



RFP for the Redevelopment of the Country Oaks Entrance + Pool House

BASIC INFORMATION:

Clinton County Land Bank

69 N. South St.
Wilmington, OH 45177

MAIN CONTACT:

Mackenzie Edison,
CCRPC & Land Bank
Administrator

medison@clintoncountyrpc.org

Issue Date: September 22, 2023

Questions Due: September 29, 2023

Questions Posted: October 4, 2023, at 4PM

Proposal Due: October 10, 2023, at 4PM

Interview Date: November 1, 2023

Format: Five printed copies and one electronic PDF copy

Issuer: Clinton County Land Bank

PURPOSE:

The Clinton County Land Bank is inviting proposals from qualified individuals or firms interested in redeveloping multiple parcels within the unincorporated HOA "Country Oaks" subdivision in the City of Wilmington. The available parcels consist of two vacant lots and three separate lots that include an abandoned pool house, pool, and parking lot. The chosen party will benefit from a convenient location near downtown Wilmington, schools, parks, grocery stores, restaurants, and various amenities and services.

These parcels have a combined area of 2.59 acres, with two parcels measuring 0.24 acres each, one parcel covering 0.90 acres, another measuring 0.27 acres, and the final parcel spanning 0.93 acres. They are currently zoned in the Suburban Neighborhood District. The Clinton County Land Bank is open to proposals that involve subdividing these parcels, potentially facilitating the development of a residential project. However, if intending to use the land for a conditional purpose, please refer to the zoning regulations for the City of Wilmington. Any proposed changes must be approved by Building Zoning Appeals or City Planning Commission. Nearby uses include primarily single-family residential properties. Previous experience in successfully developing commercial, residential, or industrial properties of a similar nature will be advantageous for individuals or firms interested in responding to this request.

COMMUNITY BACKGROUND:

Situated nearly equidistant to Cincinnati, Dayton, and Columbus, Clinton County, Ohio, is where rural and urban ideas mix, offering unique opportunities for enriching quality of life. Wilmington, with a population of 12,664 (2020) serves as the county seat for Clinton County, with a population of 42,018 (2020). Together, the city and county typify a community poised for growth while confronting the challenges of merging rural and urban ideals with mutual respect.

PLAN OBJECTIVES:

The plan should be to enhance the visual appeal and aesthetic value of the properties in the area and the following:

Foundational. The plan should ensure compliance with building codes, safety regulations, and environmental standards while redeveloping the abandoned and vacant properties.

Flexible. The plan should be specific enough that it captures the desired vision for the area but general and comprehensive enough to be adapted for unanticipated change and shifts in the area.

Bold and innovative. The plan should be a unique and forward thinking plan for the community.

User-friendly. The plan should not be a traditional looking document. The plan should be shareable, enjoyable, and accessible for all potential stakeholders.

Collaborative, community approach. The plan should incorporate Economic Impacts for the community.

PLAN SCOPE:

Themes of the plan should at least include but aren't limited to the following:

Area profile. Include an overview of the demographics and relevant existing conditions of the direct and indirect areas influencing the development of the vacant and abandoned parcels.

Existing and future land use. Identify existing land use patterns and define a feasible land use plan for future development within the area.

Infrastructure. Explore topics such as public utilities, roads, transportation, public facilities, and quality of life infrastructure.

Natural resources. Identify natural resource amenities and conservation efforts to protect and enhance resources within the area.

Housing assessment. Assess the state of housing in the areas and identify trends, needs, and future demands as appropriate for the proposed area.

Economic development/local economy. Assess the local economy and provide an analysis of its current strengths and weaknesses. Identify potential opportunities for future growth.

Community development. Identify opportunities within the area to provide a better quality of life for residents.

Implementation strategy. Determine practical and implementable short, medium, and long-range strategies and objectives.

QUALIFICATIONS:

Interested parties should submit their proposal to the Clinton County Land Bank. The Clinton County Land Bank assumes no responsibility or liability for costs incurred by the interested party in preparing its proposal or in responding to any further requests for interviews or additional materials and information. Upon Submission, all proposals and related materials become the property of the Clinton County Land Bank and will not be returned to bidders. All proposals shall conform to the following guidelines:

Content

- 1. Letter of Introduction.**
- 2. Relevant Project Experience.** Previous project experience and summaries, including reference and contact information relevant projects of similar scope and scale which demonstrate experience in the last 5 years.
- 3. Team Composition and Performance.** Profiles of the key businesses and individuals to be involved in this development project.
- 4. Proposed Project Scope.** A detailed description of the proposed project, including the parcels involved in this proposal, anticipated uses, taxable improvements, employment details (if applicable), and any infrastructure changes that might be anticipated.
- 5. General Business Plan (if applicable).** Include details regarding intended financing strategies.
- 6. Proposed Timeline.** Provide a detailed project timeline.

SUBMITTAL AND SELECTION PROCESS:

To be considered, submit five (5) printed copies and one digital copy of a proposal to The Clinton County Land Bank, Attn: Mackenzie Edison, 69 N. South Street Wilmington, Ohio 45177.

The Clinton County Land Bank Board of Directors will evaluate each submission and prioritize them. The Clinton County Land Bank will negotiate with the preferred interested party to obtain a mutually satisfactory agreement. Should negotiations with the preferred interested party and Clinton County Land Bank fail to produce an agreement; the Clinton County Land Bank will negotiate for an agreement with the second most qualified interested party, and so on, to reach a mutually satisfactory agreement.

The Clinton County Land Bank will afford disadvantaged businesses an equal opportunity to perform work on this project and will not discriminate on the basis of race, color, sex, religion, disability or national origin.

In accordance with Opinion No 2012-036 of the Ohio Attorney General, the SOQ statements are competitive sealed proposals that do not become a public record available for public inspection or copying until after a contract is awarded.

The Clinton County Land Bank reserves the right to accept or reject any or all submissions without further action.

Submissions are due no later than 5:00 p.m. on August 7th, 2023. The envelope containing the submission packet must be sealed and clearly marked as "Sealed Bid/Proposal for Redevelopment of the Country Oaks Entrance & Pool House" The envelope shall be addressed and delivered to:

The Clinton County Land Bank:

Attn: Mackenzie Edison

*69 N. South Street
Wilmington, Ohio 45177*

COMMUNICATION REGARDING RFP:

Questions can be emailed to Mackenzie Edison, CCRPC & Land Bank Administrator at medison@clintoncountyrpc.org

Questions and answers will be posted on <https://www.clintoncountylandbank.com>

EXHIBIT A

CONTRACTOR'S AFFIDAVIT OF REQUIRED CERTIFICATIONS

I, the undersigned, _____, the duly authorized representative of _____ do hereby certify that I have examined the following bid and/or contract stipulations. As Bidder and potential Contractor, I affirm that I am in compliance with and shall adhere to each of these provisions for the life of the contract. Where appropriate, the Bidder also agrees that upon the award of this contract he/she shall incorporate the requirements of this affidavit in all subcontracts on this project regardless of tier.

1. STATE EEO CERTIFICATION CLAUSE

The hiring of employees for the performance of work under this contract shall be done in accordance with Ohio Revised Code §153.59 and §153.591, the Governor's Executive Order of January 27, 1972, including Appendices "A" and "B" and the Governor's amended Executive Order 84-9 of November 30, 1984. The successful contractor shall not discriminate against or intimate any person hired for the performance of the work by reason of race, color, religion, national origin, ancestry, sex or handicap. For any violation the contractor shall suffer such penalties as provided for in Ohio Revised Code §153.60, the Governor Executive Order of January 27, 1972. The bidder also agrees that upon the award of this contract he shall incorporate this certification in all subcontracts on this project regardless of tier.

2. NON-DISCRIMINATION/COMPLIANCE WITH APPLICABLE LAWS

The Contractor, as a term of the Contract, shall comply with Civil Rights Act of 1964, the Federal Rehabilitation Act of 1973, any and all applicable Federal Executive Orders, any and all applicable Ohio Governor Executive Orders, and any and all other statutes, rules and regulations pertaining to non-discrimination. The Contractor further agrees that he/she is in compliance with the requirements of Ohio Revised Code §125.111.

3. UNRESOLVED FINDING FOR RECOVERY

The Contractor affirmatively represents to the Owner that the Contractor is not subject to a finding for recovery under Ohio Revised Code §9.24 by the Auditor of State of Ohio or that the Contractor has taken the appropriate remedial steps required under §9.24 or otherwise qualifies under that section. The Contractor agrees that if this representation is deemed to be false, the contract shall be void.

4. CERTIFICATION OF PERSONAL PROPERTY TAX

In accordance with Ohio Revised Code §5719.042, the Contractor certifies that he/she was not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property in Clinton County, Ohio or that attached is a list of all delinquent taxes charged against the Contractor.

5. WORKERS' COMPENSATION

The Contractor shall be in compliance with all State and Federal laws pertaining to the type of service requested, such as Workers' Compensation. The County is hereby released from any and all liability for injury received by the Contractor, the Contractor's employees, agents, or subcontractors, while performing tasks, duties, work, or responsibilities as set forth in this contract. The Contractor agrees that such Workers' Compensation coverage shall be continued, without lapse, until said project has been accepted by the Owner.

6. DRUG-FREE WORKPLACE

The Contractor certifies, to the best of his/her ability, that the Contractor's employees on this project will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs, in any way, while working on county property. Failure to comply will result in immediate termination of any contract awarded.

7. OHIO ETHICS LAW

In accordance with Executive Order 2007-01S, the Bidder, by signature on this Invitation to Bid certifies: (1) he/she has reviewed and understands Executive Order 2007-01S, (2) has reviewed and understands the Ohio ethics and conflict of interest laws, and (3) will take no action inconsistent with those laws and this order. The Contractor understands that failure to comply with Executive Order 2007-01S is, in itself, grounds for termination of this contract and may result in the loss of other contracts with the State of Ohio

8. POLITICAL CONTRIBUTIONS

The Contractor hereby certifies that all applicable parties listed in Division (I)(3) or (J)(3) of the Ohio Revised Code §3517.13 are in full compliance with Divisions (I)(1) and (J)(1) of the Ohio Revised Code §3517.13. The Contractor understands that knowingly making false statements with regard to the aforementioned certification is, in itself, grounds for the rescission of the contract and may result in the loss of future contracts.

9. NON-COLLUSION AFFIDAVIT

In accordance with Title 23 United States Code, §112 and Ohio Revised Code Chapter 1331 et.seq: and §2921.11 and §2921.13, the Bidder hereby states, under penalty of perjury and under other such penalties as the law provides, that the Bidder or his agents or employees have not entered either directly or indirectly into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this proposal.

10. SUSPENSION AND DEBARMENT

The Bidder certifies that upon entering into a contract with the Owner, he/she is not on the Excluded Parties List System (www.epls.gov). The Contractor certifies that he/she and any subcontractor covered by this agreement are not suspended or debarred from doing business with governmental entities (reference OMB 2 CFR §180), have not been convicted within the preceding three years of any of the offenses listed in OMB §180.800 or have not had one or more public transactions terminated within the preceding three years for cause or default. The Contractor is responsible for verifying that his/her subcontractors are not on the Excluded Parties List. Verification may be obtained by checking the EPLS website.

Signed

Company

Date

Subscribed and sworn to before me this ____ day of _____, 20__.

(Seal of Notary)

Notary's Signature

My commission expires