

**REQUEST FOR PROPOSALS
#2013-1**

The City of Wheeling is seeking proposals to transfer the following parcels of land owned by the City for the purpose of redevelopment: 1069 Main Street (Tax Parcel W50B-17), Tax Parcel W51-454, Tax Parcel W51-455, 126 15th Street(Tax Parcel W51-487), Tax Parcel W51-657, and Tax Parcels W51-491, 492, 493, 494, 495, 496, 497, 498, 499, 500, which includes 163-165-167 Sixteenth Street, 1517 Wood Street and the previously referenced surrounding vacant lots.

For additional information or to schedule a building walk-through contact the Economic and Community Development Department, City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia 26003. Telephone: (304) 234-3701.

Identification of the property

Property #1

Address: 1069 Main Street (Tom's Pizza)

Legal Description: 1 Lot on the West Side of Main Street North of 11th

Reference Title: DB 762 PG 500

Tax Map Reference: Wheeling Tax District W50B-17

Zoning District: D-1 Downtown High Density

Property #2

Address: Vacant Lot (formerly #115 – Fifteenth Street)

Legal Description: ½ of Lot 8 in Shriver's Addition to East Wheeling

Reference Title: DB 784 PG 083

Tax Map Reference: Wheeling Tax District W51-455

Zoning District: EWSD East Wheeling Special District

Property #3

Address: Vacant Lot (formerly #115 ½ - Fifteenth Street)

Legal Description: East ½ of Lot 8 in Shriver's Addition to East Wheeling

Reference Title: DB 823 PG 448

Tax Map Reference: Wheeling Tax District W51-454

Zoning District: EWSD East Wheeling Special District

Property #4

Address: 126 15th Street (East Wheeling Police Precinct)

Legal Description: Middle 1/3 of the N. ½ of Lot 15 in Shriver's Addition to East Wheeling

Reference Title: DB 679 PG 042

Tax Map Reference: Wheeling Tax District W51-487

Zoning District: C-1 Neighborhood Commercial

Property #5

Address: Vacant Lot (formerly 1401 McColloch Street)

Legal Description: .373 Ac 14th & McColloch

Reference Title: DB 844 PG 248

Tax Map Reference: Wheeling Tax District W51-657

Zoning District: C-2 General Commercial

Property(s) #6 - #15

**The City reserves the right to consider properties #8-#17 individually or collectively.*

Address: 163-165-167 Sixteenth Street, 1517 Wood Street, & vacant lots

Legal Description: Lot 220 & 221 in the East Wheeling Addition to the City of Wheeling

Reference Title: DB 850 PG 172

Tax Map Reference: Wheeling Tax District W51-491, 492, 493, 494, 495, 496, 497, 498, 499, & 500

Zoning District: C-2 General Commercial

Evaluation of Responses

Proposals will be considered in part on the basis of the appropriateness of the land use, the demonstrated ability to complete and manage the project, including financial and legal ability, financial impact of the project to the City both short and long term, and qualifications and experience of the redeveloper and its consultants, if any.

Each proposal shall include responses to the following, in the same order and using the same numbering system. The Development Committee of City Council will evaluate the proposals based on the following criteria and make a nonbinding recommendation to the City Council of Wheeling:

1. Property Description (from above)
 2. Information about the individual, project developer, including corporation, partnership, limited partnership, or limited liability partnership papers, if applicable.
 3. Summary letter or statement of intent outlining the final purpose of the rehabilitation.
 4. A detailed estimated cost proposal along with method of financing.
 5. A detailed timeline of rehabilitation not to exceed 60 months.
 6. Building plans, renderings, materials list for immediate securing of the structure (within 6 months). This is to include roof, gutters, windows, etc.
 7. Preliminary building plans, renderings, materials list for future build out. This is to include the treatment for windows, doors, and other outstanding architecture features. A full plan for rehabilitation should be submitted to the Historic Landmarks Commission within 12 months.
- Award will be made to the proposer whose proposal is most advantageous to the City.
 - All qualified proposers will receive consideration without regard to race, color, religious creed, ancestry, national origin, age, handicap or sex. The City of Wheeling is an equal opportunity contractor.

GENERAL TERMS AND CONDITIONS

- A. This Request for Proposals does not commit the City to enter into an agreement, pay any costs incurred in the preparation of a proposal to this request, or in subsequent exclusive negotiations, or procure or contract for the project.

Final approval of a proposal shall be in compliance with all applicable city, state and federal laws and regulations.

B. Modifications for Withdrawal of Proposal Submissions:

At any time prior to the specified time and date set for the proposal's submission, a proposer, or his/her designated representative, may withdraw a proposal.

C. Reservations of Rights by the City:

The issuance of the Request for Proposals and the acceptance of Proposal statements does not constitute an agreement by the City that any contract will actually be entered into by the organization. The City expressly reserves the right to:

1. Reject any or all Proposal Statements;
2. Re-issue and/or amend this Request for Proposals;
3. Extend the time frame for submission of Proposal statements by notification to all parties who have registered an interest in the Request for Proposals with the City of Wheeling;
4. Request supplemental information for any or all applicants. The foregoing granting of exclusive negotiation rights does not commit the City to accept all of the terms of the proposal. Final terms of any agreement will be agreed upon during negotiations. Negotiations may be terminated by the City for failure to reach mutually agreeable terms;
5. Request that the applicant(s) make a presentation of the submitted proposal; and
6. Waive any default in the proposed language.

D. Applicant Certification

By submission of this Proposed Statement, the applicant certifies that the proposer has not paid or agreed to pay any fee or commission, or any other thing of value contingent on the award of this contract to any employee, official, or current contracting consultant to the City.

The applicant certifies that the financial information in this statement has been determined independently and without consultation, communication, or agreement for the purpose of restricting competition as to any matter relating to such costs with any other proposal or proposer.

E. Right to Disqualify

The City reserves the right to disqualify any applicant on the basis of any real or apparent conflict of interest that is disclosed by the statement submitted or any other data available to the City. This disqualification is at the sole discretion of the City. By submission of a statement hereunder, the proposer waives any right to object now or at any future time before any body or agency, including, but not limited to the City, or any court, as to the exercise by the City of such right to disqualify, or as to any disqualification by reason of real or apparent conflict of interest determined by the City.

F. Applicant Incurred Cost

Each applicant is responsible for all costs incurred in preparing a response to this Request for Proposals.

G. **Applicant's Agreement to the Inclusion of a Reversionary Clause in the Deed of Conveyance stating that the successful applicant agrees to the insertion of the Reversionary Clause in the Deed from the City to the Applicant, that in the event Applicant does not fulfill the terms and conditions as described within the proposal and as agreed and required by City Council or does not complete the project within the designated time frame as agreed to between the City and the Applicant the property shall revert to the City. The applicant shall also agree that the City may execute and file within the office of the Ohio County Clerk, an Affidavit that will cause the property to revert back to the City, without any requirement of the City to reimburse the Applicant for expenses directly or indirectly incurred upon or as a result of the project and/or improvements to the property and such terms shall not be subject to legal contest by the applicant. The time frame granted by the City to the Applicant, will be determined upon consideration of the type and size of the project and any extensions or modifications in the time frame must be agreed to in writing by the City of Wheeling prior to such extension or project modification occurring.**

W50B-17



W51-454/455



W51-487



W51-657





W51-491/492

W51-497-500



W51-495-496

