

REQUEST FOR EXPRESSION OF INTEREST REGARDING THE  
DISPOSITION AND REDEVELOPMENT OF  
205 E. 6<sup>TH</sup> STREET, LOVELAND, CO 80537  
BID NO. 2019-107

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**Proposals will be accepted until filled. Initial review will begin Friday, October 18, 2019.**

**Proposals shall be submitted to: The Loveland Urban Renewal Authority via email [bids@cityofloveland.org](mailto:bids@cityofloveland.org)**

The Loveland Urban Renewal (“LURA”) is seeking proposals to facilitate the disposition and redevelopment of 205 E. 6<sup>th</sup> Street, formerly a satellite office of Larimer County.

The intent of this Request for Expression of Interest (“RFEI” OR “Proposals”) is to provide an open and transparent process for interested parties seeking to acquire and redevelop the building subject to state Urban Renewal Statutes.

Per the approved Urban Renewal Plan, LURA is seeking interested parties willing to work collaboratively to achieve some or all of the following plan goals:

- Eliminate and prevent conditions of blight which constitute an economic and social liability to the community
- Prevent the physical and economic deterioration of the Urban Renewal Area
- Attract capital investment in the downtown, and to assist in the retention and expansion of existing businesses, thus strengthening the City’ economic base
- To create a stable tax base
- To facilitate the development of mixed-use projects in the downtown area

Proposals will begin being reviewed Friday, October 18, 2019. The City is not responsible for delays occasioned by the City’s internal email system, the internet, or other utility delays.

The RFEI, questions and answers, and any addenda will be posted at [www.bidnetdirect.com](http://www.bidnetdirect.com) and the City of Loveland web page at <https://lovelandeconomicdevelopment.org/> and <http://www.cityofloveland.org/departments/economic-development/downtown-loveland/development-opportunities>

If you are not registered with bidnet, please visit their website and select “vendor registration,” or call 800-835-4603. There is a free registration option available for inquiry only, select that option.

#### EQUAL OPPORTUNITY EMPLOYER

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on

non-discrimination or for translation assistance, contact the City's Title VI Coordinator at [titlesix@cityofloveland.org](mailto:titlesix@cityofloveland.org) or 970-962-2372. The city will make reasonable accommodations for proposers in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, contact the city's ADA coordinator at [jason.smitherman@cityofloveland.org](mailto:jason.smitherman@cityofloveland.org) or 970-962-3319.

“La ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, contacte al coordinador Título VI de la ciudad al [titlesix@cityofloveland.org](mailto:titlesix@cityofloveland.org) o al 970-962-2372. La ciudad realizará las acomodaciones razonables para los propositores de acuerdo con la ley de discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, contacte al coordinador de ADA de la ciudad: [jason.smitherman@cityofloveland.org](mailto:jason.smitherman@cityofloveland.org) o al 970-962-3319.

## **CONFIDENTIALITY AND OWNERSHIP OF RESPONSES**

### **COLORADO OPEN RECORDS ACT NOTIFICATION**

The City of Loveland is subject to section 24-72-201 et seq. of the Colorado Revised Statutes, the Colorado Open Records Act. If you object to the disclosure of any confidential or privileged information as such is defined in the Colorado Open Records Act, any such pages must be marked confidential and submitted as outlined below in the Submittal Instructions. If you fail to mark the documents confidential and fail to include the explanation, any objection to the release of any information will be deemed waived by the City.

Please note that your objection will be considered, but is not binding on the City. The City is required to make a determination under the Colorado Open Records Act, and may only withhold documents that are confidential under the law. If the City releases documents marked as confidential in compliance with the Colorado Open Records Act, the Proposer waives any claims for liability or damages.

### **BACKGROUND:**

In 2017, LURA acquired the property at 205 E. 6<sup>th</sup> Street along with a small parking lot at 100 E. 6<sup>th</sup> Street to facilitate the redevelopment of the building.

The building is approximately 21,844 square feet over two stories. Originally built in 1967 as a City library and later sold to Larimer County for use as a satellite office, the building has always served a public/municipal use.

LURA does not intend to sell the associated parking lot at 100 E. 6<sup>th</sup> with the building. However, LURA will negotiation for use of the parking lot to facilitate the reuse of the building.

Additionally, as the building is an urban renewal area, LURA will entertain negotiations for additional public investment for the building that support the above plan goals and based on the potential tax increment generated by the project.

Downtown Loveland has a history of successful private/public partnerships including the Foundry, Gallery Flats, Lincoln Place Apartments, and the Rialto Theater Center.

The property is located in a federal opportunity zone, creating incentive for businesses and investors to defer capital gains from previous sales.

**ADDITIONAL INFORMATION:**

Questions should be directed in writing to:

City of Loveland care of:

Cindy Scymanski  
Purchasing Administrator  
[Cindy.scymanski@cityofloveland.org](mailto:Cindy.scymanski@cityofloveland.org)

AND

Kelly Jones  
Economic Development Director  
[Kelly.jones@cityofloveland.org](mailto:Kelly.jones@cityofloveland.org)

Questions and answers will be published on Bidnet.

**LURA INVESTMENT/SUPPORT:**

Generally, public investment/support may include reimbursements for the following public improvements:

- Curb and gutter
- Adjacent street and sidewalk improvement
- Environmental remediation
- Utilities and associated site improvements
- Façade improvements or enhancements
- Other public improvements as defined under the state statute

As an urban renewal district, staff will conduct a thorough review of the tax increment potential, which will serve as the basis for negotiation.

Also, please note, the project is located in the Historic Downtown Fee Exempt area. This means some building permit and capital expansion fees are automatically waived pursuant to the Unified Development Code 18.16.403.

## **REQUIRED FORM AND CONTENTS OF RESPONSES**

Responses are more likely to be viewed favorably if they are ***concise and specific***. Overly lengthy or elaborate proposals will be interpreted to mean that the proposer did not properly understand this RFEI. All documentation submitted with a response shall be included in a single unbound volume or submitted electronically in PDF format.

Each response shall include the following items in the following order:

1. Cover letter addressed to:

Steve Adams, City Manager  
City of Loveland  
500 E. 3<sup>rd</sup> Street  
Loveland, Colorado 80537

2. Proposal to include the following:
  - a. Intended use to include:
    - i. Number of potential employees, if an office use
    - ii. Potential users if available
    - iii. Potential retail or residential uses
  - b. Estimated total investment in the building including proposed acquisition cost and/or project pro forma
  - c. Estimated schedule with reasonable periods
3. Project Experience to include:
  - a. Dates of project completion
  - b. Ownership structure
  - c. Use of public financing if applicable
  - d. Project References
  - e. Bank/Financial references

## **EVALUATION CRITERIA**

The City will consider the following criteria in evaluating each response:

1. Quality of the Proposed Project, including:
  - a. Whether it meets the goals of the URA Plan area; and
  - b. Compatibility with other Downtown efforts.
2. Qualifications of the Responder and demonstrated ability to perform financially;
3. Evaluation of potential Tax Increment to the LURA;
4. Evaluation of overall impact to the economic health of the LURA/City; and
5. Project References.

## **PROCESS**

After the initial two week submission time-frame, LURA will review Proposals as they are submitted. Be advised, LURA recognizes the need to move quickly if necessary and will make every effort to meet established timelines.

All development agreements are subject to approval by LURA. LURA makes no warranty or representation that any development agreement will be considered or approved by the LURA Board.

### Submittal Instructions and Conditions

1. All proposals should be complete, comprehensive, and professional, but it is not necessary to include expensive displays or excessive materials.
2. All costs incurred to prepare and submit the proposal shall be the Proposer's responsibility and will not be reimbursed by the City/LURA.
3. The City/LURA shall not share information with other proposers during review or negotiation process.
4. The City/LURA has retained the services of LC Real Estate Group, LLC to represent them as Seller's Agents in this transaction. Pursuant to the City's Agreement with LC Real Estate Group, Buyer's Brokers are encouraged to participate and will be paid a cooperating broker commission. Questions regarding this should be directed to LC Real Estate Group, LLC.
5. In the event that it becomes necessary to provide additional clarifying data or information, or to revise any part of this RFEI, revisions/amendments and/or supplements will be posted at <http://www.bidnetdirect.com/colorado>. The schedule above lists the initial review deadline for submission of questions. It shall be the responsibility of the proposers to monitor <http://www.bidnetdirect.com/colorado> for any such postings.
6. Pursuant to the Colorado Open Records Act, C.R.S. §§ 24-72-201 et seq. ("Act"), all information contained in any bid or proposal is subject to public disclosure unless it meets one of the exceptions set forth in the Act. To avoid disclosure of trade secrets, privileged information, or confidential commercial, financial, geological, or geophysical data ("Confidential Information"), the Proposer must clearly mark all Confidential Information as such and provide a written, detailed justification with its proposal of the protected nature of the Confidential Information under Colorado law. The Proposer acknowledges that the City is bound by the terms of the Act, and understands that the City, in its sole discretion, will make a final determination regarding disclosures in compliance with the Act. By submitting a Proposal, the Proposer agrees to hold the City/LURA harmless from any claim arising from the release of Confidential Information not clearly marked as such or lacking written, detailed justification supported by Colorado law.

7. There will be no public opening; the City/LURA will open and consider all proposals privately. The City/LURA will provide to the public upon request a list of those institutions that have submitted a proposal.
8. The City/LURA shall select the proposal that is most advantageous to the City/LURA, as determined by the City/LURA in its sole discretion. The City/LURA reserves the right to reject any or all proposals and waive any informalities therein and to accept or reject any portion of the proposal if deemed to be in the best interest of the City/LURA to do so.
9. Proposers shall not contact anyone other than the City of Loveland Economic Development Team, the Procurement Team, or LC Real Estate Group, LLC, regarding the RFEI during the solicitation and selection process. Proposers who communicate with other City staff members/LURA or elected officials regarding the RFEI during the solicitation and selection process without written authorization shall automatically be disqualified from consideration.
10. Please put the name of the RFEI in the subject line of the email and name the attached proposal: 205 E 6<sup>th</sup> Street Redevelopment-company name.
11. Please review the Brokerage Disclosure to Buyer attached which will become one of the contract documents in this matter.