



REQUEST FOR PROPOSALS  
FOR THE PURCHASE & DEVELOPMENT OF  
PROPERTY OWNED BY THE  
CITY OF ANDERSON, SOUTH CAROLINA

**I. STATEMENT OF PURPOSE**

In order to promote pedestrian-oriented commercial activity at the street level within the Central Business District (CBD), the City of Anderson is requesting proposals for the purchase and development of city-owned property. The property is a single parcel located along S. Main Street, between E. John Street and E. River Street, and is currently serving as part of the John Street parking lot. This property is adjacent to City Hall and is located within the City of Anderson's Tax Increment Financing District.

The manner in which this property is developed must be consistent with the City's redevelopment plans and must meet certain criteria as to the use of these properties.

This RFP contains a description of the property, description of the goals and criteria set by the City of Anderson for this property, and additional information about the sites.

**II. THE PROPERTY**

The Downtown Anderson property located along S. Main Street, between E. John Street and E. River Street (TMS# 123-30-11-001, 123-30-11-010 & 123-30-11-009) is currently serving as part of the John Street parking lot. The site is approximately .62 acres in size. It includes approximately 207 feet of road frontage on S. Main Street, 122 feet of road frontage on E. John Street, and 140 feet of road frontage on E. River Street. The property has direct access to both public on and off-street parking. (Noted: Monitoring Wells are located on this site.)

The zoning designation for this property is Central Business District (CBD). The property is also located within the Downtown Historic District meaning that any exterior alteration or new construction will be subject to design review by the City of Anderson Board of Architectural Review.

The entire district is part of a multi-year Tax Increment District Redevelopment Plan that has included (and will include in the future) streetscape improvements, additional parking, and other types of related infrastructure improvements throughout downtown.

**III. GOALS FOR DEVELOPING THE SITE**

Development of this property shall accomplish the following City goals:

Create Street Level Activity- The project should enhance the activity base of the Central Business District (CDB) in a way that generates activity for downtown;

Ensure Design Quality and Compatibility- This site is located at a prominently visible location in Downtown Anderson. Appropriate urban design techniques and materials should be employed to ensure that the development is compatible with the historic fabric of the Central Business District (CBD). A project review committee will be appointed to review the project and will “sign off”/make a final design recommendation to City Council. This step is in addition to the design review process of the Board of Architectural Review.

Enhance the Tax Base- Enhancing the tax base of the City of Anderson will help grow and sustain a more vibrant commercial district in the core of the community.

#### **IV. CRITERIA FOR THE PROPERTY**

General eligibility criteria:

Proposals should carefully consider the surrounding context of the property and market it will serve. Proposed property uses should include one or more of the following:

- Retail uses identified as complimentary to existing business and a good fit for downtown Anderson
- Tourism-related business or activity
- Cultural arts activities and associated businesses
- Corporate headquarters
- Research and development
- High technology growth business
- Other uses as may be determined by the City of Anderson which meet certain criteria and as are identified more specifically per the adopted redevelopment plans.

#### **V. INCENTIVES**

Economic development incentives and/or development packaging may be offered, provided the use meets certain criteria.

#### **VI. SELECTION**

Proposals for the purchase and development of these properties will be evaluated per the following criteria:

- The extent to which the proposed development satisfies a desired or unique niche in the marketplace and helps diversify the economy of the city.
- The level of investment and recognition of historical or architecturally significant buildings or sites.
- The increase in tax/fee revenues that may result from the development.

- The contribution that the development will make toward increased employment and earnings within the city, including the number and quality of jobs created.
- The degree to which the development may potentially stimulate other desirable economic development and/or redevelopment activity (catalytic effect):
- The beneficial economic impact(s) the development may have on a particular area of the city, i.e. an area identified by the City of Anderson as needing special assistance, including areas needing revitalization or redevelopment.
- The compatibility of the location of the development with land use and development plans as described by city goals and/or the master plan.
- The beneficial economic impact/track record of any prior development experience with the City.
- The extent to which additional direct or indirect public costs to the city would be necessary, i.e. extending/upgrading public infrastructure facilities and/or municipal services.
- The demonstrated capacity of the developer to finance, market, manage and package this project including the ability to secure tenants.
- The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

## **VII. GENERAL TERMS AND CONDITIONS**

### **Proprietary/Confidential Information**

The offerors are asked for any restrictions on the use of data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations and policy of the City. All proprietary/confidential information must be clearly marked as "Proprietary/Confidential".

### **Background Check**

The City reserves the right to conduct a background inquiry of each developer which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories and reputation in the business community. By submitting qualifications to the City, the developer consents to such an inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

### **Determination of Responsibility**

The City may make such investigation as it deems necessary to determine the ability of a developer to provide full performance as outlined in the qualifications. The developer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any developer if the evidence submitted by or investigation of such developer fails to satisfy the City that such developer is properly qualified to carry out the obligations of a Contract.

### **Rights Reserved by City**

The City reserves the right to amend its evaluation criteria as the City, in its sole discretion, shall determine appropriate, and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Developer or Developers judged best suited to meet the City's goals for the site. Those deemed best suited then may be asked to submit a more detailed proposal.

The City reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. The City may, at its option, interview Developers as part of this selection process. However, selection may take place without such interviews. Therefore, proposals should be complete as initially submitted.

### **VIII. SUBMITTAL REQUIREMENTS**

Anyone submitting responses to this RFP shall include the following:

1. **Letter of Interest** – Include a letter stating the proposer’s interest in the project, including a purchase offer for the property and an identified use. Purchase offers should include the land price, the assumptions made to justify the price, and the time needed for closing.
2. **Project Summary and Timeframe** – Provide a written description of the proposed development. Additional graphics, such as initial site plans, may be included as visual aids. The project summary should describe in sufficient detail the concept of the ideal development for the site, overall scope of the project, timeframe within which the proposed project would be started and completed, and any other relevant information. The timeframe should demonstrate the developer’s readiness and ability to proceed on the project with time schedules reasonably described.
3. **Qualifications and Experience** – Provide a list of developers involved in the project and an overview of their experience, including a list of previously completed projects comparable in size and scope.
4. **Financial Responsibility** - Demonstrate the capacity of the developer to finance the purchase and development of property including the ability to secure tenants, if needed.

Ten (10) copies of the proposal shall be submitted to the City of Anderson no later than **2:00 PM on Monday, April 3rd, 2017.**

Anyone wanting to tour the properties between March 13th, 2017 – March 27th, 2017 may schedule an appointment by contacting Economic Development Coordinator Brittney Gamble at 864-231-2601 or by email at [bgamble@cityofandersonsc.com](mailto:bgamble@cityofandersonsc.com).

If a proposal is not accepted and agreed upon through this RFP, future proposals will be accepted and evaluated on a first-come, first served basis.

Questions shall be addressed to and the Proposal shall be submitted to:

Stephen Taylor, Economic Development Director  
City of Anderson  
401 South Main Street  
Anderson, SC 29624  
Phone (864) 231-2605  
Email: [staylor@cityofandersonsc.com](mailto:staylor@cityofandersonsc.com)