

VILLAGE OF TINLEY PARK

REQUEST FOR QUALIFICATIONS

FOR THE REDEVELOPMENT OF THE FORMER CENTRAL MIDDLE SCHOOL SITE

SUMMARY

This Request for Qualifications (RFQ) seeks developer qualifications for the redevelopment of a 3.3 acre parcel owned by the Village of Tinley Park and located in our downtown.

PROJECT WEBSITE

<http://il-tinleypark.civicplus.com/index.aspx?NID=736>

TIMELINE

Issued: December 17, 2014

Due: February 2, 2015 at 12:00pm (noon) CST

OVERVIEW

This Request for Qualifications (RFQ) seeks developer qualifications for the redevelopment of a 3.3 acre parcel owned by the Village of Tinley Park and located in our downtown. The Village Board of the Village of Tinley Park seeks to enter into a redevelopment agreement with a qualified contractor, and may or may not do so based on the responses to this RFQ that are received. This RFQ is not an offer or a contract and the terms of any redevelopment agreement shall be negotiated between the Village and any contractor selected by the Village in its sole discretion.

The first portion of this document (Part A) presents the characteristics of the site, its context, and general information related to its development potential. The information presented in Part A shall not be treated as inclusive of all data available, but shall be considered a reasonable attempt to expose the reader to key elements of existing master plans, codes, and policies related directly and indirectly to the subject site. For convenience, the Appendix contains expanded and supplemental data. Where applicable, efforts shall be made by the reader to obtain and utilize the primary source materials referenced herein. Where discrepancies exist, the adopted codes and regulations shall override this document.

The second half of this document (Part B) outlines the roles of interested parties, the minimum submission requirements, and the selection process. The purpose of Part B is to establish the decision process that the Village will undertake to consider the best qualified developer.

The Village of Tinley Park reserves the right, in its sole discretion, to reject any or all responses, or parts of responses, to waive technicalities or irregularities, or to cancel, revise, or extend this RFQ. This RFQ does not obligate the Village of Tinley Park to accept any response or submission or to negotiate any agreement with any responder.

RESOURCES

Documents discussed herein can be found on the Village's website: www.tinleypark.org

The Former Central Middle School Site RFQ webpage is <http://il-tinleypark.civicplus.com/index.aspx?NID=736>

CONTACT INFORMATION

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Phone: (708) 444-5000

Send Complete Submission Packages, no later than 12:00pm (noon) CST on February 2, 2015, to:

Reference RFQ # 2015-RFQ-001

Office of the Village Clerk

Tinley Park Village Hall

16250 S. Oak Park Avenue

Tinley Park, IL 60477



Located in the heart of Downtown Tinley, the Arts & Crafts-styled Oak Park Avenue train station opened in 2003 and is now a well-recognized icon along the Rock Island Metra train line. In 2007, the American Institute of Architects included the building on their list of “150 Great Places in Illinois” and in 2012 DePaul’s Chaddick Institute recognized the station and its platforms as the best in the Chicago region.

BACKGROUND

The Village of Tinley Park seeks qualifications from the development community to purchase and improve a vacant 3.3 acre block located in our downtown. The Village purchased this property – commonly known as the Former Central Middle School Site – from a local school district in 2005 in response to an anticipated need for temporary public parking facilities. At this time, the Village wishes to see the parcel transition into a residential development.

Past Planning

In 2009, the Village adopted a master plan (Legacy Plan) to create a vision for future improvements along the majority of Oak Park Avenue and our downtown, including the Former Central Middle School Site. The scope of the Legacy Plan covers such things as use locations, building forms, streetscape standards, and stormwater management. Born from this document in 2011 was a new regulating plan (Legacy Code) that codifies our community’s master planning efforts. Used together, the Legacy Plan and Legacy Code have yielded predictable and favorable redevelopment results throughout our downtown.

Site Summary	
Address	17248 67th Court
Area	3.3 Acres
Dimensions	260’ x 550’
Use Type	Residential
Zoning	Downtown General

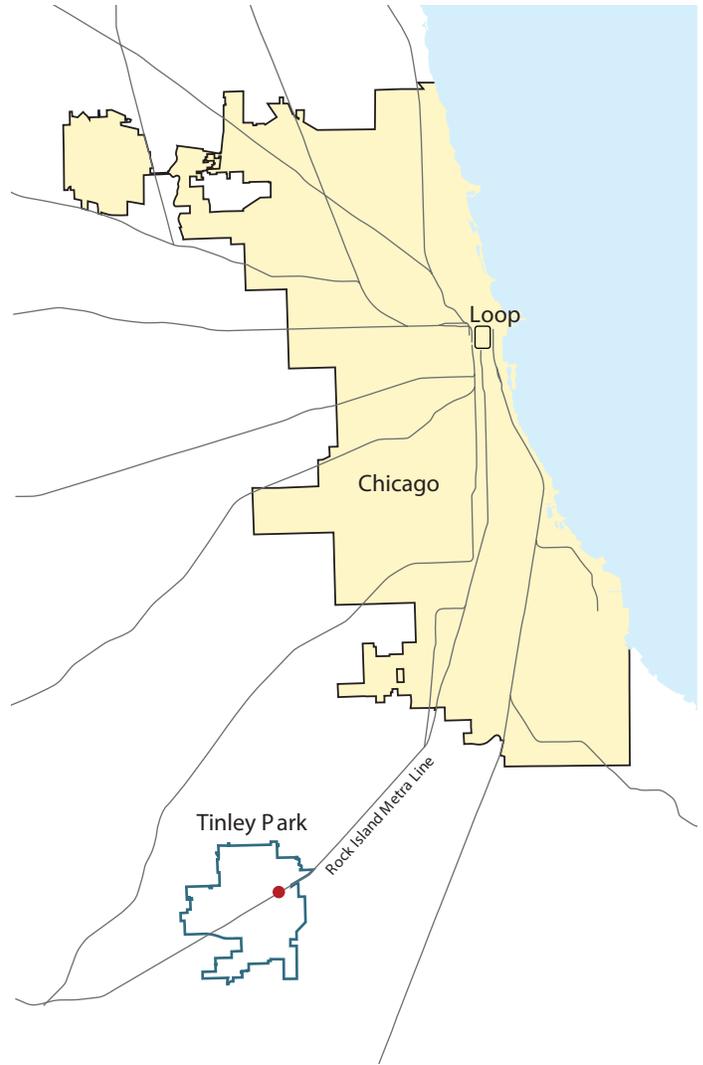
COMMUNITY

The Village of Tinley Park is a dynamic suburb located 25 miles southwest of Chicago’s Loop. Our 58,000 residents enjoy quality neighborhoods and schools, and benefit from a diverse retail market spread over 16 square miles.

Over the decades, Tinley Park has been a model of financial stability and business strength. Today our community has one of the most diversified economies in the entire Midwest supporting 1,400 businesses in healthcare, manufacturing, technology, retail, corporate headquarters, distribution, education, hospitality, convention, and service sectors. Over 29,000 people work for these varied companies in Tinley Park every day.

While present day Tinley Park is a modern suburb, our rich history is rooted in our downtown, which was established in 1853. In 1998, the Village designated the area of the original settlement as a Historic District, thereby recognizing and preserving the area around the Oak Park Avenue Metra train station – serving the Rock Island rail line – as a culturally and economically significant part of our community. The location of our downtown and train station is represented as a red dot on the location map to the right.

Today our downtown has a unique mix of new and historic buildings that provide residential, retail and office opportunities, while retaining a walkable scale and charming atmosphere. This area also plays host to numerous happenings – including parades, public art events, seasonal markets, block parties, music events, and cruise nights – that attract over 85,000 people annually.



SELECT ACCOLADES

Award	Granter (year)	Area
Top 10 Best Small City in America	Movato.com (2013)	Village-wide
Top 20 Transit Suburb of Chicago	DePaul University (2012)	Downtown
Top 10 Suburb of Chicago	Chicago Magazine (2010)	Village-wide
Best Strategic Plan – Legacy Plan	American Planning Association – IL Chapter (2010)	Downtown
Best Place in America to Raise a Family	Bloomberg Business Week (2009)	Village-wide

CONTEXT

The project site is located within our downtown core and provides a distinct opportunity to capitalize on commuter and pedestrian oriented housing markets. Existing assets in the immediate vicinity include a LEED Certified elementary school, park facilities, Metra's Rock Island rail line, Tinley Park's famous Oak Park Avenue train station, PACE bus service, historic homes, and an established mixed-use corridor known for its variety of dining establishments.

Zoning

The project site is located in the Legacy Plan area and is zoned Downtown General (DG) which is characterized as a residential district where street frontages have steady tree plantings and buildings form a continuous street wall set close to the public sidewalk.

TIF District

The project site is located within the Main Street South Tax Increment Financing (TIF) District which covers approximately 80 acres and expires in 2026.

Community & Neighborhood Data	
Average House Value	\$251,671
Average Household Income	\$89,966
Median Age	38.5
Population (1/2-mile radius)	4,101
Downtown Businesses	189
Downtown Restaurants	20
Rental Demand (1-mile radius)	333 (by 2015)
Average Market Rent (SF)	\$1.32 - \$1.48
Distance to Metra Train Station	500'
Metra Express Train to Downtown (La Salle Street)	42 minutes
Distance to Bus Stop (PACE #386)	300'
Distance to I-80 & Harlem Avenue	2 miles
Distance to I-57 & 167th Street	3 miles



VISION

The community’s vision for the Former Central Middle School Site is a residential product that will serve as a transition between the dense core area around the train station and the abutting low-density neighbors. While the housing type and arrangement may vary across scenarios, there is strong consensus regarding the following characteristics:

Block Layout

The front of the building(s) must address the public streets and no garage doors, driveways, or private parking facilities will be permitted along these thoroughfares. We envision that the interior of the block can be arranged to accommodate parking facilities, an alleyway network, open space for the residents, and/or opportunities for stormwater management.

Building Style

The ideal housing type is rowhouse-scaled units with enclosed, internal parking. We envision a block height of 3-stories or less, but will consider a 5-story component along the northern edge of the project site (overlooking Midlothian Creek). Stoops, porches, or grand entries should be considered as part of the public frontage in order to enhance the connection between the public and private realms. A long, continuous building – if proposed – would benefit from openings in the structure’s massing that provide both vistas and pedestrian pathways.

Pedestrian Connections

Public sidewalks shall be installed around the perimeter of the block and private pathways shall connect each building entryway to this public sidewalk network.

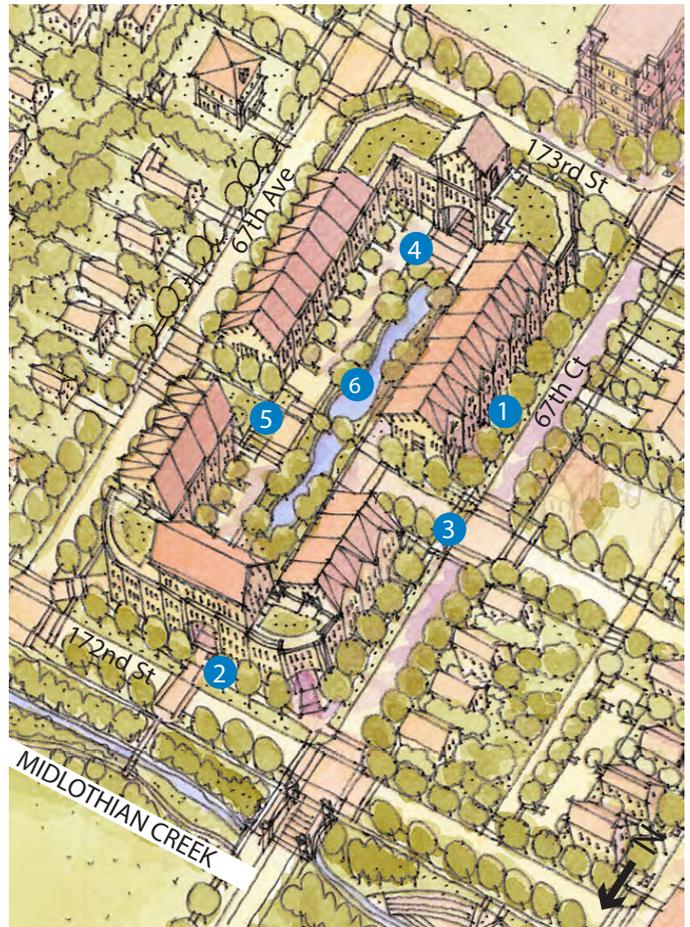
Vehicle Access

The primary vehicle entrance to the block will be via a new public street or private driveway. The Village anticipates the main entrance to be located on the west side of the block and aligned with the access drive to the public parking lot located between Oak Park Avenue and the project site. This public parking lot is envisioned to transform over time into a traditional street cross-section with parallel parking.

Environmental Management

The Village hopes that the proposed project will include sustainability elements such as but not limited to Best Management Practices and/or the incorporation of green building principles. Our community supports and encourages LEED certification.

LEED Projects in Tinley Park	5
Total LEED Square Footage	502,490



This Legacy Plan rendering, looking southeast, shows a multi-family project ranging in height from 3- to 5-stories with the following positive characteristics:

- 1 Buildings Address the Street
- 2 Pedestrian Tunnels Through the Building
- 3 Location of Primary Vehicle Access Point
- 4 Internal Alleyway Network
- 5 Passive Recreational Space
- 6 Stormwater Management Areas

REGULATIONS

The proposed project must adhere to the regulations and standards of the Village’s Legacy Code, and any other codes referenced therein, specific to properties classified as Downtown General. The following is an overview of some of the applicable guidelines that will apply to the project site.

Vehicle Access

The project site shall be permitted a maximum of two (2) curb cuts. It is anticipated that curb cuts will be located on the east (67th Avenue) and the west (67th Court) sides of the block.

Vehicle Parking

A minimum of one (1) parking space must be provided per dwelling unit. Required parking for residential uses shall not be open to the sky and must be located either within or below the building envelope or within an attached parking structure. Access to parking facilities shall be provided from alleys wherever proposed. Guest parking is not required on-site.

Bicycle Parking

A minimum of one (1) bicycle parking space must be provided per dwelling. Required bicycle parking for residential uses shall be provided either inside the building envelope or outside using inverted “U” style racks, either covered or open to the sky.

Landscaping

Private lot landscaping will be required and shall be designed to provide both visual interest and add pervious surface on the property. Water collection (i.e. bioswales, rain barrels), outdoor furniture, and planters may be utilized provided that they do not impede pedestrian movement.

Stormwater Management

The management of stormwater on-site may be achieved through a combination of tactics (such as ponds, bioswales, permeable pavers, and green roofs) provided that the design meets the requirements of the Village and any outside agencies. A conceptual study of the project site conducted in 2009 indicates a need for 1.79 AC-FT of detention (see Appendix).

Lot & Bulk Standards	
Minimum Lot Width	20'
Maximum Building Height	5-stories
Minimum Building Height	2-stories
Front Yard Setback	5-15'
Side Yard Setback	5' max
Rear Yard Setback	5' min
Alley Width	20'
Residential Parking Required	1 internal space per dwelling unit
Guest Parking Required	none
Bicycle Parking Required	1 per dwelling unit
Maximum Density	none
Minimum Density	none
Building Materials	
Primary (75% or more)	Brick Stone Fiber Cement Siding
Accent (25% or less)	Concrete Panels Decorative Block EIFS/Stucco Wood
Prohibited	Vinyl & Wood Siding Smoothface Cinder Block
Other Regulations	
Elevators	Required for multi-family structures 3-stories and higher
Sprinkler Systems	Required for multi-family structures and attached single-family units
Wall Assembly	See 2011-O-036 in Appendix

OFF-SITE IMPROVEMENTS

The developer shall be responsible for improvements both on the project site and within the abutting rights-of-way, including all utilities and infrastructure above and under ground. The Village shall determine the scope of required off-site improvements, as well as TIF eligibility, based upon the nature of the development scheme proposed. The following topics provide the minimum expectations as set forth in the Legacy Code.

Public Streets

The developer shall be responsible for correcting any deficiencies relating to the existing surrounding streets, such as dimensional standards, pavement quality, and missing curbs.

Sidewalks

The developer shall install sidewalks no less than 6' in width around the entire perimeter of the block.

Parkway Landscaping

The developer shall improve the parkway around the entire perimeter of the block to include trees planted no greater than 25' apart and placed in either tree grates or grass. The use of loose stone, rock, or gravel is prohibited in the parkways.

Street Lights

The developer shall install decorative light fixtures around the entire perimeter of the block on each side of the street with a maximum average spacing (per block face) of 60' on center.

Stormwater

The Village, in coordination with other outside agencies, shall determine the need for regional stormwater upgrades based upon the unique development scheme proposed. The Village has completed conceptual engineering and is contemplating the construction of a new pond that could resolve stormwater concerns within the downtown area.



REQUEST DELINEATION

The Village of Tinley Park, Illinois ("Village") is seeking sealed Statements of Qualifications until 12:00pm CST, February 2, 2015 from a highly qualified development team ("Developer") capable of carrying out a residential housing development of the site commonly referred to as the Former Central Middle School site ("Project").

1. General Roles and Responsibilities

It is expected that a single Developer will be selected to be responsible for implementing the Project; however, this may be subject to change depending upon evaluation of the responses to the Village's Request for Qualifications (RFQs) and Developer desires.

The Village anticipates working closely and cooperatively with the Developer; however, the Village does not currently anticipate entering into any other formal relationship with the Developer other than possible redevelopment agreements. The Village and Developer shall be responsible for their own resources.

Village: The Village's role and intent is to act as the current owner of the site only until such time that the Developer acquires the site. Its primary role is to ensure that the Village's interests are being protected and furthered with the assistance of the selected Developer and through the Project implementation. The Village may also assist with necessary approvals, economic incentives, and development agreement with the selected Developer.

Developer: The Developer selected by the Village to execute the Project based on qualifications shall have redevelopment rights and rights to purchase land for a residential redevelopment meeting the 2009 Tinley Park Legacy Plan and 2011 Legacy Code standards. The selected Developer may be required, as part of a redevelopment agreement, to provide certain public structures such as public sidewalks and frontages, infrastructure, landscaping, storm water detention, and parking as required to provide a complete project in conformance with a redevelopment agreement and site plan approval by the Plan Commission.

Village Consultant(s): The Village has retained various consultants to assist the Village with various aspects of the Project. The Village may, at certain times, designate certain consultants to act as agents of the Village; however, the Village would expressly define this in writing prior to such occurrence. At no time will a Village consultant have unilateral authority to direct or approve any aspects of the Project on the Village's behalf.

Redevelopment Agreement ["Agreement"]: The agreement which may be approved by the Village Board and signed by both parties in which the Developer has agreed to undertake the redevelopment of the site in accordance with the Village-approved plans and pursuant to the terms and conditions of the redevelopment agreement. The redevelopment agreement will contain provisions governing all aspects of the Project, including, but not limited to, land conveyance, development and zoning approvals, Developer and Village obligations, security requirements, infrastructure improvements, letters of credit, construction schedule and possible development incentives. The decision to approve or not approve any redevelopment agreement rests solely with the Village and this RFQ does not require or obligate the Village to enter into any redevelopment or other agreement.

REQUEST DELINEATION

2. Village's Intent

A. Request for Qualifications (RFQ)

The Village is seeking the best-qualified Developer for the Project to not only meet but also exceed the standards of the Tinley Park Legacy Plan and Code. The Village is seeking qualified Developers that have successful experience with redevelopments of the contemplated scope in conjunction with the physical and economic conditions of urbanized, downtown areas similar to that of Tinley Park. Consequently, the Village is undertaking this Request to help ensure that subsequent discussions regarding a specific proposal are conducted with a Developer that the Village feels possesses the requisite successful past experience, creativity and financial capability to ensure a successful redevelopment.

Each prospective Developer is asked to attend an informational meeting hosted by the Village prior to submitting qualifications; however, this is not required. Questions from potential Development Teams may be addressed to Village Staff or their consultants at this meeting. Questions and responses from this meeting will be summarized in writing and made available to all potential Development Teams who received the RFQ.

REQUEST DELINEATION

B. Evaluation Criteria and Scoring

The Village, or its consultants, may, at their discretion, contact references and industry sources, investigate previous projects and current commitments, interview some or all of the Development Teams, and consider any other information in their evaluation of the responses. The selection of a qualified Developer, if any is made, shall be in the sole discretion of the Village.

The Village reserves the right to request clarification or additional information from respondents and to request that respondents make presentations to members of the Village. Evaluation criteria include, but are not limited to, the following:

FACTOR DEFINITION (Relative Importance in Parenthesis)

1. Demonstrated credentials, experience, and reputation of personnel identified to lead, execute, deliver, and manage the Project to include key proposed consultants such as the design architect/urban designer, architect-engineer, engineer, landscape architect, and constructor, if applicable (10%);
2. Evidence of project specific experience in successful developments, marketing, and economic performance of high quality housing developments (10%);
3. Evidence of successful past performance through references of previous clients including local governments and transit-oriented developments (15%);
4. Demonstrated organizational capacity and managerial capability to successfully execute and deliver projects of similar or larger scopes, value, and quality to include expected execution schedule upon receipt of Village approval (5%);
5. Provide evidence of the Developer’s access to the capital resources, both equity and debt, necessary to finance the development of the Project, by identifying the following: Financial statement of the Developer, Description of projects currently under development or committed to, including status, development schedule, financing sources (both equity and debt capital), Identification of other relationships (and contact information) with sources of equity and debt capital in addition to the financing sources on completed and active projects (20%);
6. Demonstrated ability to design, plan and implement a Project that fits into the context and character of Tinley Park and the neighborhood. The quality of the planning and design of residential communities, specifically multi-family and single-family attached developments; demonstrated creative design solutions and experience with community design in dense residential development (10%);
7. Demonstrated commitment to meet the intent of the 2009 Legacy Plan and the 2011 Legacy Code for Downtown Tinley Park, including the intent of the Downtown General character district (5%);
8. Evidence of the quality of residential construction (row homes, townhouses, apartments, etc.) in the Development Team’s previous projects, including demonstrated expertise in the supervision of construction activities, project completion on schedule and experience with prevailing wage construction (5%);
9. Evidence of the ability of the Development Team to effectively communicate with the Village, to establish clear lines of responsibility within the Development Team on which the Village can rely during negotiations, implementation and completion of the Project (10%); and
10. Experience in working with public entities on public/private real estate development projects and the willingness to engage in public outreach efforts to the Village and local community (10%).

Members of the Selection Committee will independently evaluate and score each submittal using the following whole number point scale for scoring:	0	Not Addressed	3	Acceptable
	1	Poor	4	Exceeds Acceptable
	2	Fair	5	Outstanding

REQUEST DELINEATION

3. Project Goals and Objectives

A. Goal

Provide a high quality, fiscally successful residential redevelopment that enhances the neighborhood and meets the Village's 2009 Legacy Plan and 2011 Legacy Code.

B. Objectives

- Increase opportunities for residential living in the downtown area of the Village and create a built-in market for downtown businesses.
- Employ architectural urban design strategies to enhance the neighborhood and provide increased walkability.
- Employ sustainability, best practices in stormwater management, and use of high quality buildings materials to create an innovative project, suitable for a downtown neighborhood.
- Structure the project to contribute positively to the existing Tax Increment Finance district and benefit the Village from a financial and economic standpoint.

4. Review Process and Time Table

A. Process Summary

The Village intends to review the responses to this Request for Qualifications in a transparent manner with the goal of developing an agreement with the most qualified respondent. The Village will host an informational meeting with all interested respondents to answer questions about the property and the Village's goals and objectives. The Village will post answers to questions from the information meeting and any questions received during the course of the RFQ process on our website to further assist respondents in answering the RFQ. Once RFQ responses are submitted, Village staff will review the responses according to the evaluation criteria and will make a recommendation to a selection committee consisting of both staff and elected officials. Interviews with a narrowed list of respondents will occur with the selection committee. The Village Board will then select a developer based upon the recommendation of the selection committee.

B. Overall Timetable

Step	Target Dates*
Village Releases RFQ	December 17, 2014
Village Hosts Informational Meeting	January 14, 2015 (10am at Village Hall)
Village to Post Answers to RFQ Questions on Website	January 21, 2015
Developer's RFQ Responses Due	February 2, 2015 (12pm CST to Clerk's Office)
Evaluation of Responses by Village Staff Completed	February 24, 2015
Selection Committee Interviews of Narrowed List of Respondents	February 25 - March 6, 2015
Village Board's Committee of the Whole Recommendation	March 10, 2015
Adopt Redevelopment Agreement with Selected Developer	May 19, 2015

*The Village may consider adjusting Target Time Periods/Dates in order to facilitate adequate response and review periods. Time Targets subject to change depending on conditions and/or discretion of the Village Board.

SUBMISSION REQUIREMENTS

1. Submission Quantity and Format

- A. Ten (10) collated sets of Qualifications shall be submitted and organized generally as follows:
 - i. Cover letter;
 - ii. Understanding of Request;
 - iii. Developer's Relevant Qualifications and Experience;
 - iv. Developer/Team Description, Organizational Structure, and Capacity;
 - v. Summary Statement; and
 - vi. Financial Information (under sealed cover).
 - vii. Project Pro-forma (optional).
- B. Required financial information and optional project pro-forma shall be included in a separate but attached sealed envelope clearly identifying the prospective Developer.
- C. There is not a minimum or maximum page limitation but qualifications statements should be kept directly relevant and succinct.

2. Understanding of Request

This section shall summarize the prospective Developer's understanding of the request and requirements, including site analysis and understanding of the community and neighborhood. The Developer may add any additional information to help the Village determine that a Developer is qualified.

3. Developer's Relevant Qualifications

The prospective Developer must demonstrate experience with facilitating successful projects of similar contemplated scope and quality. The relevant qualifications submissions must be a part of and fit into the response but outside of this requirement the prospective Developer can determine the format. A short project synopsis addressing the scope, budget schedule and reference contact may be provided. The Village will look for a minimum level of experience to be demonstrated including but not limited to the following:

- A. Demonstrated experience in, preferably, at least two (2) completed projects of similar size and quality as envisioned for the project.
- B. Demonstrated financial resources and commitments to both acquire and develop the property as provided in financial statements, evidence of equity and debt financing, or other similar demonstration.
- C. A list of projects as Developer over the past five (5) years prior to the due date of this Request, including project overall size and by type of use (e.g., for-sale or rental multifamily, row homes, residential apartments), overall construction cost, major tenants, absorption, current photos of site, and the current occupancy and ownership of these projects.
- D. Description, location, and a brief summary of the past projects. The Village would consider it a positive factor if the projects presented in this section were accomplished with the currently proposed Developer Team.

SUBMISSION REQUIREMENTS

4. Developer Description

- A. Legal Name of the proposed development entity.
- B. Proposed form/structure of the proposed development entity (e.g., Corporation, Partnership, Limited Liability Corporation (LLC), Individual, Joint Venture, Not-for-Profit, etc.).
- C. Date Established to include constituent firms/partners/team members if a joint venture (JV) is proposed.
- D. Subsidiary status or affiliation with any other/parent entity including the name and address of and relationship to the parent or partner as well identification of its key officers.
- E. Names, addresses, title of position, and nature and extent of the interest of the officers:
 - i. For corporations, the officers, directors or trustees, and each stockholder owning any class of stock and each person's percentage ownership.
 - ii. For not-for-profit organizations, the members who constitute the board of trustees or board of directors, or similar governing body.
 - iii. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - iv. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms each should be provided.
 - v. For any other type of entity, each officer, owner and members of governing body, and each person's percentage ownership.

5. Developer Organization and Capacity

- A. Proposed organizational chart identifying the Developer functions, roles, and responsibilities.
- B. Developer team partners, and/or consultants proposed to deliver the project including their relevant experience and a clear description of their roles and responsibilities (e.g., Architect/Engineer, Economic/Financial consultant, Counsel, Construction, leasing/management, etc.); key staff and roles with individual résumés not exceeding one page, if included.
- C. The Village would consider it a positive factor if the key Developer team members/partners/consultants and/or staff presented in this section also have contributed to the successful past projects presented by the prospective Developer.
- D. Anticipated general and tentative development/construction schedule, if selected.
- E. It is recognized that several factors that impact any expected schedule may be outside of the prospective Developer's direct control and that a mutually agreed upon schedule would be part of a redevelopment agreement with the Village. However, this information will assist the Village in assessing a prospective Developer's experience with a project of this type and insight into how the prospective Developer proposes to manage the Project process to successful completion.
- F. The number, location and magnitude of projects currently on the prospective Developer's work plan for the next two calendar years.

SUBMISSION REQUIREMENTS

6. Summary Statement

- A. A summary statement is optional but can be included with information the prospective Developer feels would help the Village to select the best overall qualified Developer. For example, a discussion or list of the type and quality of residential projects with which the Developer has a successful relationship and that are envisioned to be brought to this Project including any that may already have expressed interest would be appropriate here.

7. Separate Financial Information Required from the Prospective Developer

- A. Ten (10) sets of the following information should be submitted at the same time as the related qualifications in a separate sealed envelope marked "confidential" relative to each person with an ownership interest in the development entity and the development entity itself:
 - i. Audited financial statement or federal income tax forms for the last three years.
 - ii. References from financial institutions with whom the Developer has dealt as a borrower or as a joint venture partner.
 - iii. Proposed sources of financing and preliminary evidence of interest from financial institutions or partners if available.
 - iv. List of pending litigation or other disputes including court case numbers, status, potential of a financial settlement, and impact on your ability to execute this Project.
 - v. Filings for bankruptcy including dates and circumstances, or foreclosures or returns to lenders via deed-in-lieu of foreclosure.

OTHER INFORMATION

The following information is provided as information to the prospective Developer in anticipation of a redevelopment agreement:

1. Village's Selection of a Developer

The Village reserves the right to consider in part or in whole, waive selection criteria in part or in whole, or waive any inconsistencies or irregularities in part or in whole in responses to determine and select the best overall qualified Developer, in the Village's opinion, to execute the Project. Final selection, based on the RFQ, to attempt to negotiate a redevelopment agreement with the Village will be based on a combination of Developer qualifications and the proposed Project to include proposed and agreed upon financial, physical, and economic goals and benefits to the Village, and shall be made by the Village in its sole discretion. The Village is not obligated or required to select any Developer, or to negotiate any redevelopment agreement. The resulting redevelopment agreement will, at a minimum, include key provisions from the Request for Qualifications and the successful Developer's proposal. Project qualifications may be subject to staff, consultant, as well as public review after which the Village Board may approve a final selection for negotiation.

2. Termination of Requests

It is the intent of the Village to enter into a redevelopment agreement with the successful prospective Developer; however, the Village may cancel this Request for Qualifications including all received submissions at any time to protect the best interests of the Village. Costs of preparing submissions are the responsibility of the respondents.

3. Deadline and Qualification Disposition

Complete responses, including the response to this Request and separate financial information, qualifications, and corporate/partnership information shall be sealed and clearly marked REQUEST FOR DEVELOPER QUALIFICATIONS: FORMER CENTRAL MIDDLE SCHOOL SITE and shall be submitted to the Office of the Village Clerk not later than 12:00pm (noon) CST on February 2, 2015. Responses are the property of the Village. The Village will maintain confidentiality of information to the extent allowed by the Illinois Freedom of Information Act.