

7.5 ACRES OF LAND

FOR SALE

OFFICE/RETAIL

**City of Brooklyn, Economic Development
216-635-4289**

Winter's Market Site for Sale and Redevelopment

The City of Brooklyn, Ohio (the "City") is soliciting proposals from interested parties to purchase and redevelop the City-owned former Winter's Market site (the "Site") into a viable urban office/retail center.

This 7.5+/- acre site is located on the northwestern side of the City of Brooklyn and is accessible via both Memphis Avenue and Tiedeman Road which are two of Brooklyn's primary commercial corridors. Single-family residences line its southern and eastern borders with a gas station located on the northeast edge, a railroad right-of-way lies to the west, and the locally famous "Memphis Kiddie Park" and the Al Sirat Grotto Brookside Temple to the north. The Cleveland Metroparks Big Creek Reservation lies just to the northeast of the Site. The property is generally two-thirds zoned General Business with the eastern one-third portion zoned Retail Business. The City proposes to vacate Manila Ave. and incorporate this property into the sale.

The selection process will be first come-first considered. Interested parties will be initially screened by a qualification review. There is no deadline for submission requests until the property is actually sold. Development teams selected will be invited to supply a development proposal which will include a more in depth submission including preliminary design concepts, financing and leasing commitments. Owner occupants will be highly desired. The final selection decision will be recommended by the Economic Development Committee and approved by the Brooklyn City Council.

All submissions are subject to the general conditions appearing below.

Qualification Submission Requirements

1. **Letter of Interest** – A brief summary stating the respondent's desired use of the property, qualifications, experience, past projects of similar nature and size, and reasons for interest. The letter must be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity. Include location of principal place of business, and any satellite locations.
2. **Project Team** – Identify members of the development team and provide a brief description of each team member's role, specialty, and relevant project experience. In addition, if a joint venture partnership, explain the history and collaboration of the firms involved along with the individuals.

3. **Relevant Experience** - A summary of current and previous experience of the team with regard to comparable mixed-use developments. As appropriate, this should include a project description, photos or site plans, land uses, dates completed and duration of the development processes, developer role, cost/value, financing sources, and existing status as to owner-ship and leasing of current developments, % owned since project completion, and volume sold/leased. Additionally, please identify similar completed projects in the area that can be visited, and provide a name and contact information as well. No more than 5 examples shall be submitted.
4. **Approach** - A preliminary summary of the team's approach and anticipated timeline related to planning, design, approvals, financing, phasing, development, construction, and operation. Provide examples of processes employed in other projects as it relates to real estate projects on urban infill sites.
5. **Financials** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept. This information can be included in a separate envelope marked "Confidential Financial Information". Additionally, a description of the anticipated financing structure to be employed to finance the anticipated project and specific evidence needs to be provided to support proof of the ability to fund a project of this size.
6. **References** - A list of financial/lending references (name, title, entity, telephone number and contractual relationship to respondent), and business or other government references that may be contacted with respect to current and past project experience.
7. **Litigation History with Public Agencies** – Provide information as to any litigation that any developer/development entity comprising part of the overall team has had with public agencies in the last ten years.

Save all required materials as a PDF to a digital storage device (USB drive, CD, etc.) and include THREE HARD COPIES of all required items. Submittals shall not exceed 40 pages. The digital storage device must be clearly labeled with name and contact information of the proposer. All pages should include proposer's name and contact information. All submissions become property of the City of Brooklyn and will not be returned.

Please mail your submission or drop it off in person to:

**City of Brooklyn
Department of Economic Development
Winter's Corner RFP
7619 Memphis Avenue
Brooklyn, Ohio 44144**

For more information, please call the City of Brooklyn, Department of Economic Development, at 216-635-4289.

Community Profile

The City of Brooklyn has a total area of 4.29 square miles (11.11 km²) of which 98% of the land area is developed or restricted from development. The population of the city, as of the 2010 census, was 11,169 people, 5,153 households, and 2,926 families. The population density was 2,628 inhabitants per square mile (1,014.7/km²). The racial makeup of the city was 84.3% White, 5.2% African American, 0.2% Native American, 3.9% Asian, 4.0% from other races, and 2.4% from two or more races. Hispanic or Latino of any race were 10.4% of the population. The 2000 Census reported that 86.2% of the residents speak English, 2.8% Spanish, 2.5% Arabic, 2.0% Italian, 1.7% German, and 1.4% Greek.

Of the 5,153 households within the city, 24.5% had children under the age of 18 living with them, 38.1% were married couples living together, 13.8% had a female householder with no husband present, 4.9% had a male householder with no wife present, and 43.2% were non-families. 37.4% of all households were made up of individuals and 15.5% had someone living alone who was 65 years of age or older. The average household size was 2.17 and the average family size was 2.85. The median age in the city was 42.9 years. 19.1% of residents were under the age of 18; 7.8% were between the ages of 18 and 24; 25.8% were from 25 to 44; 28.2% were from 45 to 64; and 19.2% were 65 years of age or older. The gender makeup of the city was 48.2% male and 51.8% female.

There are single and multi-family dwellings, commercial and industrial neighborhoods. The City has modern public and parochial schools, and a variety of religious congregations available to residents. Abundant shopping is nearby, with numerous major department and big box stores within an eight mile radius of Brooklyn. Our industrial neighborhoods are home to clean industries such as printing, metal processing, trucking, and warehousing. We are on the northernmost part of the Big Creek Reservation (Memphis/Tiedeman) in the Greater Cleveland Metroparks and a participant in the Big Creek Watershed Coalition. The City is located 6.25 miles from Cleveland Hopkins Airport; and 5.79 miles from downtown Cleveland.

Maps

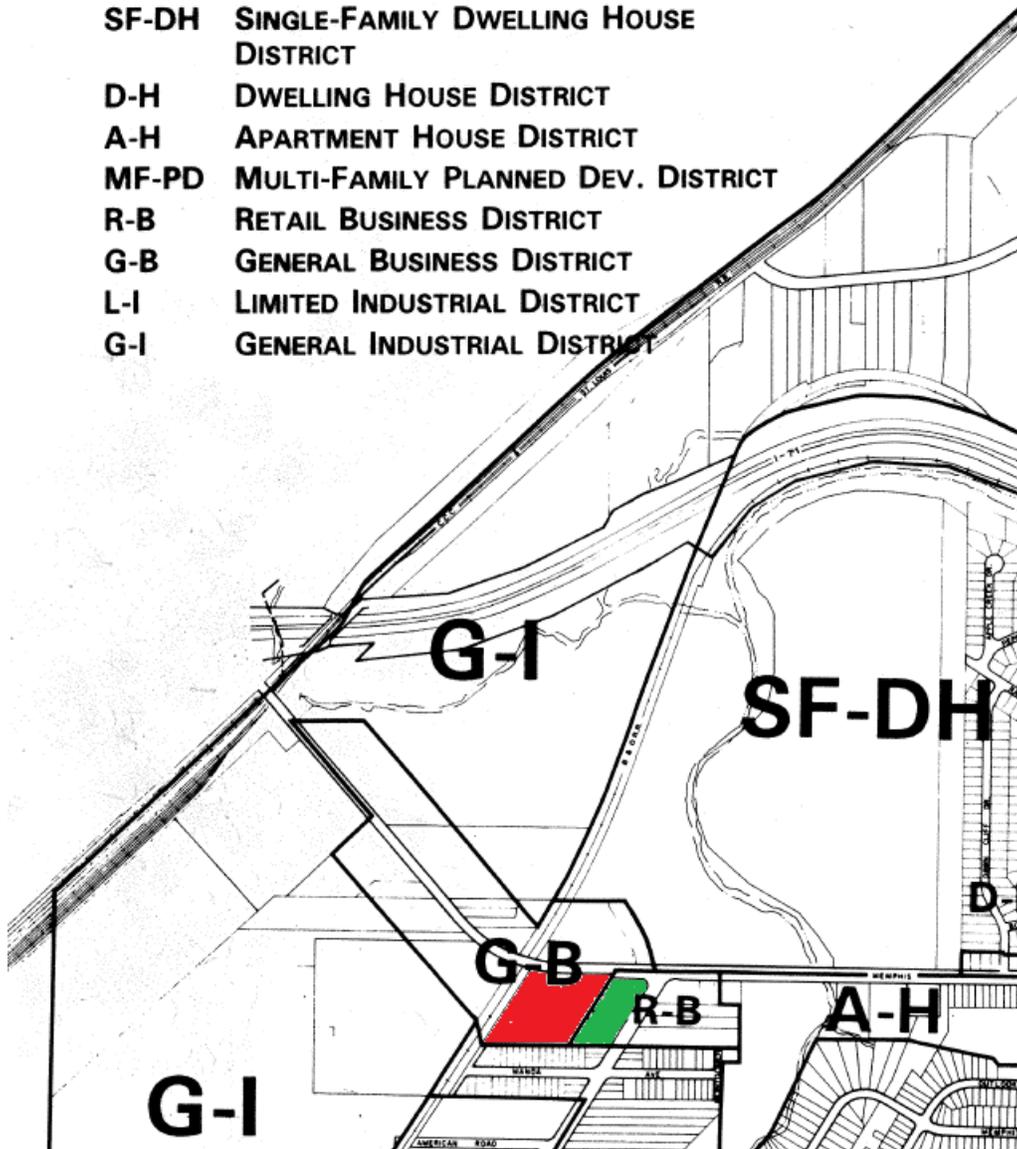
Plat Map

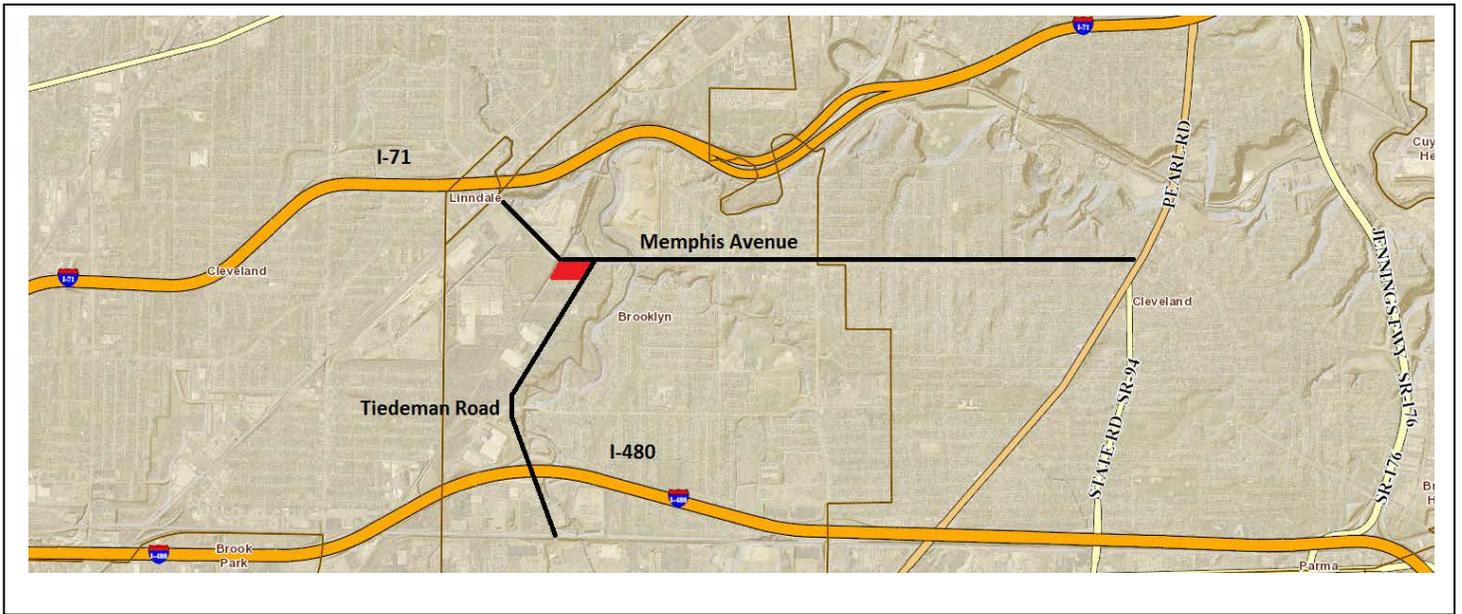


CITY OF BROOKLYN

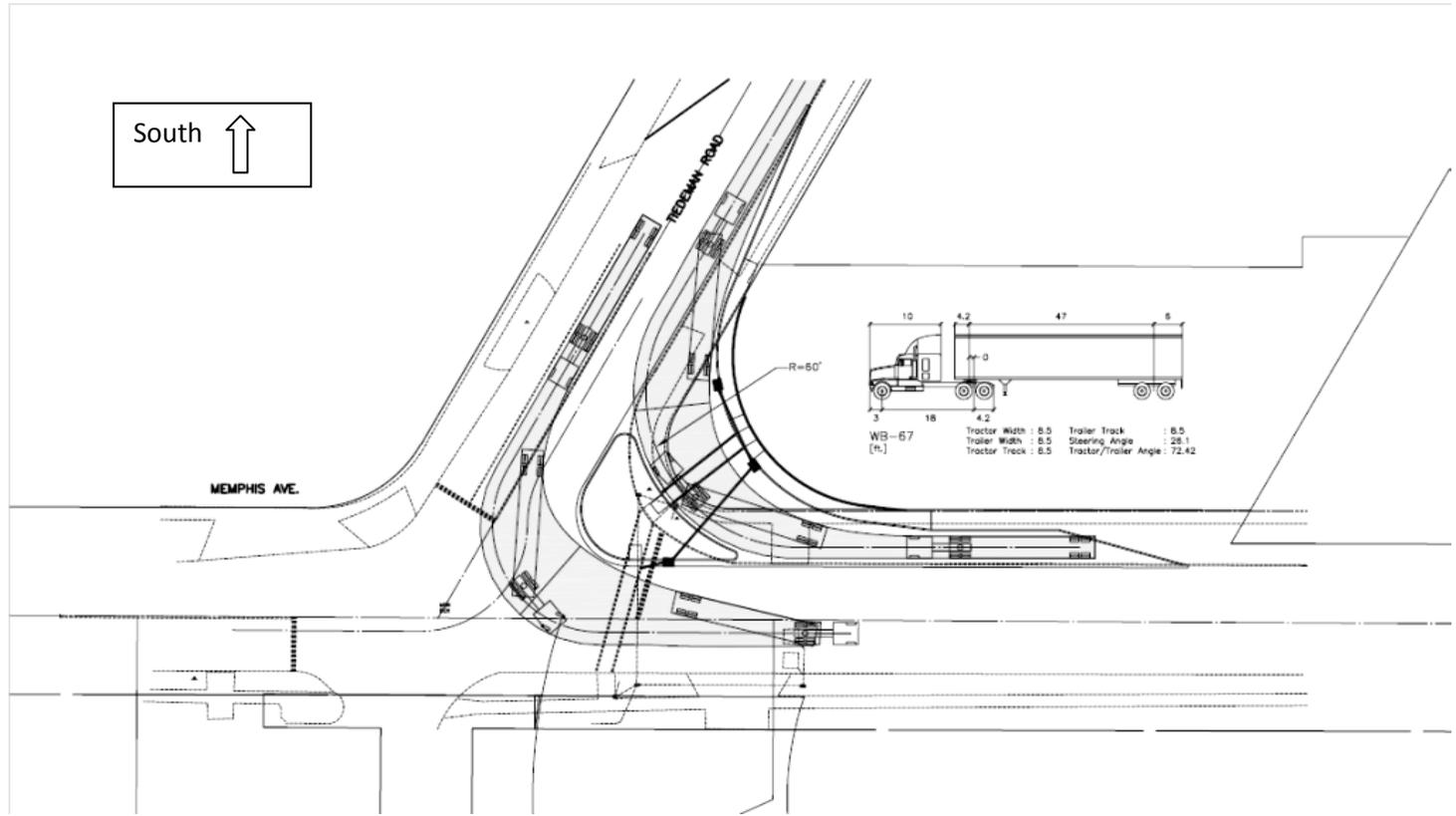
LEGEND

- SF-DH SINGLE-FAMILY DWELLING HOUSE DISTRICT
- D-H DWELLING HOUSE DISTRICT
- A-H APARTMENT HOUSE DISTRICT
- MF-PD MULTI-FAMILY PLANNED DEV. DISTRICT
- R-B RETAIL BUSINESS DISTRICT
- G-B GENERAL BUSINESS DISTRICT
- L-I LIMITED INDUSTRIAL DISTRICT
- G-I GENERAL INDUSTRIAL DISTRICT





Proposed Intersection Improvements



General Conditions

- A. **Right to cancel:** The City of Brooklyn reserves the right to change any aspect of, terminate or delay this RFP and the RFP process at any time, and notice will be given in a timely manner thereafter if the city exercises its right to do so.
- B. **Responsibility for permitting:** Recipients of this RFP are advised that the respondent selected will be fully responsible for all applications to and appearances before any regulatory agencies governing the work to be performed herein, to the extent applicable.
- C. **No award:** Recipients of this RFP are advised that nothing stated herein, or any part thereof, or any communication during the evaluation and selection process, shall be construed as constituting, offering or awarding a contract, representation or agreement of any kind.
- D. **Not liable for costs:** The city is not liable and will not be responsible for any costs incurred by any respondents for the preparation and delivery of the RFP responses, nor will we be liable for any costs incurred prior to the execution of an agreement, including but not limited to, presentations by RFP finalists.
- E. **Property of the city:** Responses to this RFP will become the property of the city and will form the basis of an agreement with the apparent successful respondent. Unless an exception applies under the Ohio Public Records Act, any respondent identifies that exception in its response and the city agrees with that exception, all responses will be treated as public records.
- F. **Waiver of irregularities:** The city reserves the right, at its sole discretion, to waive minor administrative regularities contained in any proposal.
- G. **No obligation to lease or sell:** The city reserves the right to reject any or all proposals at any time without penalty and from contracting with any respondent. The release of this RFP does not convey the initiation of a purchase or sale. The city is, to the best of its knowledge, the sole owner of the property described in this RFP and is under no obligation to contract unless the proposed use fits the established plans and goals of the city, and unless the city council approves of the contract.
- H. **Withdrawal of proposals:** Respondents may withdraw a proposal that has been submitted at any time up to the proposal closing date and time. To accomplish this, a written request signed by an authorized representative of the respondent must be submitted to the Director of Economic Development. The respondent may submit another proposal at any time up to the proposal closing date and time.
- I. **Legal Disclaimer:** The information contained in this Request for Proposal (RFP) is for general guidance purposes only. While we have made every attempt to ensure that the information contained in the RFP has been obtained from reliable sources, the city is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information in this RFP is provided "as is" along with any additional information provided by the city in connection with this RFP with no guarantees of accuracy, timeliness of results obtained from the use of this information and without any warranty of any kind, express or implied, including but not limited to warranties of performance, marketability and fitness for a particular purpose or use. Prospective respondents should seek their own professional advice and services and undertake their own due diligence before making any decision or taking any action with respect to responding to this RFP, purchasing the subject real estate and undertaking any redevelopment of the proposed site.
- J. **Errors in proposal:** The city will not be liable for any errors in respondents' proposals. Respondents will not be allowed to alter proposal documents after the deadline for proposal submission. Corrections or amendments due to errors identified in the respondent's proposal may be accepted if this type of correction or amendment is due to typing, transposition or any other obvious errors. Respondents are liable for all errors or omissions contained in their proposals.

After they are opened and read, proposals will be checked for correctness. If, after the opening and tabulation of proposals, a respondent claims error and requests to be relieved of an award, the respondent may be required to promptly present certified worksheets. The Director of Economic Development may review the worksheets and if the Director of Economic Development is convinced, by clear and convincing evidence, that an honest, mathematically excusable error or critical omission of costs has been made, the respondent may be relieved of the proposal.