

REQUEST FOR QUALIFICATIONS



Ashtabula County Land Bank Wenner Field Redevelopment

Issued: May 1st, 2023

Due: June 1st, 2023

Contact:

Alex Iarocci

Executive Director

Ashtabula County Land Bank

landbank@ashtabulacounty.us

25 W. Jefferson St

Jefferson, OH 44047

Phone (440) 576-1450

SUMMARY

RFQ TITLE	Wenner Field Redevelopment
DEADLINE FOR SUBMISSIONS	June 1st, 2023
SUBMIT TO:	Ashtabula County Land Reutilization Corporation Attn: Alex Iarocci 25 W Jefferson St Jefferson, OH 44041
LABELING	All submissions must be packaged, sealed and clearly labeled. Proposer's Name and Address TITLE: Wenner Field Redevelopment
DIRECT ALL INQUIRIES TO:	Alex Iarocci, Executive Director landbank@ashtabulacounty.us
FORMAT OF SUBMITTALS	Three (3) hardcopy submissions on 8.5 by 11-inch paper and one (1) electronic copy identical to the hardcopy version.

INTRODUCTION

The Ashtabula County Land Reutilization Corporation (“Land Bank”) requests statements of qualifications from real estate developers / development teams to redevelop Wenner Field, a 4.69-acre site in the City of Ashtabula (“City”) located in the Harbor neighborhood.

Responses to this Request for Qualifications (“RFQ”) will be used as part of a multi-phase selection process. The RFQ is intended to pre-qualify respondents who will then be invited to submit proposals for the project development. Following is information on the Land Bank’s goals for the project, specifications and terms of the project, RFQ submission requirements, and evaluation and selection criteria.

Background: Ashtabula Harbor Neighborhood and Surrounding Economy

The Land Bank was established in 2013 in response to the 2008 foreclosure crisis within Ashtabula County. To date it has demolished over 270 blighted structures and helped stabilize property values. In addition to these activities, the land bank aids municipalities with planning efforts, strategic land assembly, and neighborhood revitalization.

The revitalization of the project site has been a priority for over five years. Known as “Wenner Field”, the site was primarily used as an athletic facility for Harbor High School through the 20th century until the school closed in 2002. The site is one block off Lake Avenue, the neighborhood’s principal corridor, and a quarter mile from Historic Bridge Street. The site presents an opportunity for an infill project to complete a sizeable gap in the neighborhood fabric and keep the community vibrant for decades to come.

The redevelopment potential of the site is driven by market demands for housing that have built up in recent years and been heightened by the impact of COVID-19 on the real estate market. The Land Bank performed a residential market analysis in late 2020 of the three major cities in the county and the results for supportable units within the Ashtabula City Primary Market Area (PMA) are shown below:

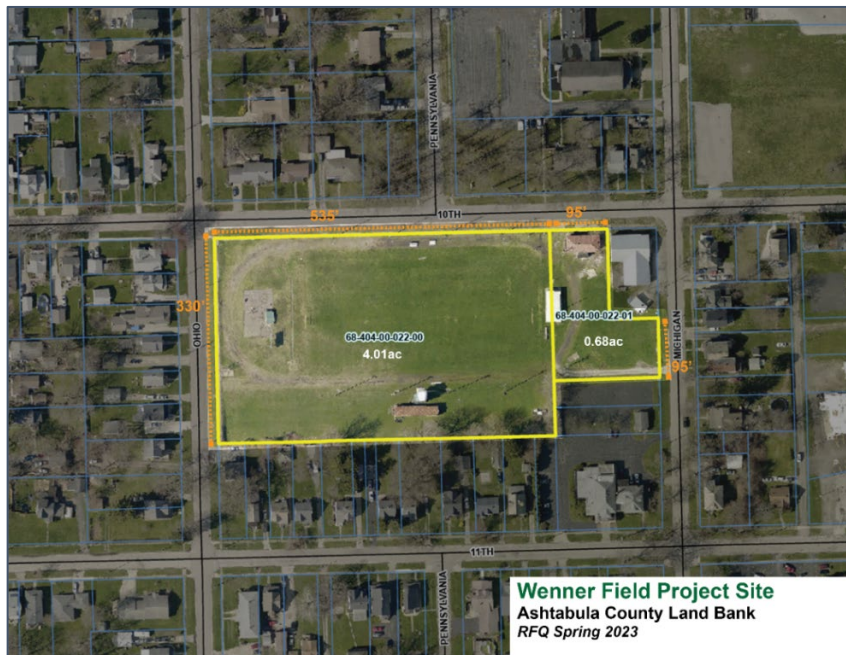
Potentially Supportable New Housing Units – 2025 Conclusions						
Housing Type and Targeted Age	Targeted Household Size	Minimum Income	Maximum Income	Supportable Units		
				Ashtabula PMA	Geneva PMA	Conneaut PMA
“Workforce” Apartments (60% to 100% AMI)	1- to 4-Person Renter H.H.	\$25,000	\$60,000	~ 120 - 140	~ 90 - 110	~ 35 - 45
Market-Rate Apartments (100% AMI and Higher)	1- to 4-Person Renter H.H.	\$60,000	No Limit	~ 60 - 70	~ 55 - 65	~ 25 - 30
For-Sale: \$150,000 to \$249,999 Homes	All Sizes	\$50,000	\$99,999	Up to ~ 50	Up to ~ 70	Up to ~ 30
For-Sale: \$250,000 to \$499,999 Homes	All Sizes	\$100,000	\$199,999	Up to ~ 25	Up to ~ 50	Up to ~ 15
For-Sale: \$500,000 and Higher Homes	All Sizes	\$200,000	No Limit	Up to ~ 5	Up to ~ 15	Up to ~ 2

PROJECT AREA OVERVIEW

The following points summarize the site's existing conditions as shown on the map below.

- The project area under control is a 4.69-acre, two-parcel site. Properties to be redeveloped include an athletic field and supporting facilities.
 - Parcel 68-404-00-022-00 is 4.01 acres and has 330' frontage on Ohio Avenue and 535' frontage on West 10th Street. The parcel contains the former athletic field and supporting facilities, including a running track, press box, storage shed, and a trailer. The parcel is bounded by a chain-link fence on the south, west and northern boundaries.
 - Parcel 68-404-00-022-01 is 0.68 acres and has 95' frontage on Michigan Avenue and 95' frontage on West 10th Street. The parcel contains the former concession stand and fieldhouse. The perimeter is bounded by a chain-link fence on the south, east and northern boundaries
- The site is in a R-2 Single-Family Residential zoning district. The City is aware that the dimensions of the area in question may pose unique challenges and is therefore willing to support variance requests or consider changing zoning to aid in securing a project that best meets community objectives and supports greater density than is currently afforded. Current attributes are as follows:
 - Maximum building height in stories: 2.5
 - Maximum building height in feet: 35
 - Maximum depth of front yard in feet: 25
 - Minimum width of side yard in feet: 6
 - Aggregate side yard in feet: 12
 - Minimum depth of rear yard in feet: 25
 - Minimum lot area per family yard in square feet: 5,000 (1 family)
 - Minimum lot width in feet: 60

SITE MAP



PROJECT GOALS

The Land Bank’s objective is to ensure that the properties it controls are redeveloped in accordance with the City’s objectives, and in such a way that meets market demand with new, quality housing options, and to further contribute to the City’s and county’s tax base.

The project goals are:

- **Quality New Construction Residential:** The market analysis performed identified a lack of new, quality housing stock in the area surrounding the project, meaning that in the current real estate market consumers are paying more for less. Locating new construction in this range in the Harbor will further stabilize the area and attract new buyers to the neighborhood.
- **Economic Development:** Private redevelopment of these parcels will add to the tax base of the City and stimulate economic activity in the Harbor by adding owner-occupants with disposable income.

SUBMISSION REQUIREMENTS

All submittals shall address the **PROJECT GOALS** and include the information in the order listed below. Note that a detailed development plan is not being requested as this stage, only a general description of the types of uses and general character/function of the development that the team would explore for the site. Examples of other projects should be included but please do not include specific development plans for this site.

Section	Description
Cover	Include project name, respondent name and date
Section 1 Cover Letter	Development Team Organization – Overview of the development team organization
Section 2 Development Team Organization	Overview of the development team organization
Section 3 Summary of Qualifications	Statement of project understanding and summary of qualifications and approach to perform the work and meet the Land Bank’s and City’s goals based on the development team’s skills and experiences
Section 4 Relevant Experience <i>Descriptions of no more than three comparable projects.</i>	Each description should generally include the following: <ul style="list-style-type: none">• Name, location, and description of the type of project including project size

	<ul style="list-style-type: none"> • Project partners • Project construction budget and sources of financing • Project start and end dates • At least one reference with contact information
<p>Section 5 Financial Capabilities</p>	<p>Lists and contact information for the following:</p> <ul style="list-style-type: none"> • Private sources of financing used for recent projects • Public sources of financing/incentives used for recent projects • Past bankruptcies or pending financial litigation involving any team firm or principal

Format Requirements of Submittals

Pages shall be formatted in 8 ½" x 11" with limited use of 11"x17" foldouts as may be necessary to accommodate graphics.

Qualifications are due at the Land Bank offices by **June 1st, 2023**. Responses and their envelopes should be clearly marked with the name and address of the respondent and the project title. Submit three hard copies and one PDF electronic file to:

Ashtabula County Land Bank
 Attn: Alex Iarocci, Executive Director
 25 W. Jefferson St
 Jefferson, OH 44047
 Email: landbank@ashtabulacounty.us

The Land Bank reserves the right to reject submittals that fail to contain all required information or fail to follow all the instructions contained in this RFQ.

Consideration of Qualification Submittals

Qualifications will be reviewed by the qualifications review committee which will include the Executive Director of the Land Bank, the City Manager, the Assistant Director of Community Planning and Development. The committee will make the final selection and recommendations for those firm(s) to receive the RFP. Depending upon the number and quality of submittals, interviews may be conducted during this initial RFQ process.

The qualifications review committee will assess each submittal against the criteria listed in the following section, **EVALUATION CRITERIA**. In making a selection under this RFQ, the Committee will consider responses, interviews, general qualifications, project history, and the evaluation criteria set forth in this RFQ.

Clarifications of Submittals

During the evaluation of submittals, the land bank reserves the right to contact a respondent to request additional information for purposes of clarification of RFQ responses, reject submittals which contain errors, or at its sole discretion, waive disqualifying errors or gain clarification of error or information.

EVALUATION CRITERIA

The following criteria will be assessed by the review committee.

- I. Development Team
 - a) Years and types of experience in the field
 - b) Diversity of services provided including real estate development and marketing, design/architecture, landscape architecture, engineering, and construction
 - c) Financial capability to complete the project
 - d) Professional and project references

- II. Experience to successfully undertake this project
 - a) Experience with similar redevelopment
 - b) Proven capacity to deliver the project requirements on time and on budget

- III. Project understanding and approach
 - a) Understanding of land bank's goals and desires for the project
 - b) Approach to evaluating the market and determining the product type and possible mix
 - c) Approach to working with the land bank in crafting an ultimate plan
 - d) Approach to project financing and determining use of incentives

Pre-proposal Questions

The land bank will entertain pre-proposal questions received in email to landbank@ashtabulacounty.us from issuance of this RFQ till May 25th and will respond to all questions to the best of its ability by May 26th. The land bank will be pleased to enable walk-throughs of the existing buildings on the property upon request.

Project Schedule

The tentative schedule the land bank intends to follow in identifying qualified developers, soliciting proposals from them, and negotiating a specific redevelopment project is below. The land bank reserves the right to alter this schedule at any time, with or without prior notice.

June 1st, 2023	Receive RFQ Responses
June 20th, 2023	Notify interested parties of RFQ process outcome
June 30th, 2023	Issue Request for Proposals to selected party(ies) from RFQ process
August 1st, 2023	Due Date for RFP Process
August 15th, 2023	Award project, commence transaction details

GENERAL INFORMATION

Inquiries

All inquiries related to this RFQ are to be directed, in writing, to the contact persons at the email addresses on the front cover of this RFQ.

Withdrawal or Revisions to Submittal

Any submittal may be withdrawn by written notice to the land bank any time prior to the date and time specified for submittal. Such notice of withdrawal shall be in writing to the contact individual provided. Any respondent may modify their submittal prior to the date and time specified for submittal by email communication to the contact individual.

Public Information

All information submitted in response to this RFQ may be made available for public inspection according to public records laws of the State of Ohio.

Process & Right to Reject

At any phase, the land bank reserves the right to terminate, suspend, or modify this selection process; reject any or all submittals; and to negotiate the terms of the RFP stage with the selected respondent(s).