

The Bartow-Cartersville Land Bank is seeking proposals for the redevelopment of **16 South Erwin Street, Cartersville, Georgia** in an effort to mitigate blight and provide infill development. The Land Bank is looking for qualified purchasers and developers to rehabilitate and restore the property for use as a commercial property or other suitable use in relation to the downtown of Cartersville.

**Site Visit:** This property is open for inspection.

**Proposals Accepted:** September 1 – November 1, 2017

**Overnight or hand delivery of Proposals should be sent to:** Patrick Nelson, Chairman, c/o Archer & Lovell, PC, 336 S. Tennessee St., Cartersville, GA 30120

**Regular Mail Proposals should be sent to:** Patrick Nelson, Chairman, c/o Archer & Lovell, PC, PO Box 1024, Cartersville, GA 30120

# **BARTOW-CARTERSVILLE LAND BANK**

## Request for Proposals

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**REDEVELOPMENT OF 16 SOUTH ERWIN STREET**

**August 28, 2017**

## **Summary**

The Bartow-Cartersville Land Bank (“BCLB”), is seeking proposals for the redevelopment of 16 South Erwin Street, Cartersville, Georgia in an effort to mitigate blight and provide infill development. The Land Bank is looking for qualified purchasers and developers to rehabilitate and restore the property for use as a commercial property or other suitable use in relation to the downtown of Cartersville.

Proposals will be evaluated based on the quality of the development plan, experience of the developer, price, intended use, and timeline. Proposals must include a redevelopment plan; properties will not be sold for immediate resale and a deed restriction shall be required.

The prospective purchaser shall be responsible for all closing costs.

All proposals must include a purchase price that will be considered as a part of the overall proposal.

## **General Information**

**Address:** 16 South Erwin Street

**Size:** 0.11 acres or 4,720 square feet

**Zoning Classification:** DBD

**Utilities:** Natural gas, electricity, city water and sewer are all available to the site.

## **Developmental Objectives**

The Land Bank is seeking a developer for 16 Erwin Street to remediate blight and provide development of said property; to create an appropriate development. To this end, the Land Bank will prioritize projects that are economically viable and will move quickly to redevelop the property. The selected developer will be expected to use licensed contractors and bring the property fully up to code. All testing and remediation along with the redevelopment costs will be the responsibility of the winning developer.

## **Site Visit**

This property is fully open and available for inspection by interested applicants.

## **Transaction Structure**

The winning developer will negotiate a final purchase contract with the Land Bank and will enter into a development agreement with the Land Bank for the rehabilitation and rebuilding of the structure. The property will be deeded to the winning developer with a reversionary interest and covenants in favor of the Land Bank for redevelopment to ensure the project is completed in a timely and thorough manner. The winning developer will assume all costs for engineering and construction and will be required to begin work within six (6) months of the property transfer and be substantially complete within eighteen (18) months. Proof of insurance will be required for all properties at time of transaction. The Land Bank will do monitoring and will receive monthly reports from the chosen developer.

## **Submission Deadline**

Nine (9) copies of the proposal must be delivered to the Land Bank by Noon (12:00) p.m., on November 1, 2017.

Deliveries by overnight mail and/or hand delivery should be addressed as follows:

Patrick Nelson, Chairman  
c/o Archer & Lovell, PC  
336 S. Tennessee St.  
Cartersville, GA 30120

Deliveries by regular U.S. Mail should be addressed as follows:

Patrick Nelson, Chairman  
c/o Archer & Lovell, PC  
PO Box 1024  
Cartersville, GA 30120

If you have any questions, please contact Patrick Nelson, Chairman of the Land Bank at 770-974-0570 or email: [landbankbc@gmail.com](mailto:landbankbc@gmail.com).

## **Guidelines for Evaluation of Redevelopment or Rehabilitation Proposals**

Evaluation of the submittal will focus on the capability of the respondent and strength of the proposal. Each submittal must contain all the following information and included in the packets submitted to BCLB.

### **Cover Letter**

Provide a summary describing why the respondent is qualified to undertake the proposed redevelopment, with names and titles of the responsible officers and other principals, if any.

### **Developer Qualifications**

Describe similar projects undertaken by the respondent. Include the rehabilitation scope, financial structure and management of the rehabilitation/development process.

### **Rehabilitation and Development Concept**

1. Describe the proposed rehabilitation plan
2. Discuss proposed use for the building. Any graphics such as a site plan, floor plan or elevations that convey the plan are encouraged.
3. Proposed project schedule timetable outlining milestones for all proposed redevelopment activities, projects must be started within six months and substantially completed within 18 months.

### **Financial Capacity (Confidential)**

1. Provide a current real estate portfolio of properties either owned or managed by the respondent. Please include at least one detailed example of a similar rehabilitation project (include photographs, time line, financing, etc.)
2. List and describe the respondent's current and upcoming projects, including status, development schedule and financial commitments.
3. Describe the current relationship with lenders and ability to obtain necessary financing for the project. Outline sources of funds and methods of financing that will be used,
4. Provide an estimated project budget that includes: acquisition, proposed rehabilitation and soft costs.
5. Provide current financial statement.
6. Proposals without financial projections will not be considered.

## **Additional Notes**

Is there any additional information that the Land Bank Board Members should consider about your proposal?

## **Evaluation**

The following evaluation factors will be used to evaluate proposals and are listed in order of importance:

Developer Qualifications

Rehabilitation and Development Concept

Financial Capacity

Scoring: (total possible number of points 100)

Experience — Maximum 20 points

Project Approach — Maximum 10 Points

Project Timeline - Maximum 30 Points

Price — Maximum 40 Points

Project approach refers to the appropriateness of the proposal to the surrounding neighborhood. Scoring will be performed by review of the Board Members of the BCLB.

## **Recommendation and Approval**

Upon review of the proposals received, the Board Members of the BCLB recommend a preferred Proposal to the BCLB. Following review and approval of that selection, the BCLB will negotiate a development agreement with the selected Developer. In such instance where a development agreement, acceptable to the BCLB, cannot be negotiated, the BCLB may, in its sole and absolute discretion, terminate negotiations and undertake negotiations with the next best-qualified Developer until an acceptable development agreement is concluded and executed. Development agreement negotiations will include discussions related to fees and other charges, budget, insurance requirements and any other negotiable terms and conditions of a definitive contract.



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	C001-0011-006	<b>Alternate ID</b>	31853	<b>Owner Address</b>	CITY OF CARTERSVILLE
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Exempt		PO BOX 1390
<b>Property Address</b>	16 ERWIN ST	<b>Acreage</b>	n/a		CARTERSVILLE GA 30120
	Downtown Development Authority				
<b>District</b>	Downtown Development Authority				
<b>Brief Tax Description</b>	LL 455, 482 D4				
	<i>(Note: Not to be used on legal documents)</i>				

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 **Developed by**  
 The Schneider Corporation