

Request For Proposals

Sale and Development of Real Estate Offered by the City of Bridgeport, CT and Bridgeport Redevelopment Agency

NORTH DOWNTOWN VILLAGE DISTRICT

- 1. Block #905 - Palace/Majestic Theaters**
- 2. Block #909 - Former Ethical Pharmacy & Boy's Club/Davidson's**
- 3. Block #910 - Site bounded by Middle, Gold, and Housatonic**
- 4. Block #911 - Mr. Forty's**
- 5. Block #914 - Kaye's/H.L. Green**
- 6. Block #915 - Fairfield Uniform – K&R**

Issue Date: August 10, 2011

Submission Deadline: October 19, 2011 3:00 P.M.



This RFP is available electronically on the City Web-Site,
Office of Planning & Economic Development at:

<http://www.bridgeportct.gov/OPEDExecutive/Pages/RFPsandDevelopmentOpportunities.aspx>

I. Introduction

A group of properties on several blocks at the north end of downtown Bridgeport is being offered for sale and development by the City of Bridgeport. The City, acting through its Office of Planning & Economic Development (OPED) seeks qualified developers to purchase and improve the properties. The City feels these sites are well suited for retail, business, residential or mixed use development.

To be considered, respondents must submit a development proposal in response to this Request for Proposals (RFP) in the manner prescribed herein. The City makes no representations or warranties as to the physical or environmental condition, building code compliance, zoning, or proposed zoning, or suitability for a particular purpose and proposes to sell the property "as is, where is, with all faults."

II. Overview – Site Description

DOWNTOWN

The properties are located in the heart of Bridgeport’s downtown, on blocks bounded by Main, Arch, Congress, Water/Housatonic, Golden Hill, Gold, and Middle Streets (see map on page 13). The properties encompass approximately **242,629 square feet or 5.57 acres**, and are within 2-5 blocks proximity to all major assets of the central business district, including stores, restaurants and office buildings, state and federal courts, City Hall, Police Headquarters, historic McLevy Hall & McLevy Green, GBT Bus Terminal, Bridgeport Train Station, U.S. Post Office, Bridgeport Holiday Inn Hotel and Conference Center, Housatonic Community College, the Pequonnock River/Bridgeport Harbor and the Bridgeport/Port Jefferson Ferry. The Bridgeport Regional Sports & Entertainment Complex, containing the Ballpark at HarborYard, home of the Bridgeport Bluefish minor league baseball team and the Webster Bank Arena, home of the Bridgeport Sound Tigers, an affiliate of the New York Islanders hockey club, are also within walking distance.



Royal Bank of Scotland



Housatonic Community College



Bijou Theater



McLevy Green



Water Street Dock



People's United Bank headquarters

Bridgeport's downtown revitalization has seen considerable growth over the last 4 to 5 years with several dozen new business and hundreds of new living spaces thriving in a strong rental market. Among the newer projects are Bijou Square (www.323fairfield.com), City Trust & the Arcade (www.bportbuzz.com) and 333 State Street (www.333statestreet.com).

Development in the immediate vicinity of the parcels included in this RFP at the north end of downtown is also underway; the project at 144 Golden Hill, completed several years ago, converted an early 20th century office building into 36 rental apartments, 2nd floor professional space for doctors and attorneys and 8 renovated ground floor stores (indicated as parcel 906-20C on page 13). On Block 912 just across Main Street from 144 Golden Hill, the same developer plans to renovate two historic vacant buildings (Jayson & Newfield) into 86 rental apartments and 15,000 square feet of retail space. A contemplated second phase on the same block involves a 6-8 story new construction residential building with approximately 100 units.

AVAILABLE PROPERTIES

The properties include both vacant lots and buildings. The buildings are currently vacant and immediately available. All utilities are available underground within the public right-of-way. The overall site consists of multiple parcels on all or a portion of six (6) City Blocks.

Respondents are encouraged to submit proposals for any combination of one or more parcels, clusters of parcels or blocks. It is anticipated that there will likely be multiple respondents selected by this process.

City Block 914

- **1160-62 Main Street** (914-1) is vacant, 2-story, 10,516 s.f. former Kaye's department store that was built in the early 1900s.
- **1154-56 Main Street** (914-2) is a vacant 2-story, 7,740 s.f. former retail store that was built in the early 1900s.
- **1148-50 Main Street** (914-3) is a vacant, 2-story, 3,612 s.f. former retail store that was built in the early 1900s.
- **1144 Main Street** (914-4) is a vacant 4-story, 13,033 s.f. former H.L. Green department stores that was built in 1912.
- **1136 Main Street** (914-5) is a vacant, 4 story, 13,360 s.f. mixed use former retail store and office building that was built in the early 1900s.
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All Five (5) parcels are zoned DVD-CORE

CAM Required Coastal Area Management (CAM) permit required.

City Block 911

- **54 Golden Hill Street** (911-4) is a vacant 2 sty. 4,175 s.f. restaurant space known as the former Mr. Forty's and former Dolan's Corner that was built in 1940.
- **208 Middle Street** (911-1) Vacant Land
- **196 Middle Street** (911-1A) Vacant Land
- **190 Middle Street** (911-2) Vacant Land
- **771 Water Street** (911-7) Vacant Land
- **797 Water Street** (911-6) Vacant Land
-

All six (6) parcels are zone DVD-TOD

CAM Required Coastal Area Management (CAM) permit required.

City Block 910

- **254 Middle Street** (910-2) Vacant Land
 - **240 Middle Street** (910-3) Vacant Land
 - **230 Middle Street** (910-4) Vacant Land
 - **274 Middle Street** (910-1) Vacant Land
 - **30 Housatonic Avenue** (910-5) Vacant Land
- Three (3) parcels are owned by the City of Bridgeport acting through its Bridgeport Redevelopment Agency.
- **254 Middle Street** (910-2) Vacant Land

- **240 Middle Street** (910-3) Vacant Land
- **230 Middle Street** (910-4) Vacant Land
Two (2) parcel are owned by the State of Connecticut, Department of Transportation (CDOT)
- **274 Middle Street** (910-1) Vacant Land
- **30 Housatonic Avenue** (910-5) Vacant Land

All five (5) parcels are zoned DVD-TOD
CAM Required Coastal Area Management (CAM) permit required.

City Block #909

- **1290 Main Street** (909-1A) Vacant Land
- **1270 Main Street** (909-1B) Vacant Land
- **1250 Main Street** (909-2) Vacant Land
- **1238 Main Street** (909-3) Vacant Land
- **227-37 Middle Street** (909-4) is a vacant, 4-sty., 16,131 s.f. former Boys & Girls Club built in 1917 (also known as Davidson's Fabrics).
- **269 Middle Street** (909-6) Vacant Land
- **281 Middle Street** (909-7) Vacant Land
- **295 Middle Street** (909-8) Vacant Land

Split block Zoning

DVD-TOD

- **1290 Main Street** (909-1A)
- **1270 Main Street** (909-1B)
- **269 Middle Street** (909-6)
- **281 Middle Street** (909-7)
- **295 Middle Street** (909-8)

DVD-CORE

- **1250 Main Street** (909-2)
- **1238 Main Street** (909-3)
- **227-37 Middle Street** (909-4)

CAM Required Coastal Area Management (CAM) permit required.

City Block #905

- **1315-57 Main Street** is vacant 106,933 s.f. former Majestic and Palace Theaters and The Savoy Hotel w/ retail and offices built in 1922.

Parcel zoned DVD-TOD

CAM Required Coastal Area Management (CAM) permit required.

City Block #915

- **1163 Main Street** (915-9B) is a vacant, 2 sty, 8,400 s. f. retail store that was built in 1928 and was the former home of Fairfield Uniform.

- **1149-53 Main Street** (915-9A) is a vacant, 2 sty, 13,793 s. f. former K&R Department Store that was built in 1910.
- **157 Golden Hill Street** (915-10A) is a vacant, 1 sty, 5,134 s. f. office building that was built in 1970.
- **171 Golden Hill Street** (915-10) is a vacant, 2 sty, 11,521 s. f. office building that was built in 1962.

All four (4) parcels are zoned DVD-CORE.

CAM Required Coastal Area Management (CAM) permit required.

All buildings, except those on BLK #905, are within the Downtown North National Register Historic District, and Coastal Area Management (CAM) Area. Potential buyers should satisfy themselves independently concerning the existing condition of the property. Respondents are invited to visit the City of Bridgeport's GIS site for more general information about the parcels at <http://gis.cdm.com/BridgeportCT/>

III. Market Potential - Land Uses and Regulations

- A. The zoning for the properties is a combination of Downtown Village District (DVD-Core) and Downtown Village District- Transit Oriented Development (DVD-TOD). The zones allow a wide range of retail, service or residential uses. The preferred development should be pedestrian-oriented, encourage an active streetscape and in character with the surrounding downtown neighborhood. The properties are located in the Downtown North National Register District and any demolitions are subject to the City 90-day demolition delay ordinance.
- B. Potential buyers should satisfy themselves independently concerning the existing and proposed land uses for the property. For a complete set of the Zoning Regulations, please click on the Zoning Department link on the City of Bridgeport's web-site at: <http://www.bridgeportct.gov/Zoning/Pages/Zoning.aspx>

IV. Master Plan, Neighborhood Plan and Neighborhood Revitalization Zone

The *City of Bridgeport's 2008 Master Plan of Conservation & Development* ("Master Plan") can be found at <http://www.bridgeportct.gov/PlanningDepartment/Pages/MasterPlan.aspx>

Respondents are encouraged to review the Master Plan and to develop proposals in keeping with its goals and The Downtown Master Plan.

V. Minimum Price & The Importance of Price

There are no minimum prices for the parcels. However, the proposed purchase price, development plans, timeline, and the developer's track record and financial capacity will be key considerations for the City in awarding these properties.

VI. City Position on Taxes

The City wishes this property to produce full tax revenue and prefers that no reductions in taxes or assessments, nor Payment In Lieu Of Taxes (PILOT) agreements, be included as part of a proposal. For information on the current assessment of the property, visit the City of

Bridgeport's Tax Assessor Web-Site at:
<http://data.visionappraisal.com/bridgeportCT/DEFAULT.asp>.

VII. Incentive Programs

The subject parcels are located within the City of Bridgeport's Enterprise Zone, Targeted Investment Community and Arts & Entertainment District. Certain types of projects within these zones may be eligible for those incentive programs. For additional information, **please contact Max Perez at 203.576.3976 or Max.Perez@Bridgeportct.gov**

VIII. Environmental Conditions

The City has no Environmental Site Assessment with respect to the parcels. The City has not, nor does it intend to, conduct any further environmental investigation. If, and to the extent that a property may be subject to the Connecticut Property Transfer Act ("Transfer Act"), Connecticut General Statutes Section 22a-134 et. Seq., and is determined to be a generator under such statute, the selected developer of the property will be required to comply with the Transfer Act as the responsible party, certify compliance with the Transfer Act to the Connecticut Department of Environmental Protection (DEP), implement any required remedial action plan at its sole cost and expense, and indemnify, hold harmless and defend the City of Bridgeport from and against any liability associated with the environmental condition of the property and compliance with the Transfer Act or any enforcement actions brought by the DEP, the United States Environmental Protection Agency, or any other governmental agency having jurisdiction.

IX. Compliance with City's Minority Business Ordinance

The City's Minority Business Enterprise Ordinance, Section 312.130 as amended July 19, 2007, commits the City to pursuing a goal of at least 30% of the dollar value of construction activities on economic development projects accrue to the benefit of certified minority-owned and women-owned businesses, with at least 6% of that amount accruing to certified African-American owned businesses used as construction subcontractors. Respondents are encouraged to achieve these goals in construction activities involving their redevelopment project. The City's Small and Minority Business Resource Office is available to answer any questions regarding the Ordinance, to help with certifying businesses, and to help respondents develop their plan to meet the goals of the Ordinance. **Please contact Deborah Caviness, Senior Administrator, at 203-576-8473 or at Deborah.Caviness@bridgeportct.gov.**

X. Site Access for Potential RFP Respondents

Access to the sites prior to the proposal submission date shall be scheduled, and all interested parties that register their contact information for the RFP process will be provided with the dates of these "walk-throughs".

XI. Submission Requirements

Respondents must submit five (5) hard copies of their complete development proposal.

All materials will become the property of the City of Bridgeport. All proposals must be **received** by the City of Bridgeport's Office of Planning and Economic Development at the address set forth below no later than **3:00 P.M. on October 19, 2011**. In addition, please provide an

electronic copy of your submittal, either by email or attached to your hard copy submissions. No submissions will be accepted after this date and time or at any other location. The City of Bridgeport may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation.

XII. Each submission must contain the following information:

A. Formal letter of interest

A formal letter of interest **must** be submitted on the letterhead of principal developer, if a single entity, or the principal entity of the respondent where the respondent is a team. Such letter should be addressed to:

**Downtown North Revitalization Project
C/o Max Perez
Senior Economic Development Associate
Office of Planning and Economic Development
City of Bridgeport
999 Broad Street, 2nd Floor
Bridgeport, CT 06604**

B. Identification of the Respondent/Business & Contact Information

The respondent should provide a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the development proposal. Complete contact information must be provided, at minimum a mailing address, telephone number and email address.

C. Description of Development Experience

It is requested that detailed information be submitted by the respondent's principal firm or end user detailing the respondent's specific experience in implementing projects similar to the type of project proposed over the past 10 years. It is recommended that any and all information that would be helpful in understanding the development experience of the respondent should be submitted and includes any relevant visuals, graphics or pictures of past projects.

D. Description of the Development Proposal

The respondent should provide a description of the development proposal, including the following:

- The desired parcel, cluster of parcels or blocks.
- Purchase price offered.
- Development plan, timetable and approximate schedule for completion.
- Estimated cost of improvements.
- Plans to attract tenants/buyers; types of tenants/buyers to be sought.
- Proposed sources and uses of funds.
- Commitment to achieve the goals of the City's Minority Business Enterprise Ordinance.
- History of past record of developing projects similar to the one proposed.

- Parking Plan to address the requirements for the developed property under current zoning, as well as temporary worker parking during any construction phase.

E. Commercial or Trade References

The respondent must include a minimum of three (3) references that attest to their financial wherewithal and capabilities, including at least one reference from a lender or depository institution with which the respondent has a current relationship.

F. Litigation

The respondent (firms, officers, directors and principals) must identify and describe any current, pending or threatened litigation against any of them related to their business, development or real estate dealings. The respondent must attest to having no litigation in process, pending or contemplated against the City of Bridgeport, or any other litigation that would adversely affect its business or its ability to finance, construct and complete the project proposed.

G. Disclosure of Obligations to the City of Bridgeport

The respondent firm, its affiliates or parent company must attest to having no outstanding or overdue tax, lien, or fine obligations to the City of Bridgeport.

H. Ownership Disclosure and No Conflicts Statement

The attached Ownership Disclosure and No Conflicts Statement must be submitted with the proposal for the respondent and by each member of the respondent team if several firms comprise the respondent.

I. Non-Responsive Submissions

The City of Bridgeport may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. The City reserves the right to reject any and all proposals in its sole discretion, and to decline to offer for sale or withdraw the RFP for this property.

XIII. Selection Process Schedule

The following schedule represents the anticipated timeline for the selection of development proposals, which may be altered by the City as the need arises:

August 10, 2011	Advertisement / Publication of RFP	
	BidSync, CT Post & FFLD County Business Journal	
October 19, 2011	RFP Due Date	70 days after Notice
November 16, 2011	Award Notification	30 days after Due Date
December 24, 2011	Due Diligence, LDA	30 days after Award

XIV. Selection Committee & Awards

All proposals will be reviewed and evaluated by a "Selection Committee" established by the City. Proposals will be reviewed and evaluated based upon information contained in the respective submission packages and their responsiveness to the submission criteria delineated below and any other information provided at the request of the selection committee, or provided through any subsequent interview process. A final LDA will be subject to approval by the City Council of the City of Bridgeport and the Bridgeport Redevelopment Agency.

XV. Proposal Evaluation Criteria

- A. The selection committee shall consider the following information when evaluating submissions to determine the highest qualified respondent (s) submitting the best proposal:
- Net financial benefit to the City, including the purchase price.
 - Financial capability of the proponent to proceed with the project immediately and without subsidy.
 - Project financing plan, with specific sources and uses of capital.
 - Compatibility of the proposed project or land uses with the surrounding neighborhood and the City's Master Plan.
 - Qualifications of the proponent to implement its proposed project.
 - Development plan, experience of the development team, timetable and schedule for completion.
 - Proposed construction (design concepts, materials, incorporation of green building technologies, etc.).
 - Real estate and personal property tax generation potential of the proposed project.
 - General plan demonstrating the ability to achieve the goals of the City's Minority Business Enterprise Ordinance.
- B. The selection committee may request supplemental information when it determines the necessity, including business and personal financial statements from any of, all of, or none of the respondents. Financial statements and other confidential business information constituting "trade secrets" under FOIA should be submitted and marked as such and may not be subject to disclosure under Freedom of Information law. If information believed to be protected from disclosure under FOIA is to be submitted, a respondent should specify such information, place such information in a separate sealed envelope appropriately marked, and submit such information with its proposal.

XVI. Sale of the Property will be Subject to the Execution of a Land Development Agreement

- A. Upon written notification, the respondent(s) recommended by the Selection Committee will have a period of approximately thirty (30) days to negotiate and enter into a Land Disposition Agreement (LDA) with the city. This LDA shall not become effective until approved by the City Council and the Bridgeport Redevelopment Agency.

- B. The City will provide the selected respondent(s) with access to the property upon the execution of an "Access Agreement". The "successful bidder(s)" will be required to provide appropriate insurance and indemnification, and if necessary, restore the premises to its prior condition.
- C. The successful bidder(s) will be required to provide a 10% non-refundable deposit to the City, in the form of a bank or cashier's check drawn on a local bank, at the signing of the LDA. Should the first selected respondent prove unable to provide the City with the required 10% deposit, choose not to proceed in good faith to enter into a Land Disposition Agreement with the City, fail to comply with any other terms or conditions of this RFP, and/or fail or refuse to close title by the closing date specified in the LDA, **TIME BEING OF THE ESSENCE**, then the City may, after appropriate written notice, rescind its original selection and pursue its rights and remedies against the respondent.
- D. With the submittal of their proposal, **all respondents agree to hold to the specifics of their project proposals and to their specific purchase price until March 31, 2012.** Should the first successful bidder(s) fail to comply with any of the requirements of this RFP, fail to enter into a LDA or fail to close as required, the City reserves the right to select the next ranked respondent and proceed to negotiate an LDA under the terms outlined above. The City may also choose not to select any respondent, to withdraw the RFP, to decline to market the property, or to market the property by other means, in the City's sole and absolute discretion.
- E. The LDA will contain restrictions against the sale or transfer to non-profit organizations, unless the City agrees to an acceptable PILOT, the intention being to keep the property on the tax rolls in the City's best interests. The LDA may include, but not necessarily be limited to, terms regarding building design standards, restrictions against demolition, housing unit creation or job creation, investment, a schedule of development milestones, and reversion of title for material failure to perform. The LDA will be filed on the City land records.
- F. The successful bidder(s) are responsible for seeking/obtaining any and all approvals for the development plan from the Zoning Board of Appeals, the Planning & Zoning Commission, or any other required regulatory agencies, but obtaining such approvals is not a condition to the transfer of title to the property.

XVII. Questions and Contact Information

Questions should be addressed via e-mail to Max.Perez@bridgeportct.gov. All questions and answers will be distributed via e-mail to each potential respondent that provides complete contact information to OPED. In order to receive such information, each potential respondent has an affirmative obligation to provide OPED with its full contact information via e-mail at the above-indicated address. Picking up the RFP on the web via the City's web-site, or BidSync, will ***not*** ensure that a potential respondent's contact information has been received by OPED.

(advertisement)

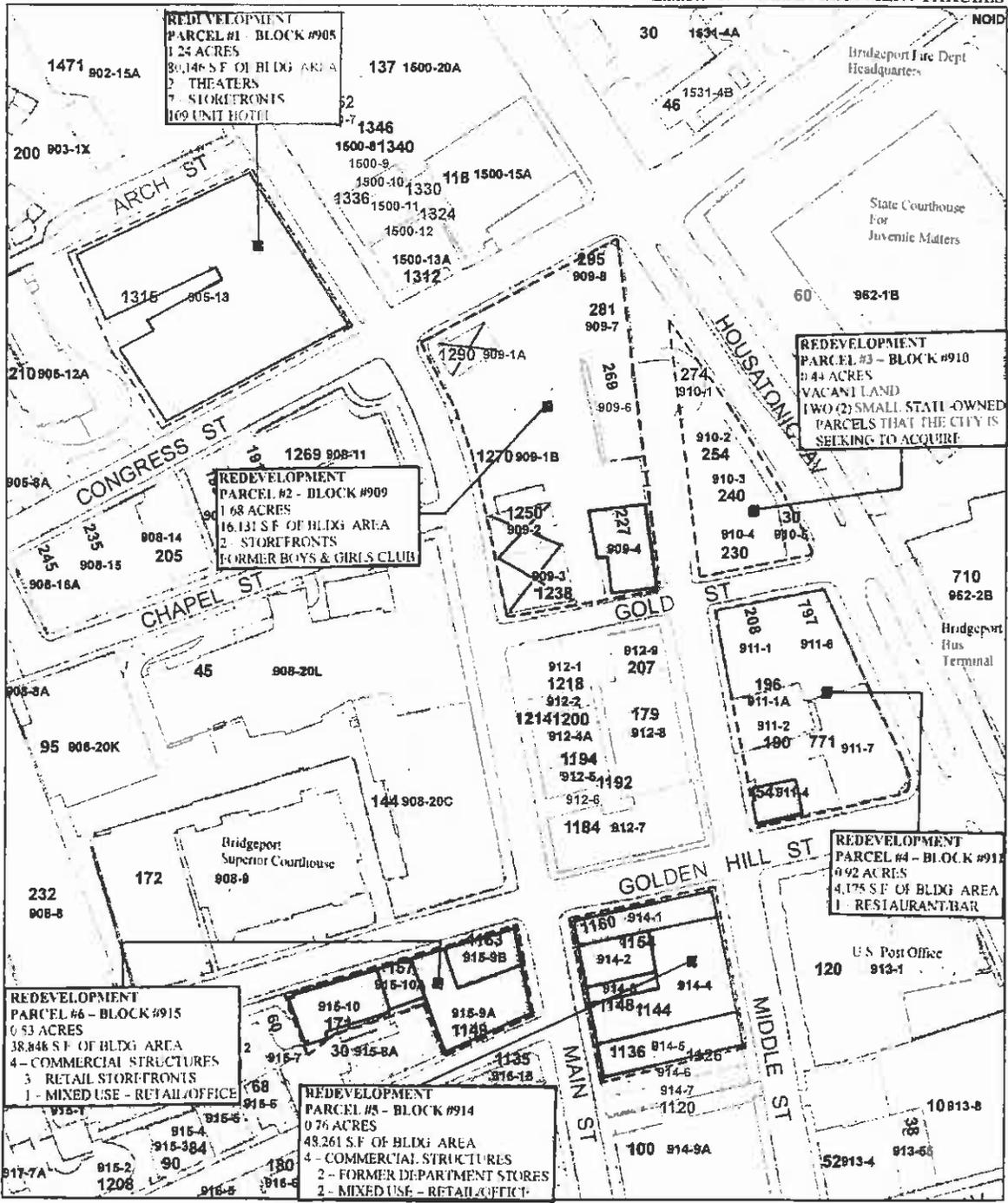
REQUEST FOR PROPOSALS

Sale of Real Estate Offered by City of Bridgeport and Bridgeport Redevelopment Agency

**The City of Bridgeport is offering for sale to real estate developers or owners
multiple real properties located in downtown Bridgeport known
as the North Downtown Village District**

Properties are both vacant lots and improved with commercial/retail buildings on multiple floors. Development proposals will be evaluated primarily on the basis of potential economic impact, past performance of respondents, compatibility of the planned development to City and neighborhood plans and the financial capability of the respondents. The RFP is available in person, via mail or email through the Office of Planning and Economic Development, 999 Broad Street, Bridgeport, CT 06606 (203) 576-7221, Max.Perez@Bridgeportct.gov. The return date for development proposals is **October 19, 2011** at 3:00 P.M. All submissions must be delivered to the Office of Planning and Economic Development in the format specified in the RFP.

Exhibit "A" - REDEVELOPMENT PARCELS



City of Bridgeport, Connecticut
 Geographic Information System



The City of Bridgeport does not warrant the accuracy of the information contained herein, nor is it responsible for any errors or omissions, absences, timeliness, or completeness of any of the information provided herein. The City of Bridgeport assumes no liability for its use, availability, or compatibility with users' software or computers. The City of Bridgeport explicitly disclaims any representations and warranties including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City of Bridgeport also shall assume no liability for: 1. Any errors, omissions, or inaccuracies in the information provided, regardless of how caused; or 2. Any decision made or action taken or not taken by the user in reliance upon any information or data furnished hereunder.

The Project Area of this RFP is six (6) City Blocks in downtown Bridgeport

A FEW REPRESENTATIVE PHOTOS OF SELECTED PARCELS



[Palace/Majestic Theaters Block 905 Main St.]



[HL-Kaye Block 914, Main St.]



[HL-Kaye, Block 914, Main St.]



[HL-Kaye, Block 914, Main St.]



[HL-Kaye, Block 914, Golden Hill & Middle St.]



[Boys Club/Davidson's, Block 909, Middle St.]



[Vacant lot and back of Boys Club/Davidsons, Block 909, Main & Gold St.]



[vacant lot, Block 909, Congress & Housatonic Ave]