



# REQUEST FOR DEVELOPMENT PROPOSALS (RFP)

## Westside Drive Property

February 2024

Proposals must be received by:

**11:00 AM, Wednesday, March 20, 2024**

### Questions

Any questions on the RFP or process should be directed to John Butz, City Administrator by email at [jbutz@rollacity.org](mailto:jbutz@rollacity.org), by calling (573) 426-6948, or in person with appointment at Rolla City Hall, 901 N Elm Street.

## Project Description

The City of Rolla is seeking Development Proposals to interested parties and proposals to undertake the purchase or long-term lease for development all or a portion of a City-owned property on Westside Drive, just west of Menard's in the City of Rolla, Missouri. The 34 acre property is located northwest of the I-44 Interchange/Hwy 72 interchange.

The property is zoned C-2, General Commercial. The C-2 zoning allows for most commercial uses and limited industrial uses. The property does have access to water and sewer infrastructure.

Based on the responses to this solicitation, a "potential developer" may be selected to initiate and consider negotiations for possible sale/lease and development.

## Selection Schedule

RFP Released	<b>February 15, 2024</b>
Proposals Due	<b>11:00 AM, March 20, 2024</b>
Recommendation to City Council	<b>April 5, 2024</b>

The City may extend the submittal period without re-advertising. If the City elects to extend the deadline, all recipients of the RFP who have indicated an interest will be notified in writing of this decision.

## Development Objectives

The potential development project area is considered surplus by the City of Rolla and could be developed with a public/private partnership for the following reasons:

1. The property is located near the interchange of Interstate 44 and Hwy 72 - a primary entrance to Rolla.
2. The importance of this interchange to the "image" of Rolla.
3. The City's desire to develop this property to enhance community and economic opportunity.
4. Utilization of existing infrastructure while being sensitive to surrounding uses.

## Background

The Rolla, Missouri is the hub of south-central Missouri (seven county Meramec region) for education, healthcare, recreation, cultural amenities, employment and retail. Rolla is located along I-44, approximately 100 miles west of St. Louis and 100 miles east of Springfield. The location offers many competitive advantages for development and investment. The population is 19,943 (2020 Census), with much growth expected over the next 10-20 years. Rolla has seen slow, steady growth while maintaining its sense of small-town charm with larger-city amenities.

Rolla is home to the Missouri University of Science and Technology (MO S&T) with 7,600 students and the Phelps Health hospital system. Rolla is located 30 miles east of Fort Leonard Wood. Rolla has access to rail via the Burlington-Northern-Santa Fe railroad. Thousands of acres of the Mark Twain National Forest are located nearby.

## RFP Submittal Requirements

The RFP submittal must include three copies of the following:

- Narrative report briefly explaining the character of the development and containing the following information:
  - A description of the development proposal and the potential benefits to the Rolla Community
  - Summary of the qualifications of the organization and key principles
  - The identification of prospective tenants/users and their relationship to the proposal (if any)
  - Generalized project cost estimates and proposed development schedule
  - Estimated on-site employment generation and wages on a full-time equivalent basis
  - Estimated tax revenue generation resulting from sales taxes, real property taxes, personal property taxes, and other licenses and fees (if applicable)
- A site plan indicating:
  - Development boundary, adjacent streets, and properties
  - Land use and/or types of development expected on the site
  - Location of access roads and means of ingress/egress
  - General location and number of parking spaces and proposed landscape areas
  - Concept for storm water management and site grading

## **Evaluation Criteria**

The City will consider proposals for the development project area described in this document from interested parties based on the highest and best use of the property and the greatest benefit to the Rolla Community. The City will consider all viable alternative proposals.

Recommendations will be made to the City Council based on:

1. Projected economic or community development impact on the community in terms of increases in employment, opportunity, taxes, etc.;
2. The experience/history of development organization;
3. Project financial feasibility; and
4. The design quality of similar projects.

## **Miscellaneous Provisions**

The City reserves the right to reject any or all proposals and to select the proposal that, in the City Council's sole discretion, is considered in the best interest of the citizens of Rolla.

The City further reserves the unconditional right to:

1. Amend, modify, or withdraw, in whole or in part, this RFP, if the City deems it is in its best interest, without financial liability;
2. Require supplemental statements of information from any responding party;
3. Negotiate or hold discussions with any respondent to correct insufficient responses that do not completely conform to the RFP instructions; and
4. Waive any nonconformity with this RFP. Upon preliminary designation by the City Council, the selected developer/project may be required to enter into a funding agreement to cover the City's projected administrative, legal, and planning expenses associated with the project. If certain redevelopment programs (such as TIF) are implemented, these costs may be reimbursed to the developer.

This RFP does not commit the City to select a developer or project, to pay the cost incurred in the preparation of any response, or to procure or contract for any services. The Rolla City Council anticipates a full review of proposals by April 5, 2024.

# Submittal Process

RFP must be submitted to: Ms. Lorri Powell, City Clerk  
Rolla City Hall  
901 N Elm Street  
Rolla, MO 65401

RE: Developer’s Proposal for Westside Drive Property

Proposals must be received no later than **11:00 am, Wednesday, March 20, 2024** to be eligible for consideration.

**No late, incomplete, email or fax submissions shall be accepted.**

