with all terms, conditions and requirements set forth in the RFP documents and contained herein.

By signature hereon, Respondent affirms that they have not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant, elected officials, leadership or staff of the City, Commission or partner organizations in connection with the submitted Responses.

By signature hereon, the Respondent hereby certifies that neither the Respondent nor the firm, Commission, partnership or Developer represented by the Respondent, or anyone acting for such firm, Commission, or institution has violated the antitrust laws of this state, or the Federal antitrust laws, nor communicated directly or indirectly the Responses made to any competitor or any other person engaged in such line of business.

By signature hereon, Respondent represents and warrants that:

Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFP;

Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP;

By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFP is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of the Response.

By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFP.

By signature hereon, Respondent affirms that it has not violated any of the noted No-Lobbying provisions or specification contained in this RFP.

By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the City, Commission and the Committee, all of their officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of these Responses.

Submitted and certified this ___ day of

_____

BY: _____

ITS: _____

_____

_____

_____

(Street Address)
(City, State, Zip Code)
(Telephone Number) / (Fax Number)

Format for Statement of Qualifications

General Instructions

Qualifications shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements of this RFP. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of the Commission's needs.

Responses shall be a maximum of fifty (50) printed pages. The cover, table of contents, divider sheets, and Execution of Offer do not count as printed pages. Responses should be bound and two-sided printing.

Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete Plans will be considered non-responsive and subject to rejection.

Responses and any other information submitted by Respondents in response to this RFP shall become the property of the Commission.

The Commission and the City will not compensate Respondents for any expenses incurred in Response preparation or for any presentations that may be made, unless agreed to in writing in advance or required by law. Respondents submit the Responses at their own risk and expense.

Responses that are qualified with conditional clauses, alterations, items not called for in the RFP documents, or irregularities of any kind are subject to rejection by the Commission, at its option.

The Commission makes no representations of any kind that an award will be made as a result of this RFP or subsequent interview or recommendation. The Commission reserves the right to accept or reject any or all Responses, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in Commission's best interest.

Responses shall consist of answers to the questions asked in the RFP. It is not necessary to repeat the question in the Responses; however, it is essential to reference the question number with the corresponding answer.

Failure to comply with requirements contained in this RFP may result in the rejection of the Responses.

Public Informational Meetings and Hearings

TIF Redevelopment Plan Review Location

Copies of the proposed Redevelopment Area, Redevelopment Plan and Redevelopment Project may be viewed at City Hall, 3nd Floor Conference Room, 602 S. Main Street, Joplin, Missouri 64801 between 9:00 a.m. and 5:00 p.m. weekdays. It is strongly recommended interested parties review these elements in developing an alternative proposal.

TIF Public and Informational Meetings

A public informational meeting will be held at **5:00 p.m. on Thursday, November 8, 2012**, at 602 S. Main Street, Joplin, Missouri, 64801 in the 5th Floor Council Chambers regarding what a Tax Increment Financing District entails.

The Joplin Tax Increment Financing Commission will also conduct a public hearing at **6:00 p.m. on Friday, November 30, 2012**, at 602 S. Main Street, Joplin, Missouri, 64801 in the 5th Floor Council Chambers regarding the following Redevelopment Area, Redevelopment Plan and Redevelopment Projects within the City of Joplin, Missouri and any submitted proposals.