

Collateral improvements to surrounding properties and public facilities.

The developer is urged to suggest other innovative approaches.

Developer Selection Process

Because of the City's ownership of the building and desire to use it as a catalyst to encourage riverfront development, a public competitive process has been selected for its sale. The framework for competitive evaluation is designed to minimize excessive expenditures of time and money by prospective developers. The City of Quincy is requesting the submission of proposals for development in response to this prospectus. These proposals will be evaluated by the City's Director of Planning and Development. The developer offering the most desirable proposal will be designated the "Developer of Record" and will be asked to negotiate a purchase and redevelopment agreement with the City. City Council approval is required for the sale of this property.

Request for Proposals

Proposals should be submitted to Charles T. Bevelheimer, Director of Planning and Development, 706 Maine St., 3rd Floor, City Hall Annex, Quincy, Illinois 62301. The deadline for submissions is noted in the cover letter enclosed with the prospectus.

Again, those prospective developers identified by the City as the most qualified based on the submitted proposals will be contacted by the Director of Planning and Development. The Director will evaluate the proposals and recommend a developer be selected by City Council.

The developer selected must be prepared to promptly enter into a Purchase and Redevelopment Agreement with the City. This

agreement will specify each party's specific roles and obligations in the implementation of the Redevelopment Project.

Submittal Requirements

The contents of the submittal should include:

A letter stating interest in the purchase and redevelopment of the building (including purchase price);

The names of all persons or organizations participating in the purchase and redevelopment;

A description of specific interior and exterior improvements and target dates for completion and start of business operations;

A description of the developer's overall qualifications, specific experience on similar projects and references for those projects;

Evidence demonstrating the developer's capability to finance a project of this magnitude (confidential, if requested); and

Any additional information that will substantiate the developer's capability and experience with projects of a similar nature.



4 Story Riverfront Building

The City of Quincy is now accepting bids for the purchase and redevelopment of a commercially zoned property at 138 N. Front Street. This historic riverfront building has 2500 sq. ft. per floor and is adjacent to a public parking lot. Each story has west-facing windows with views of the Mississippi River, Bicentennial Park and bridges. Several City incentive programs are available for the renovation of this building which was constructed in 1882. Call 228-4515 for Redevelopment Prospectus.





City of Quincy RFP Evaluation Criteria

A. Completeness of Proposal

1. Preliminary schematic, conceptual site plans
2. Architectural drawings
3. Narrative description, including impact on Community
4. Listing of required infrastructure off site
5. Tax impact
6. Sources and uses of capital
7. Economic feasibility
8. Examples of similar projects
9. Members of development team
10. Evidence of developer's financial capability
11. Listing of references

B. Research for and Presentation of Proposal

C. Consistency with City's Comprehensive Plan.

D. Appropriateness of the Use(s)

1. Market niche(s)
2. Innovation
3. Marketability

E. Design Consideration

1. Compatibility with nearby buildings and sites
2. Site Plan
3. Off-street parking needs

F. Qualifications of Development Team

1. Planning and design
2. Development skills, including marketing
3. Financial capability
4. Ability to work with public agencies
5. Follow through
6. Reputation and Image

G. Similar Experience

H. References

A motion was passed on January 13, 2009, by the Quincy Preservation Commission listing recommendations and points of information to be presented to Superintendent of Quincy Public Schools, Lonnie Lemon, and members of the Quincy School Board.

Those recommendations and points of information are:

1. That the James T. Baker house at 1444 Maine, a designated Quincy Local Landmark, not be demolished.
2. Prefer the land remain whole and not be subdivided.
3. That information be presented to Superintendent Lemon and School Board members about the historical and architectural significance of the 1444 Maine property.
4. That 1444 Maine is an anchor on Maine Street.
5. That 1444 Maine is important to Quincy, the neighborhood, and East End National Register Historic District.
6. That 1444 Maine is the Maine Street entrance – often it is the first property people notice when they drive down Maine Street because of its graceful architecture and location at the top of the hill.
7. That the corner of 16th and Maine is recognized throughout the state and country for its outstanding architecture, and that 1444 Maine Street is an integral part of the over-all extended streetscape.
8. That the Quincy Preservation Commission would like to stay in contact with Superintendent Lonnie Lemon and school district officials regarding the future of 1444 Maine.

*George: did you
ever get an
idea to help you understand what the stakeholders are*
End: what are your next steps
*- if you see any other
combos of people who could
help. - you could use
up to give definition of options*
*Our sense is that the
neighborhood is interested
in the process - engage the
neighbor*

Tom Fentem

From: Jgatesconover@aol.com
Sent: Thursday, February 05, 2009 4:55 PM
To: nbrooks@thecivilstudio.com; hiphippe@gmail.com; Chuck Bevelheimer; Tom Fentem; George.Staerker@paceind.com; John Spring; Jgatesconover@aol.com
Subject: 1444 Maine

Februray 5, 2009

Dear Mayor John Spring, Nathaniel Brooks, George Staerker, Chuck Bevelheimer, and Tom Fentem:

My reflections about the meeting with Superintendent Lonny Lemon and school board member Carol Nichols on January 29, 2009, are as follows.

It was a friendly meeting and I think Mr. Lemon and Carol left thinking we are willing to consider several options regarding the future of 1444 Maine. During the meeting they were given:

1. A letter from the Quincy Preservation Commission signed by Nathaniel Brooks and me which made several strong points and included historical and architectural information; stressed the importance of the property to the community, neighborhood and historic district; that 1444 Maine is a local landmark; discussed repairs undertaken since it was designated; asked about funds for repairs; if all financial possibilities have been explored; studies done in the past; importance of a possible new study; asked the school district to reconsider their decision to sell the property; and offered our support and guidance.
2. Recommendations and points of information from a motion of the Quincy Preservation Commission included that the house not be demolished; the land remain whole and not subdivided; discussed the architectural and historical significance of the property; how important 1444 Maine and grounds are to the neighborhood, historic district, and city; is an anchor on Maine Street; first property people notice when driving down Maine Street; that the corner of 16th and Maine is recognized throughout the country and state for its architecture and beauty; and our offer to stay in contact.

It is good that Carol Nichols and Superintendent Lemon have these documents because they provide information and make strong points, and if we are questioned in the future by anyone who thinks we have compromised, or not taken a strong enough preservationist view, we can point to these documents and provide copies. I hope Mr. Lemon takes the letter and recommendations back to the school board and officials. It is my opinion that particularly in the beginning, before any compromises are made, we make a strong preservation view.

At the start of the meeting on January 29, I began to go through the letter and highlight a few main points, however discussion ensued and I was never able to finish the letter - but, most of the points were covered by the time we ended the meeting.

We decided to meet again as a City committee, and then meet again with Carol Nichols and Superintendent Lonny Lemon - and that each of us would think of questions, issues, points, possible buyers and uses and send to Tom Fentem who will compile them for us to review.

My thoughts.

Preservationist and neighborhood view:

1. We need to once again state our desire that the **best solution for the 1444 Maine property** is for the Quincy School District to remain as the owner and use the building. With new "building" money released by the federal/state government for building projects as reported in the Feb. 2 issue of Quincy Herald-Whig, perhaps they would reconsider selling the property and rehabbing. My concern: Who will want to purchase this property? I think the list is very small. Because this is such a prominent property, this becomes a community issue.

2/13/2009

2. We need to stress again that the house is a local landmark, we do not want to see the house demolished, and the importance of the house and grounds to the neighborhood and community.

If they are still determined to sell the property then:

1. Encourage school officials to not put 1444 Maine **property up for auction**, but sell by bid. The sale would include interested buyers submitting a plan and agreement to covenants.

If it is sold, possible best uses:

1. Entire property is sold to a single family.
2. Entire property is sold to a single business such as a law office, corporate offices, other.
3. Inn and Conference Center (a step above a bed and breakfast). Allow resource center to become rooms for rent as part of Inn, or other uses related to an Inn and Conference Center.
4. Upscale bed and breakfast.
5. Donate to Quincy Art Center to display Driehaus Exhibit, other exhibits and uses. I have no idea if Art Center wants it, or can afford to maintain it.

Allow sale of lots on Jersey:

6. New owner keeps 1444 Maine, frontage and some property behind. Allow lots to be sold on Jersey Street side for:

A. Single family homes, or;

B. Upscale condominiums built to look old but with new conveniences inside and out. Allow two condominiums on each lot (one or two stories) with the South condominium facing Jersey, and the North (abutting) condominium facing a newly constructed ally or driveway. Other configurations may be appropriate.

Advertise nationwide:

If parameters and restrictions can be worked out regarding the sale, that the school district advertise nationwide. (National Trust magazine, other)

Special committee:

A special committee is appointed to studying the issue and would include at least two neighborhood representatives, a Quincy Preserves representative, other.

Neighbors:

A meeting of the neighbors should be held sooner, not later, to inform and ask their opinion.

Caution:

I think we need to be careful in our discussion. As I have said before, I am fearful about the Quincy Preservation Commission getting **too** involved. The School District is another municipality and 1444 Maine is their problem and they need to accept the responsibility of finding a trustworthy and accountable new property owner. If they turn this over to us, then it becomes **our problem** and is that what we really want?

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[redir=http://ad.doubleclick.net/clk;211531132;33070124;e](http://ad.doubleclick.net/clk;211531132;33070124;e))



Determine motive
heard more with the Bd.

Meet at 1444
Thursday Jan 29.

3:30 - 4:30

- Longing lesson
Carol on
NOT TO D.

last:

NOT at May meeting

Ask Nathaniel

Displacement
discuss at next community
meeting.

What's the value of the property? Appraisal?
QPS is largely vacant? Appraisals.
+ need to determine if undervalued.

retire to B.D.

50K/lot

40/lot?

9K on north side of 14th

up for
reserves
will attend
next School
Bd meeting

OK to talk to School
Bd. members
individually.

list

get a good appraisal on property. as
\$250,000? — \$200,000?

for reference, the \$5000⁰⁰ in 1966 dollars
would now be \$334,372⁰⁰ (CPI)

data. by gov

\$348,678⁰⁰, using retail price
inflation index.

2:15 at 1444 Main

what

copy of

meeting by end of August.

Don't bring up a neighborhood
meeting - without sounding
them out -
when do you plan to do appraisal?
title search
what's the timeline on sale of
property?

Possible questions: What is the process for the sale? Will the property be auctioned, or can potential buyers submit offers that will be reviewed by the school district? Can covenants be added to the bill of sale such as a stipulation that 1444 Maine not be demolished, that the property remain as a whole and not be subdivided? Would they consider advertising nationwide to sell the property?