

City of Hammond
Community & Redevelopment
Request for Redevelopment Proposals for Vacant land

December 20, 2019

Hammond Redevelopment Commission

The City of Hammond invites proposals for the purchase and redevelopment of the approximately +/- 3.5 acre site bounded by Rimbach Street, Sibley Street, Hohman Ave, and Morton Court (Part 1), and Rimbach to the North and Hohman to the East (Indiana Building Parking Lot – Part 2). This property is in the City's Downtown Redevelopment Area and the Downtown Hammond Urban Renewal District.

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A. Introduction

The Redevelopment of the block bounded by Rimbach Street, Sibley Street, Hohman Avenue, and Morton Court is an opportunity to contribute to the sense of presence in Downtown Hammond. A new train station promises to create value within the Downtown Area, and a new generation of households has shown a clear preference for urban living, at the same time that baby boomers are looking to move back to city centers. These developments create the potential for change.

A new multi-family rental development with retail along Hohman Avenue should bring more than 200 apartments to the underutilized public parking lot framed by Hohman, Sibley, and Rimbach. The development should include a smaller building across Rimbach to help frame the planned plaza at Rimbach and give life to this important corner.

Adaptive reuse of adjacent flagship buildings should add hundreds more housing units and rehabilitated retail to Downtown while preserving signature examples of its architectural heritage. Together, these infusions of new residents and amenities should add substantial new life to Downtown streets and jumpstart its revitalization.

To continue the investment and redevelopment of the Downtown, the City of Hammond is soliciting proposals for the purchase and redevelopment of vacant land bounded by Rimbach Street, Sibley Street, Hohman Avenue, and Morton Court (Part 1), and Rimbach to the North and Hohman to the East (Indiana Building Parking Lot – Part 2). Developers are encouraged to respond to this RFP with project concepts consistent with the Downtown Hammond Master Plan and Hammond Downtown Development Standards Regulating Plan as it relates to the Hohman and Rimbach Block.

B. Property

The property consist of 7 parcels which consist of approximately 3.5 acres.

<u>Parcel Number</u>	<u>Legal Description</u>
45-02-36-153-006.000-023 (113 Rimbach Street)	Rimbach's 2 nd Add. all Lots 23 & 24
45-02-36-177-001.000-023 (116 Sibley Street)	Resub. W. 10ft. Lot 5 & all Lots 6 to 18 – Rimbach's 3 rd Add. W. 20 ft. of Lot E. all Lots F, G, H & I
45-02-36-177-010.000-023 (115 Rimbach Street)	Rimbach's 2 nd Add. L.25 and L.26 W. 10 ft. L.27
45-02-36-177-011.000-023 (119 Rimbach Street)	Rimbach's 2 nd Add. E. 15ft. L.27 all L.28, 29 & 30

45-02-36-177-023.000-023
(5210 Hohman Avenue)

Hohman Park Lot 2

45-02-36-177-024.000-023
(139 Rimbach Street)

Hohman Park Lot 1

45-02-36-178-005.000-023
(5236 Hohman Avenue)

Parking Lot Only

The property is zoned C-3, Central Business District. Permitted uses and development requirements can be found in the Hammond Zoning Ordinance. Please indicate if your project will require any zoning modification in the contingency section of this proposal.

This property is located within a designated Opportunity Zone.

C. Offering

The Redevelopment Commission prefers: 1. a proposal for Redevelopment for all lots as one project; 2. completion and occupation of the project within two years of purchase; 3. a project that will diversify the city's economic base; 4. a project that furthers the execution and goals set forth in the Downtown Hammond Master Plan; and 5. a project that best serves the interest of the community as to both human and economic value.

D. Use

The Redevelopment Commission is requesting that the development proposal include a new multi-family rental development with retail along Hohman Avenue that will include approximately 200 apartments/condominiums with an at-grade parking lot behind the residential structure. The development should include a smaller mixed-use building across Rimbach to help frame the planned plaza at Rimbach and give life to this important corner. Those responding may reference page 25 of the Downtown Hammond Master Plan for a basic sketch of the project.

E. Proposal

I. Cover Letter

Please provide a cover letter on your company or organization's letterhead, indicating your interest in the project and certifying that the proposal is being made on behalf of the company, and that the signatory is an authorized representative.

II. Company Description

Please provide a brief description of the company, history and organizational structure. Experience with similar projects should be included.

III. Project Scope

Please include the following:

- Developer's purchase price
- Development vision and conceptual design plan. The conceptual design plan should be scaled and include site improvements (location of buildings, parking, landscaping, etc.)
- Proposed uses, including description, number of units (apartments and condominiums), floors, units per floor, square footage for each type of unit
- Business plan, including market study and leasing/sales strategy
- Development pro forma
- Anticipated Development budget in excel format, which should include:
 - Itemized list of hard costs, soft costs and financing costs
 - Detailed sources of funds
- Project schedule including the start and completion date, as well as timeline for design and construction and any phasing
- Any incentive requested for the Project
- Acknowledgement that the proposal complies with the Hammond Downtown Development Standards and Regulating Plan

IV. Evidence of Financing Capacity

Please include information necessary to demonstrate the company's/organization's ability to finance the construction and complete the necessary site improvements. Developers will receive additional points during the evaluation if they demonstrate existing relationships with local/regional lending institutions for the purpose of financing the development, or have strategies to develop relationships with local/regional lending institutions. There is a recent private local bank loan program that may be available for this Project.

V. Contingencies

Please provide information on any conditions that must be satisfied before the project can proceed (zoning changes, environmental studies, utility work, public improvements, market studies, etc.).

F. Format

Submit one electronic .pdf version and ten hard copy versions of the proposal in a clear and legible format. Proposals must be complete in all respects; incomplete proposals will not be considered. All materials submitted become the property of the Hammond Redevelopment Commission.

G. Evaluation Criteria

In reviewing and evaluating proposals, the Hammond Redevelopment Commission will consider the following:

I. Proposal

- Completeness of the proposal
- Quality of the design

Quality of the redevelopment concept and conformity with the goals, objectives, requirements and parameters of the Downtown Hammond Master Plan and Hammond Downtown Development Standards and Regulating Plan

II. Team

- Strength of the overall development team, including commitment and availability of key staff
- Ability to execute/deliver on commitments
- Business terms and contribution(s) required from the City
- Professional and technical competence as evidenced by:
 - Professional qualifications and specialized experience of the developer and/or development team
 - Current and past performance of the developer and/or development team on similar projects
- Developer and/or development team's financial qualifications, including a proven ability to obtain financing for this project and other similar projects

III. Additional Considerations

Additional consideration will be given to respondents who seek to maximize the overall economic benefit to the City by:

- Achieving the City's policy goals
- Maximizing the long-term value to the City through increased tax revenues and economic input
- Maximizing community benefits (e.g. inclusive approach to housing, cultural and neighborhood-serving amenities)

- Seeking the least amount of City subsidy to fill anticipated financing and/or investment gaps in the project capital structure

H. Proposal Selection Process

- Step 1: Developer submits letter of intent to respond via email to atarver@gohammond.com no later than January 15, 2020
- Step 2: Submit complete redevelopment proposal by February 28, 2020 at 12 pm to be opened publicly at the Redevelopment Office (Room 315) at City Hall, 5925 Calumet Avenue, Hammond, Indiana at 2pm.
- Step 3: Review by staff
- Step 4: Staff will prepare a recommendation to the Redevelopment Commission based on evaluation criteria
- Step 5: Developer presents proposal to the Redevelopment Commission at the March 17th, 2020 regular Redevelopment Commission Meeting at 4:30 pm.
- Step 6: Commission will consider the proposal and take one of the following actions:
- Reject the proposal
 - Accept the proposal
 - Request additional information prior to acceptance/rejection
- Step 7: Commission will request staff to negotiate a redevelopment agreement
- Step 8: Staff and Developer negotiate redevelopment agreement terms
- Step 9: Redevelopment Agreement will be considered for approval by Redevelopment Commission

I. Attachments

- I. Legal Description – Exhibit “A”
- II. Offer Sheet

J. Additional Information

- Downtown Hammond Master Plan, Downtown Development Standards and Regulating Plan, RFP for Downtown site www.gohammond.com/downtown
- Opportunity Zone Designation – Downtown Hammond Census Tract 18089020600 - www.in.gov/gov/2979.htm
- Zimmerman/Volk Associates, Inc. Residential Market Analysis for Downtown Hammond, July 2019 www.gohammond.com/downtown
- City of Hammond Zoning Ordinances - www.gohammond.com/departments/city-clerk/city-ordinances/
- One Region, Loan Program through Northwest Indiana Regional Opportunities Council (NIROC) – www.oneregionnwi.org/25-million-dollar-loan-program/

EXHIBIT "A"

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Exhibit “B” – Offering Sheet

Minimum Purchase Price:

\$341,500.00