

REQUEST FOR PROPOSALS

PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND - SLOCUM STREET FARMINGTON, MICHIGAN Tax Identification Number 23-27-301-083

INTRODUCTION

The Farmington Downtown Development Authority is currently accepting proposals until 4:00, p.m., Friday, March 7, 2014, for the acquisition and development of a parcel of land located north of Slocum Street and east of Farmington Road in Downtown Farmington. While the Farmington DDA owns the property, the City of Farmington will be offering economic incentives and may participate in the decision-making process. Proposals must be delivered to the Farmington DDA, Office of the City Manager, 23600 Liberty Street, Farmington, MI 48335.

Criteria on which proposals will be reviewed include:

1. the property acquisition price
2. compatibility with development project to adjacent property to the west
3. whether or not the proposed use will be owner-occupied
4. the projected future property tax yield
5. perceived positive value and impact on downtown and abutting neighborhood
6. quality of construction and construction materials
7. other appropriate facts/considerations relevant to the development of the property

The DDA reserves the right to accept any proposal, reject any proposal, or waive irregularities for any reason or no reason at all. The DDA also reserves the right to award a contract for all of the project, a portion of it, or none at all.

BACKGROUND

The Orchard Condominium development project began in 2004 to redevelop an old retail site on Slocum Street in Downtown Farmington. Both the City of Farmington and Farmington Downtown Development Authority provided incentives toward a townhouse redevelopment project that provided additional high-density, owner-occupied residential development consistent with the Downtown Master Plan. The Orchard Condominium project was a two-phase Planned Unit Development. The first phase of the project was constructed in 2005. Shortly thereafter, the residential housing market in Southeast Michigan took a dramatic downturn and the second phase was never constructed. The Planned Unit Development agreement was subsequently amended and the second phase (east side) was separated from the original PUD agreement and parcel. (The PUD agreement is still in place and still controls development of the property.) In the

summer of 2013, the Farmington DDA purchased the parcel with the intent to facilitate its sale to a private entity for development purposes.

The parcel is zoned Central Business District (CBD). The future land use plan for this site is Central Business District. The DDA and City anticipate the development on this site will be high-density residential, but would consider other mixed-use alternatives consistent with the design requirements contained in the Zoning Ordinance for the Central Business District that complement in quality and character the development on the adjacent property to the west of subject property. Special consideration will be given to the manner in which proposed applicant addresses parking challenges in relationship to the project.

The DDA owns the land parcel to the immediate north of the subject property, which currently serves as a small pocket park. This parcel may be considered by any bidder for inclusion in the purchase with use, terms and conditions to be outlined in the bidder's proposal.

Infrastructure for developing the parcel is currently in place. This includes water, sewer, storm water, and road. As part of the PUD agreement that still controls development of the property, the City retains a Quit Claim deed to the road that it will file at its discretion. It is likely that the deed would be filed upon completion of the project which would make the street and utilities part of the public right-of-way.

PROPOSED CITY OF FARMINGTON INCENTIVES

The City of Farmington will consider offering (but is not obligated to offer) the following incentives as part of the development for this project:

1. Waive water and sewer connection charges. Value: \$700 per residential equivalent. Developer will still need to pay tap charge.
2. Waive Building and Mechanical permit fees. Developer will still need to submit application.
3. Reduce Electrical and Plumbing fees by 50%. Again, developer will still need to submit application.
4. Waive storm water fee.
5. \$1,000 all encompassing zoning application and review fee.

These incentives are subject to approval by the Farmington City Council. The Farmington City Council may approve all, some, or none of the incentives, with or without cause. Greater emphasis will be given to high-density, owner-occupied residential development.

The Farmington DDA may provide additional incentives in the event that property tax yield is maximized and that incentives are utilized for public improvements only. Any such incentives are subject to approval by the Farmington DDA Board of Directors.

INSTRUCTIONS TO BIDDERS

The instructions to bidders as contained herein are expected to become part of the proposed/contract and part of the land acquisition and development agreement/contract (e.g., an amendment to the existing PUD agreement) to be entered into between the Farmington Downtown Development Authority and the successful bidder.

- I. **Bidder's Responsibility** . Each bidder shall be responsible for visiting the property as depicted on Appendix ~~%A+~~ and shall inspect and become fully acquainted with the conditions of the site. Failure to do so will not relieve the bidder of his/her obligations to comply with all terms and conditions necessary to carry out the provisions of the Purchase Agreement Land Development contract. The City makes no representation of any kind concerning condition of the property, including the environmental condition of the property. Bidder at its own expense shall be permitted to have the property inspected for environmental contamination prior to submission of proposal. If bidder fails to cause such inspection to be made or submits a bid subsequent to such inspection, bidder agrees it will bring no action of suits against the City for or as a result of environmental contamination of the property. When used ~~%herein+~~ the term ~~%property+~~ shall include all aspects of the property, such as, but not limited to, the soils and groundwater beneath it.

- II. **Arrangement for Site Inspection** - The City of Farmington will make arrangements to have two (2) public site inspections on Monday, January 13, 2014 at 10 a.m. and Wednesday, January 15, 2014 at 2p.m. Please meet in the City Council Chamber, Farmington City Hall, 23600 Liberty Street, Farmington, Michigan. After a short meeting, a site visit will be conducted. The City of Farmington reserves the right to submit addenda following the pre-bid meeting.

- III. **Documents to be Submitted** . The following documentation must be submitted utilizing the forms supplied by the City as Appendix ~~%B+~~
 - A. The proposal as submitted shall state the name of the proposed purchaser and developer, whether an individual, partnership or corporation. This shall include the full names and addresses of all parties who will be the principal investors or owners of the property and who will become part to any contract or agreement.

 - B. The bidders must state their proposed purchase price and terms in both words and numerals.

- C. The bidders must affirm that they have inspected the property and understand the goal of the Farmington Downtown Development Authority to select the project which best meets community expectations (minimal environmental impacts, develops in line with the Master Plan, design standards and/or other acceptable residential uses).
- D. Each bidder must be able to show evidence that they possess the financial capability to acquire and develop the property. Said evidence may be in the form of financial statements or other documented evidence which will clearly display both the financial capability to acquire and develop the property and experiences and reputation to actually fulfill development commitments.
- E. A conceptual site plan (minimum scale 1" = 30') must accompany the bid. One hard copy of the plan shall be submitted, along with an electronic version which is printable in an 11x17 format, saved on five CDs or USB drives. The plan shall show at a minimum the following:
1. Building(s) location; size, heights and setbacks
 2. Proposed parking layout and indicate total spaces
 3. Proposed location of utility extensions
 4. Proposed driveways
 5. Proposed retention area
 6. Indicate limits of construction
 7. Proposed building elevation(s)
- F. The successful bidder must, prior to development, submit and gain approval of a site plan (and other necessary and appropriate development approvals that the project will require) that must meet all City of Farmington requirements and follow all other normal procedures for acquiring permits for site development and construction.
- G. Development Options and Requirements/Prohibition . The property is currently still subject to the approved PUD Agreement. The proposed use is expected to require an amendment to the existing PUD approval.

- H. Site Plan Approval Process . Provide a statement that the bidder fully understands the City's site plan approval and Planned Unit Development amendment process that must be followed.
- IV. Qualifications of Bidder . The DDA and City may make such investigations as it deems necessary to determine the ability of the bidder to acquire the property and perform the development under the conditions as provided for herein. All bidders shall furnish the City with all pertinent information and data for this purpose. The City reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the City that the bidder is properly qualified or able to carry out the obligations as contemplated herein. Conditional bids will not be accepted.
- V. Bid Security . Each bid must be accompanied by a certified check in the amount of fifteen Thousand Dollars (\$15,000.00). Such certified check will be used as a non-refundable deposit toward the purchase price of the property as soon as the DDA Board and City Council approves the sale of the property. All bids deposits will be returned to the unsuccessful bidders immediately upon approval of the successful bidder by the DDA Board and City Council. If the successful bidder shall neglect or refuse to execute a contract within thirty (30) days after written notice by the DDA that the bid has been accepted, the amount of the bid deposit shall be forfeited to the owner DDA as liquidated damages for such refusal. The DDA will pay no commissions or fees to brokers.
- VI. Purchase Agreement, Closing and Performance . The successful bidder will be expected to suggest a proposed closing date in the proposal that may be subject to change by the DDA. The closing will require execution of all legal documents, purchase agreements and contracts as may be required to consummate a complete sale to the DDA including payment for acquisition of the property and other required agreements that will need to be executed to guarantee development in accordance with the terms and conditions as outlined herein and as may be negotiated with the successful bidder. The DDA will convey by quit claim deed and will provide evidence of title and the title insurance. Upon conveyance, the property may be subject to taxation, as well as federal, state and municipal laws; easements and restrictions of record.
- VII. Withdrawal of Bids . Bids may not be withdrawn for a period of sixty (60) calendar days after the date of opening unless the consent of the City is given. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.
- VIII. Approval by DDA/City . It shall be the sole determination of the DDA and City as to which bid is the most acceptable and responsive. The award may not necessarily go to the highest bidder. The background and experience of

the bidder may be equally or more important to the DDA and City. The DDA and City reserve the right to reject the highest bidder and/or further the right to reject any or all bids.

- IX. Project Completion** . Dates for the completion of the proposed project will be established with the development approval documents and/or in the purchase agreement. The project must commence within six (6) months of receipt of all necessary approvals and be completed within eighteen (18) months of commencement.
- X. Ownership and Bid Signatures** . All proposals must contain the complete legal names and signatures of the bidders who are to become the legal owners and who are proposing to acquire and develop the property. These should be the persons who will have an interest in the Title to said property and who will be involved in the complete execution of all Title work and other legal documentation that will be necessary to properly complete the transaction of sale and development agreements. All bid proposals must contain the full signatures of the parties having an interest in said bid proposals, be dated and witnessed and contain the full legal address and telephone number of all parties connected therewith.

APPENDIX B

Bid Form

**PROPERTY ACQUISITION AND SITE DEVELOPMENT
VACANT LAND - SLOCUM STREET**

BID FORM

Name of Purchase or Developer: _____

Name and Address of ALL Principal Investors or Owners:

- Individual
- Partnership
- Corporation

Proposed Purchase Price (\$ _____) _____

Attachments:

- Financial statements or other evidence of financial worth
- Bid Security
- Conceptual site plan (one hard copy and five CDs or USB drives)

I affirm that I have inspected the property and understand the goal of the Farmington Downtown Development Authority to select the project that best meets community expectations.

I affirm my understanding that purchase/developer must submit and gain approval of a site plan that must meet all of City of Farmington requirements and must follow all other normal procedures for acquiring permits for site development and construction.

I affirm my understanding that the subject property is subject to an approved Planned Unit Development Agreement and that the proposed use is expected to require an amendment to the existing agreement.

I affirm that I understand the City of Farmington's site plan approval and Planned Unit Development amendment processes which must be followed.

Name: _____

Date: _____

Title: _____

City of Hampton

Request for Proposals for Development



RFP No. 2014-0725

Downtown Signature Development Project

Proposal Release:	08-13-2014
Proposal Questions Deadline:	September 05, 2014 @ 3:00 PM
Proposal Due Date:	September 12, 2014 @ 12:00 PM

Postal Return Address:
City of Hampton
City Clerk
P.O. Box 400
Hampton, GA 30228

Courier Delivery Address:
City of Hampton
City Clerk
17 East Main Street
Hampton, GA 30228

The City of Hampton (hereinafter the "City") is issuing a Request for Proposals for the development and redevelopment of the described property in Exhibit A located in the downtown area of the City on Tom Eason Drive. The City owns the project site and is seeking a unique concept for this location that will enhance and compliment existing and future uses in the area. The selected development team must have the experience, financial capability and an outstanding development concept to successfully develop the site. The City will enter in negotiation with the selected development team regarding control of the property.

The City's goal is to sell the parcel to the developer who offers the most compelling balance of good design, project feasibility, job creation, and contribution to the vibrancy of downtown Hampton.

PROJECT OVERVIEW

The City of Hampton (the “City”) is looking for qualified developers or development teams to submit a proposal for the development of a certain City-owned property located in Downtown Hampton. Recent interest and investment in and around Downtown has generated positive change, with success and dynamism attributed to projects such as:

- Downtown Streetscape Renovations
- The addition of sidewalks throughout the city leading to downtown
- The addition of a splash pad at the City park located two blocks from downtown
- The renovation of Hampton Mills into Hampton Lofts
- The renovation of Cherry Street row businesses into a mixed used residential / commercial area.

The City is offering a unique opportunity to be a part of Downtown’s next chapter through the redevelopment of one municipal lot into a signature project. The goal of the City in soliciting interest in the Project is to support and diversify Downtown’s existing land uses through urban amenities; create a positive image and presence that announces a vibrant downtown; create an urban edge to the undeveloped land; and set the standard for subsequent development in Downtown and the surrounding area.

To attract a highly qualified Project partner, the City is not confined to a particular deal structure and looks to the respondent to present an arrangement that would result in the highest quality development consistent with the City’s vision for Downtown.

Proposals are due September 12, 2014, at 12:00 PM to the City of Hampton City Clerk, Hampton City Hall.

DOWNTOWN CONTEXT

The City of Hampton is located within Henry County, approximately 25 miles south-southeast of downtown Atlanta. Located on the former railroad link between Atlanta and Macon, it is now accessible from State Highway 19/41, which passes within ½ mile of its downtown. Interstate 75 is a seven mile drive to the northeast via Highway 20.

Downtown Hampton is unique because, unlike Henry County’s three other incorporated cities, it is not located along Interstate 75 and has not experienced much of the low-density, disconnected sprawl that characterizes so much of the Atlanta region. Hampton is uniquely poised to build on its existing assets and use its developable land to preserve and enhance a real sense of place.

Much of downtown is included in the Hampton Downtown Historic District with the Hampton Train Depot being a local icon. Other Downtown civic buildings include City Hall, and the Hampton Police Department, currently undergoing a \$1,000,000 renovation. The Hampton Municipal Court is held in the Hampton Depot twice monthly.

The major employer located within the City of Hampton is Southern States, a high voltage switch manufacturer with a 30-acre, 160,000 square foot campus. A number of government jobs also exist downtown. According to ESRI Business Information Solutions, there are an estimated 119 businesses employing 883 workers within a one mile radius of downtown Hampton. Within three miles, there are 306 businesses and 1903 employees.

VISITOR MARKET

Atlanta Motor Speedway (AMS) is Hampton's most significant visitor attraction. The Speedway holds the Labor Day weekend race, which attracts well over 100,000 visitors for the weekend. Additional happenings include Thursday and Friday night race series, driving schools and other special events throughout the year. AMS is located less than two (2) miles from downtown Hampton.

Hampton is home to Jailhouse Brewery, an up and coming microbrewery that is quickly gaining a reputation throughout the southeast. Smokin Swine, another new addition to downtown, is definitely a BBQ destination with a following of its own. Downtown is often host to many visitors patronizing the brewery, Smokin Swine and the Speakeasy Coffee shop, which was featured in the *Kitchen Drawer*, May/June 2014. Friday and Saturday evenings Downtown is typically alive with live music, good food, locals and plenty of visitors.

THE SITE

The project site falls within the Hampton Urban Redevelopment Area and less than two (2) miles of the proposed Regional Activity Center in the Henry County / Cities Joint 2030 Comprehensive Plan, October 9, 2007. The project site is located within the center of Hampton's city limits. East Main Street (aka Highway 3), the primary north-south arterial is located three blocks or about 550 feet due west of the site. This historical section of Hampton consists of a variety of attached commercial "row type" buildings dating to the early 1900's; with most, if not all, currently occupied with small retail, restaurants, services and office use. Pride of ownership is apparent throughout the Downtown with most of the area exhibiting fresh exterior and interior renovations.

The project site currently has a 4,000 square foot office-warehouse facility with approximately 1.28 acres of cleared and level graded land. There is minimal road frontage with driveway access and all public utilities are available. The surrounding land uses are categorized as mixed use – residential / institution and commercial.

DEVELOPMENT VISION

The primary goal is for the proposed development is to be an innovative and purposeful use for this property, to contribute to the character and function, and to create employment opportunities for Downtown Hampton. The project must enhance the atmosphere of Downtown Hampton and improve the sustainability of Downtown.

It is the City's goal that the proposed development be completed within five years. The City will enter into a development agreement with the selected firm. The development agreement shall contain a right of rescission by the City for non-performance by the selected firm. The right of rescission will allow the

City of Hampton to buy back the property, at the original purchase price, if physical construction is not underway within eighteen (18) months from acceptance of the proposal.

DESIGN OBJECTIVES

The City of Hampton is seeking the highest quality in urban design and architecture. Qualified projects will embrace and enhance the community oriented nature of the existing site. These include:

- Relating building design to street character
- Ensuring buildings are appropriate for the context
- Create unique building designs that are distinctive, but will be compatible with the historic downtown area.
- Meet or exceed the standard for community appearance by surpassing the City's adopted minimums of development and landscaping
- Be a model project for other Downtown redevelopments

The City is open to all development proposals with the exception of concepts that do not measurably increase the development intensity of the site or diversity of Downtown uses, or developments that visibly detract from the traditional building patterns established in Downtown.

SUBMISSION REQUIREMENTS

All interested parties are required to submit a formal proposal that include the components listed below. Proposals submitted must include a conceptual plan, financial details of the project, and organizational / team experience and background to enable the City to make an informed selection.

A. Executive Summary

The executive summary shall include a brief statement about your approach to the development opportunity.

B. Development Team identification & Qualifications

All proposers shall provide accurate and timely information that allows the City to gain a full understanding of past experience and qualifications to perform the work successfully. This includes:

- Developer identification
 - i. Name, address, phone, email and website
 - ii. Contact information of primary point of contract
 - iii. Brief description and history of firm
 - iv. Brief resumes of key individuals, including their roles and responsibilities.
- Description and history of key project participants (firms), including roles and responsibilities of each partnering firm.
- Description of experience in constructing similar projects of like scale to the project being proposed and delivering the project within a reasonable time schedule.

- Description of experience of the project design team in producing high quality design in a community downtown context.

C. Development Approach & Design

As noted, the City of Hampton is seeking the highest quality in urban design and architecture. Proposals must clearly indicate the type and arrangement of development being proposed, its relations to the surrounding land uses, and how it enhances and benefits Downtown Hampton.

A description of the proposed development should feature drawings, sketches or diagrams to convey design concepts in addition to a site plan that achieves City goals including:

- The proposed development's alignment with the use, feel, scale and design of the downtown area
- Interest in developing high quality architected, landscaping, and urban/site amenities to support the pedestrian friendly environment
- Ability to incorporate multiple uses within the site plan
- Innovativeness of the project

Proposed Design Character:

Provide illustrative sketches, drawings or renderings of the proposed project depict they layout, massing and character of each unique building and how it relates to the surrounding context. At a minimum, the illustrative material should include:

- A conceptual site master plan identifying proposed building footprints, public space, parking and streetscapes with different program areas or buildings.

It is recommended that the proposal include at least one three-dimensional view that shows how the development will appear to the public. Additional views such as character renderings or aerial perspectives that help convey design intent and key features are encouraged.

Finally, identify infrastructure/utility needs and improvements for proposed development and give specific details on developer's requirements for the City's participation in the project in terms of funding, zoning or other requirements.

D. Economic / Financing Overview

Proposers shall provide information that demonstrates the financial strength of the developer / team and the economic feasibility of the project. This should include documentation that provides evidence of the proposer's ability to:

- Obtaining financing to implement the development proposal in a timely manner
- Secure the required equity with reasonable return expectations
- Provide necessary capital for predevelopment activities, securing construction and permanent financing for ongoing operations
- Have funding in hand to complete current projects of the development team.

This section must include the following information:

Project Development Cost Estimates:

The City understand that it is unrealistic to expect that proposers will undertake the level of planning and engineering analysis needed to accurately forecast future construction, financing and occupancy costs, prior to being selected. However, the City expects to receive a conceptual financial analysis that is adequate for purposes of understanding the proposed program.

Land Contribution: it is the City's intention to sell the parcel to the successful bidder to facilitate the development of the project. The amount the bidder will pay the City will be only one factor in the evaluation of the submitted projects for consideration.

Development Schedule

All proposers are requested to provide a project timeline from the point of signing the development agreement to project completion. The timeline should realistically illustrate the proposer's readiness to proceed and the speed at which the team can execute the project. The timeline should identify and accommodate any specific decisions and actions required of the City to move the development process forward.

Development Agreement

Upon selecting a preferred proposal, the City will enter into an initial letter of intent or memorandum of understanding and begin negotiating the terms of a development agreement with the selected finalist. This section should address minimum terms which must be included in the development agreement (from the finalist's perspective) to proceed toward implementation. The City will look favorably on proposals that have given serious thought to the steps required to conclude a successful agreement.

A committee will review all proposals received by the City. Selected proposals will be chosen to advance to a second round consisting of presentations before a formal selection committee. Based on those interviews, the selection committee will rank the selected firms and enter into the best and final negotiations with the top selected developer/team. A development agreement, proposed development plan and other items of major benefit will be subsequently reviewed and approved by the City Council.

If negotiations with the highest-ranked proposer are unsuccessful, the City may elect to enter negotiations with the second-ranked proposer.

PROPOSAL CORRESPONDENT

Upon release of this Request for Proposal, all vendor communications concerning this acquisition must be directed to Hampton City Manager.

PROPOSAL QUESTIONS

All questions must be submitted in writing to the proposal correspondent named above. Questions must be received by September 5, 2014. A list of questions and answers will be provided to all known proposers and by request. Requests may be made to the proposal correspondent named above.

PROPOSAL RESPONSE DATE AND LOCATION

The City Clerk must receive the proposal in a sealed envelope or container, in its entirety, **no later than 12:00 pm., Eastern Standard Time in Hampton, Georgia on September 12, 2014.** Unsealed proposals, including facsimile proposals, will not be considered. Proposals arriving after the deadline will be returned unopened to their senders. All proposal and accompanying documentation will become the property of the City of Hampton and may not be returned. One (1) original and eight (8) copies of this proposal must be submitted to allow for evaluation. Proposals must be clearly marked on the outside of the package:

RFP NO.2014 – 0725 DOWNTOWN SIGNATURE DEVELOPMENT PROJECT

PROPOSAL SCHEDULE

Proposal Release:	August 13, 2014
Proposal Questions Deadline:	September 5, 2014 @ 3:00 PM
Proposal Due Date:	September 12, 2014 @ 12:00 PM
Evaluation period:	September 15 – 19, 2014
Anticipated date of finalist interviews:	Week of September 22
Tentative selection of developer:	Week of September 29
Approval of City Council:	City Council Meeting October 14, 2014

WAIVER OF TECHNICALITIES

The City of Hampton reserves the right to waive any technicalities and to reject or accept any Proposal in its entirety or to accept any portion thereof if it is determined that either method results in lower costs, better service, final satisfaction or is otherwise determined to be in the best interest of the City of Hampton. Determination of best response to proposal will be the sole judgment of the City of Hampton. Proposals shall remain valid for 120 days from the date of proposal opening.

PROPOSAL REJECTION

The City of Hampton reserves the right to reject any or all proposals at any time without penalty.

Any vendor who acts as a supplier to another vendor submitting a proposal and also submits a proposal of their own will be viewed as participating in collusive behavior. This behavior displays a pattern or practice of unethical or immoral business practices. Any vendor associated with this practice may be banned from doing business with the City of Hampton for up to three years.

MODIFICATION OF PROPOSALS

Any clerical mistake that is patently obvious on the face of the proposal may, subject onto the limitations described below, be corrected upon written request and verification submitted by the proposers. A nonmaterial omission in a proposal may be corrected if the City Manager determines that correction to be in the City's best interest. Omissions affecting or relating to any of the following shall be deemed material and shall not be corrected after Proposal opening:

- (1) Price Information, and
- (2) Any required insurance

WITHDRAWAL OF PROPOSALS

Proposals may be withdrawn at any time prior to the proposal opening. After proposals have been publicly opened, withdrawal of a proposal shall be based upon the following:

The Proposer shall give notice in writing of his claim of right to withdraw his proposal due to an error within two business days after the conclusion of the proposal opening procedure. Proposals may be withdrawn from consideration if the price is substantially lower than the other proposals due solely to a mistake therein, provided the proposal was submitted in good faith and the mistake was a clerical mistake as opposed to a judgment mistake and was actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of the proposal, which unintentional arithmetical error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the proposal sought to be withdrawn. The proposer's original work papers shall be the sole acceptable evidence of error and mistake, if he elects to withdraw his proposal. If a proposal is withdrawn under the authority of this provision, the second inline responsive proposal shall be deemed to be the awarded proposal.

PROPOSER'S RESPONSIBILITY

When determining whether a proposer is responsible or when evaluating a proposal, the following factors may be considered, any one of which will suffice to determine whether a proposer is responsible of the proposal is the most advantageous to the City:

- The ability, capacity and skill of the proposer to perform the contract or provide the equipment and/or service required.
- The character, integrity, reputation, judgment, experience and efficiency of the proposer.
- Whether the proposer can perform the contract within the time specified.
- The quality of performance of previous public and private contracts or services, including, but not limited to, the proposer's failure to perform satisfactorily or complete any written contract.
- The City's termination for default of a previous contract with a proposer within the past three years shall be deemed to be such a failure.
- The previous and existing compliance by the Proposer with laws relating to the contract or service.

- Evidence of collusion with any other proposers in which case colluding proposers will be restricted from submitting further proposals on the subject project or future proposals for a period not less than three years.
- The proposer has been convicted of a crime of moral turpitude or any felony, excepting convictions that have been pardoned, expunged or annulled, whether in this state, in any other state, by the United States, or in a foreign country, province or municipality. Proposer shall affirmatively disclose to the City all such convictions, especially of management personnel or the proposers as an entity, prior to notice of award or execution of a contract, whichever comes first. Failure to make such affirmative disclosure shall be grounds, in the City's sole option and discretion, for termination for default subsequent to award or execution of the contract.
- If the proposer will be unable, financially or otherwise, to perform the work.
- At the time of the proposal opening, the proposer is not authorized to do business in Georgia or otherwise lacks a necessary license, registration or permit.
- Any other reason deemed proper by the City.

NON – ENDORSEMENT

As a result of the selection of a vendor to supply products and/or services to the City of Hampton, the City of Hampton is neither endorsing nor suggesting that the vendor's product is the best or only solution.

PROPRIETARY PROPOSAL MATERIAL

Any information contained in the proposal that is proprietary will be neither accepted nor honored. All information contained in this proposal is subject to public disclosure.

RESPONSE PROPERTY OF THE CITY OF HAMPTON

All material submitted in response to this request becomes the property of the City of Hampton. Selection or rejection of a response does not affect this right.

COST OF PREPARING PROPOSALS

The City of Hampton is not liable for any cost incurred by vendors in the preparation and presentation of proposals and demonstrations submitted in response to this proposal.

NUMBER OF PROPOSAL COPIES REQUIRED

Vendors are to submit one (1) original and eight (8) copies.

ADDENDA

Proposers are responsible for checking with the City Manager for the issuance of any addenda prior to submitting a proposal.

PROPOSAL AWARD AND EXECUTION

The City Council may accept the proposal that it, in its sole discretion, deems to be in the city's and the public's best interest and that is in furtherance of the purposes of the city's development plans.

Should the owner require additional time to award the Contract, the time may be extended by mutual agreement between the City and the successful bidder. If an award of contract has not been made within ninety days from the bid date or within the extension mutually agreed upon, the bidder may withdraw the bid without further liability on the part of either party.

EQUAL OPPORTUNITY

The City of Hampton is an equal opportunity owner/employer and will not discriminate against any vendor because of race, creed, color, religion, sex, national origin, or ADA disability status.

City of Hampton

REQUEST FOR PROPOSAL

Proposal No. 2014-0725

Downtown Signature Development Project

Proposal Certification

Proposers must return the following certification with their proposals.

With my signature, I certify that I am authorized to commit my firm to the Proposal and that the information herein is valid for 120 days from this date.

I further certify that all information presented herein is accurate and complete and that the scope of work can be performed as presented in this proposal upon the City's request.

Proposers Signature _____ Date _____

Name (printed) _____ Title _____

Unofficial Witness Signature _____ Date _____

Name (printed) _____ Title _____

Company _____

Address _____

Phone _____ Fax _____

Email Address _____

Notary Public

Commission Expires _____

City of Hampton

REQUEST FOR PROPOSAL

Proposal No. 2014-0725

Downtown Signature Development Project

This form must be completed and signed for bid to be considered.

Postal Return Address

City of Hampton
City Clerk
P.O. Box 400
Hampton, GA 30228

Courier Delivery Address

City of Hampton
City Clerk
17 E. Main Street
Hampton, GA 30228

Having read and responded to all attached specifications, the undersigned offers the attached quoted prices, terms and conditions.

Signed, sealed, and delivered

In the Presence of:

Name of Company

Unofficial Witness

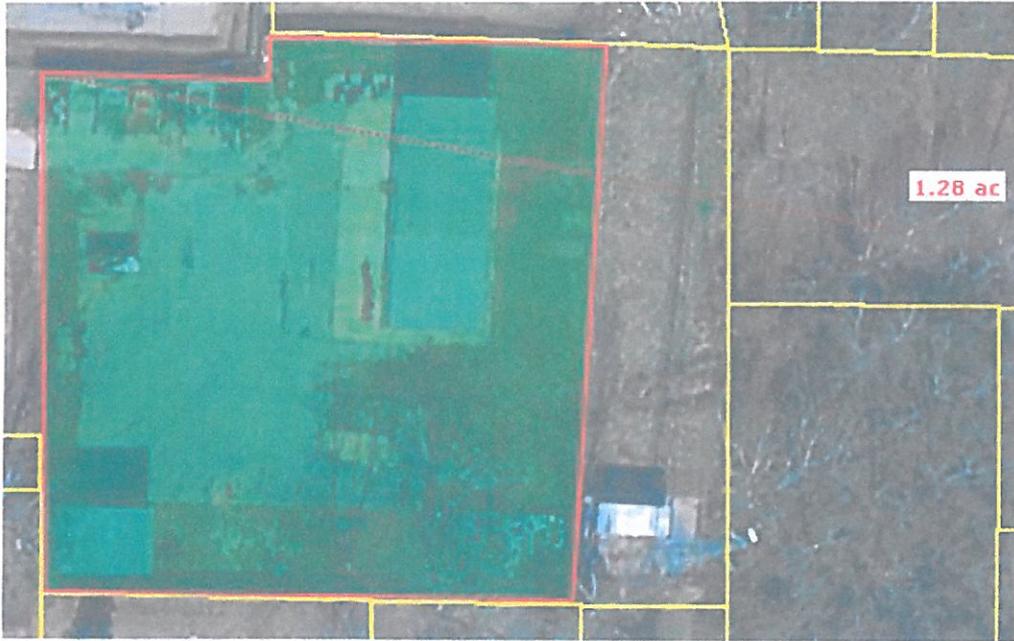
By: _____
(Person authorized to sign binding contract)

Notary Public
Commission Expires _____

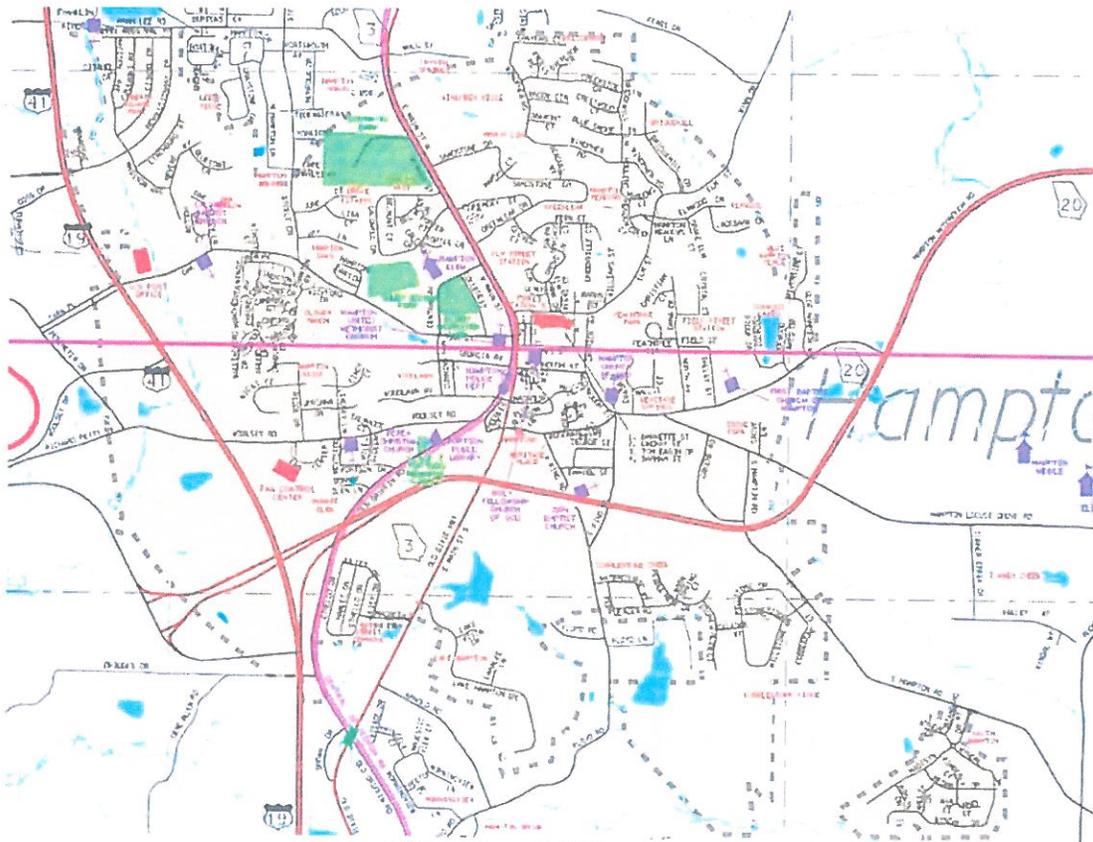
Attest: _____
(Officer of Company if Corporation)

Title: _____

Attachment - A



Henry County Tax Map – Site Area Calculator



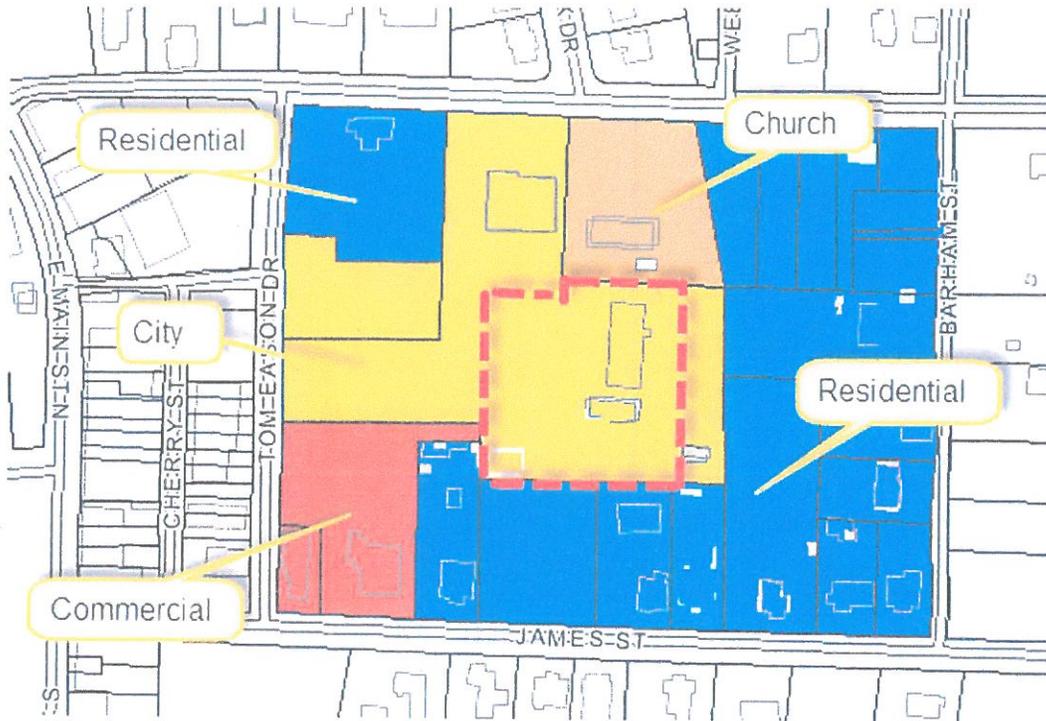
City Map Of Hampton

Easements or Restrictions

No apparent adverse encroachments or adverse restrictions were observed.

Adjacent Land Uses

Development immediately joining the subject includes a residential subdivision to the northeast boundary with commercial business development to the north, west and east boundaries.



Present Adjoining Property Use



133 Peachtree Street NE-Suite 2900
Atlanta, GA 30303
404.880.4100 Phone
404.880.9333 Fax
www.investatlanta.com
Atlanta Development Authority
Urban Residential Finance Authority
Downtown Development Authority

**REQUEST FOR PROPOSALS
FOR THE ACQUISITION AND
DEVELOPMENT OF SINGLE FAMILY
LOTS LOCATED IN AN AREA KNOWN
AS PARK PLACE SOUTH**

PREPARED BY:

**THE URBAN RESIDENTIAL FINANCE AUTHORITY OF THE
CITY OF ATLANTA, GEORGIA**

August 15, 2014

RESPONSES DUE: September 12, 2014

REQUEST FOR PROPOSALS (“RFP”)

Acquisition and Development of Parcels located at Park Place South

INTRODUCTION

The Urban Residential Finance Authority of the City of Atlanta, Georgia (“URFA”) is seeking competitive proposals from qualified developers (“Developer”) for the acquisition and development of thirty-nine (39) single family lots located on New Pryor Road, Atlanta, Georgia in the Park Place South subdivision (the “Property”). The Property is more specifically described on Exhibit A-1 attached hereto and the tax identification numbers for the Property are attached hereto as Exhibit A-2; both Exhibit A-1 and Exhibit A-2 are incorporated herein by this reference. The Property is currently owned by Lakewood Hills, Inc., a Georgia corporation (the “Owner”), of which URFA is the sole shareholder. URFA has been given an option to purchase the Property by the Owner and in connection with its option, URFA is looking to purchase the Property and to sell it to a prospective developer who presents plans for construction of single-family homes of superior design and construction standards consistent with the existing neighborhood.

BACKGROUND

In 2005, Lakewood Hills, Inc. acquired the Property (along with eleven (11) other parcels), contemplating the development of fifty (50) single-family homes. Eleven (11) of the homes were constructed and sold (the “Existing Homes”); however, due to the economic downturn, no vertical construction took place on the remaining thirty-nine (39) lots. Concrete slabs for single-family home foundations were installed on seven (7) of the thirty-nine (39) lots. Infrastructure for utilities has been installed on all thirty-nine (39) lots comprising the Property. The selection of the successful respondent (hereinafter, the “Prospective Purchaser”) will be by competitive process as described throughout this RFP. The selection will be based upon several factors, with weight given to proposals incorporating plans and designs that complement the Existing Homes and the on-going revitalization efforts in the surrounding neighborhood.

PROPERTY INFORMATION

The Property is located off New South Pryor Road in the City of Atlanta, Georgia (the “City”) in Fulton County, about 0.5 miles north of Lakewood Avenue and less than 0.25 radial miles east of Interstate 75. This area is characterized by single-family residential homes, townhomes, condominiums and subdivisions with related neighborhood commercial developments along major traffic arteries. The Property enjoys close proximity to major traffic arteries, employment centers, Lakewood Park, shopping and other support facilities.

The lots comprising the Property are part of the existing Park Place South Subdivision, which has been developed with new single-family residences. The streets of Park Place South are asphalt-paved, with concrete curbs and facilities for underground utilities installed. The Property has a shared amenity package that includes a swimming pool and clubhouse.

The Property is subject to that certain Declaration of Restrictive Covenants for Park Place South dated April 15, 2002 and filed April 18, 2002 in Deed Book 32224, Page 398, Fulton County, Georgia Records and that certain Supplemental Declaration of Protective Covenants for Park Place

South dated November 25, 2005 by Lakewood Hills, Inc. and filed January 3, 2006 in Deed Book 41666, Page 336, Fulton County, Georgia Records.

The Property is further subject to that certain Declaration, Covenants, Conditions, Restrictions and Easements for Park Place South Single Family Neighborhood dated November 8, 2006 and filed November 17, 2006, Fulton County, Georgia Records. The Property is zoned RG-3 (“Residential General District Conditional”) by the City.

Each respondent to this RFP (each, a “Respondent”) is responsible for conducting its own due diligence on the Property. The Property will be sold “AS IS”.

SUBMITTAL DEADLINE

All responses to this RFP (each, a “Response”) must be submitted in hard copy (one (1) original and three (3) copies) and one (1) electronic copy (via disc, flash drive or other similar digital storage device) no later than 5:00 p.m., **September 12, 2014**. Responses received after this time and date will not be considered. Please address the Response to:

Arthur L. Mallard
Deputy Director of Housing Finance
The Atlanta Development Authority d/b/a Invest Atlanta
133 Peachtree Street, Suite 2900
Atlanta, Georgia 30303

INQUIRIES

Prospective Respondents are strongly encouraged to submit inquiries regarding this RFP by email, in writing to:

Arthur L. Mallard
Deputy Director of Housing Finance
The Atlanta Development Authority d/b/a Invest Atlanta
Email: amallard@investatlanta.com

Only inquiries received in writing will receive a response. All such written inquiries must be delivered by 5:00 p.m., August 25, 2014. Inquiries received after such date and time will not be considered and will not receive a response. URFA will publish all received written inquiries and URFA’s responses to those inquiries as an Addendum to this RFP on Invest Atlanta’s website (www.investatlanta.com) on or before the close of business on August 29, 2014.

PROJECT OVERVIEW

URFA is seeking an outright sale of the Property and does not desire any on-going participation in the future ownership of the Property. Any transfer of ownership of the Property must be made at or above fair market value. An independent appraisal reflects the “AS IS” market value at \$185,000 as of January 21, 2011.

A comprehensive program evaluation and strategic plan is needed to catalyze redevelopment activity that will create sufficient affordable workforce housing, jobs and enhance the quality of life.

SELECTION PROCESS

A committee assembled by URFA (the “Selection Committee”) will review all qualified responses to this RFP. Qualified means that all required components of the RFP were received in a timely fashion as specified in this RFP. Selection will take place based on a three-step process as follows:

- (1) The Selection Committee, in accordance with the evaluation criteria described below, will review all qualified proposals received by the proposal deadline. Further evaluation may include an oral interview with representatives of the most responsible and responsive Respondents.
- (2) The Selection Committee will recommend a proposal from among those submitted to the URFA Board of Directors.
- (3) Within a reasonable time (not to exceed sixty (60) days) after the notification of its selection, URFA and the successful Respondent will negotiate and execute a Purchase and Sale Agreement. URFA will post the successful Respondent’s name on the Invest Atlanta website on or before October 10, 2014.

Note: the Selection Committee may elect to conduct interviews with one or more of the strongest Respondents. Representatives of the Selection Committee may contact developers to request clarification or additional information to enable the committee to fully understand the proposal. Representatives of the Selection Committee may also request additional material, documents, information, and references from the Respondent including financial information. After hearing all presentations and after all discussions have concluded, the Selection Committee shall evaluate the Respondents. Following the presentations, the Respondent receiving the highest ranking shall be recommended to the URFA Board of Directors as the Prospective Purchaser. If for any reason a contractual agreement cannot be mutually agreed upon, URFA may elect to terminate negotiations with the Prospective Purchaser and initiate negotiations with the Respondent receiving the second highest ranking by the Selection Committee.

Selected firm(s) must be prepared to enter negotiations for services outlined in this RFP.

OTHER

Responses should include a cover letter providing an introduction to the firm or team and the areas of expertise of the firm. The letter should also state the full name, address, phone and fax numbers of the organization and the branch office or other subordinate entity that will perform or assist in performing the services described therein. If responding as a team, the lead firm should be designated with a project manager identified as the single point of contact. Indicate the type of firm ownership (individual, partnership or corporation) and explain any proposed joint venture relationships. Include the state(s) in which the firm is incorporated and/or licensed to operate and provide a valid insurance certification.

Firms will be evaluated based on overall experience and depth of resources. It is imperative that responses contain all information requested.

SCOPE OF SERVICES AND EVALUATION METRICS

Responses submitted to this RFP should include the following information outlined below in the following order:

Section I - Cover Letter/Business Information

- Include a cover letter indicating the full name and address of the Respondent and the branch office or other subordinate entity that will perform or assist in performing the development described.
- Please indicate the name of the senior contact person, appropriate telephone and facsimile numbers, and acknowledge Respondent's ability to commit to the contents of the response and any other information the Respondent deems relevant.
- Please limit the letter to two pages.
- Indicate whether the Respondent operates as an individual, partnership or corporation and what legal entity will be acquiring the Property.
- If applicable, include the state in which Respondent is incorporated or organized. If not Georgia, provide evidence of license to do business in Georgia.

Section II - Corporate Information (20 points)

- The Respondent must identify the proposed entities that will comprise the development team. The list should identify the developer, contractor/builder, architect and any other entity that will assist in the proposed project. A statement of qualification and experience of each entity involved in the development process of the Property is required.
- Provide a summary of any pending lawsuits, unsatisfied judgments and/or judgment liens currently filed against Respondent or any officer, owner, principal, employee, subsidiary or affiliate of the Respondent.

Section III - Experience (40 points)

- Provide a statement of Respondent's experience in developing projects similar in scope to the proposed project as well as the Respondent's history, qualifications and financial capability for the past five years. For similar projects, include the project manager, scope of work, timetable, estimated/actual cost and percent of work for which Respondent was responsible.
- Provide an organizational chart of the project team. Provide resumes describing the background, experience, and qualifications of key personnel that will be assigned to this project.
- Include a minimum of three (3) projects similar to the scope of development proposed. Include the name, address, telephone number, point of contact, and description of the work performed for each such reference.

Section IV - Proposed Team and Approach to the Project (25 points)

- The project concept/design should clearly identify the proposed new construction and describe how it will be consistent with the Existing Homes. The proposed project concept/design should be in accordance with the current zoning requirements.
- The proposal must include the development schedule, including without limitation, any proposed contingency period, estimated date of commencement of construction, estimated date of completion of construction and estimated opening date. If the proposed schedule shows multiple components, a schedule should be shown for each component.
- The proposal must include the proposed method of financing the development. If the proposal is contingent upon any financing, the proposal must specifically state that contingency, including the estimated cost of the development, the percentage of the estimated financing cost for which financing will be obtained and the time frame for obtaining that financing. The proposal must also include any history of the Respondent obtaining similar type financing for comparable projects (including name of the financier and the name of the project).
- Include a statement of the Respondent's understanding of the desired project.
- Identify current project assignment(s) and completion date(s) for projects currently being managed by key individuals to be assigned to the proposed project.
- Identify all other firms that are included in Respondent's proposal.
- The Respondent must include architectural plans/designs or renderings.

Section V - Cost Proposal (15 points)

- The development budget/cost proposal should include all costs associated with the project, including soft costs and hard costs of construction. The budget should consist of a project's sales pro forma, sources and uses statements, estimated sales price points, and cash flow analysis detailing the outflow and inflow of funds.

TIMELINE AND DELIVERABLES

The RFP can be picked up beginning Friday, August 15, 2014 any time after 1:00 PM at the offices of The Atlanta Development Authority d/b/a Invest Atlanta located at 133 Peachtree Street, Suite 2900, Atlanta, Georgia 30303 or on-line at www.investatlanta.com.

Due Date	Action Required
August 15, 2014	Release of RFP
August 25, 2014	Inquiries regarding RFP due
August 29, 2014	Responses to Respondents inquiries posted on Invest Atlanta website
Sept. 12, 2014	Responses due to URFA
Sept. 19, 2014 - Sept. 26, 2014	Response review process
Sept. 29, 2014 – Oct. 3, 2014	Interviews with selected Respondents
Week of Oct. 6, 2014	Respondent selected

QUALIFICATION CRITERIA

URFA encourages, but does not require, all Respondents to promote opportunities for diverse businesses, including Minority Business Enterprises (“MBE”), Female Business Enterprises (“FBE”) and Small Business Enterprises (“SBE”) to compete for business as subcontractors and/or suppliers. However, nothing herein should indicate that an MBE, FBE or SBE may not apply and be selected independently, as such; MBEs, FBEs, and SBEs that meet the qualifications of this RFP are encouraged to submit their qualifications for consideration. For an MBE, FBE or SBE to participate on the contract, said MBE, FBE or SBE must be certified as an MBE or FBE and be registered with the City's Office of Contract Compliance M/FBE Register. SBEs must be registered with the City and are defined as businesses not exceeding \$2.5 million in gross sales during the recent calendar or fiscal year.

Firms interested in obtaining applications for certification should contact these organizations:

- **City of Atlanta – Office of Contract Compliance (MBE/FBE):** Hubert Owens, Director, Office of Contract Compliance, 55 Trinity Avenue, Atlanta, Georgia 30303, Tel: 404.330.6010, Fax: 404.658.7359, email: howens@atlantaga.gov.
- **Small Disadvantaged Business (SDB)** certification by the U.S. Small Business Administration provided they reflect certification because of minority or women-owned status.

A firm selected by the Respondent to jointly respond to this RFP can only satisfy one of the three categories. The same firm may not, for example, be listed for participation as a MBE organization and a SBE organization even if the level of participation exceeds each category's goal. All firms must be registered or certified prior to the submittal of the Response. A Respondent is at risk in that there may be an issue of time to certify or register if it intends to use a firm that is not certified or registered at the time the Response is submitted.

URFA is an Equal-Opportunity Employer.

EVALUATION & ACCEPTANCE OF STATEMENT OF QUALIFICATIONS

URFA reserves the right to reject any and all responses, to amend this RFP and the process itself, or to discontinue the process at any time.

TERMS AND CONDITIONS

All proposals and supporting materials as well as correspondence relating to this RFP become property of URFA when received. Any proprietary information contained in the Response should be so indicated. However, a general indication that the entire contents, or a major portion, of the proposal is proprietary will not be honored.

- A. All applicable State of Georgia and Federal laws, City and County ordinances, licenses and regulations of all agencies having jurisdiction shall apply to the Respondent and the development of the Property throughout and are incorporated herein. The contract with the Prospective Purchaser, and all questions concerning the execution, validity or invalidity, capability of the parties, and the performance of the contract, shall be interpreted in all respects in accordance with the laws of the State of Georgia.
- B. Professionals requiring special licenses must be licensed in the State of Georgia, and shall be responsible for those portions of the work as may be required by law.
- C. Sub-Contractors as part of the Project team must be clearly identified in the Response, including roles, resumes of key personnel and project references.
- D. No Response shall be accepted from, and no contract will be awarded to, any person, firm, or corporation that (i) is in arrears to URFA or the City with respect to any debt, (ii) is in default with respect to any obligation to URFA or the City, or (iii) is deemed irresponsible or unreliable by URFA. If requested, the Respondent shall be required to submit satisfactory evidence that they have the necessary financial resources to provide the proposed services.
- E. From the date URFA receives a Respondent's proposal through the date a contract is awarded to a Respondent, no Respondent may make substitutions, deletions, additions or other changes in the configuration of Respondent's proposal or members of Respondent's team.

PROFESSIONAL SERVICES INSURANCE REQUIREMENTS

Statutory Worker's Compensation Insurance

Comprehensive General Liability Insurance - \$1,000,000 limit of liability per occurrence for bodily injury and property damage.

Professional Liability Insurance - Professional Liability Insurance Limit \$1,000,000 per Occurrence / \$1,000,000 per aggregate.

- Insurance company must be authorized to do business in the State of Georgia.
- Dedicated Limits per Project site or location (CG 25 03 or CG 25 04 or some other form).
- Additional insured shall be shown as: The Urban Residential Finance Authority of the City of Atlanta, Georgia and the City of Atlanta, Georgia.
- The cancellation provision should provide 30-day notice of cancellation.
- Insurance Company, except Worker's Compensation carrier, must have an A.M. Best Rating of A-6 or higher. European markets including those based in London and domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the contractor's broker/agent can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A-6 or better. Insurance company must be licensed to do business by the Georgia Department of Insurance.
- Certificates of Insurance, and any subsequent renewals, must reference specific bid/contract by project name and if applicable, project/bid number.
- The Respondent shall agree to provide complete certified copies of current insurance policies if requested to verify the compliance with these insurance requirements.
- All insurance coverage required to be provided by the Respondent will be primary over any insurance program carried by URFA or the City.
- Respondent shall incorporate a copy of the insurance requirements as herein provided in each and every subcontract with each and every subcontractor in any tier, and shall require each and every subcontractor of any tier to comply with all such requirements. Respondent agrees that if for any reason subcontractor fails to procure and maintain insurance as required, all such required insurance shall be procured and maintained by Respondent at Respondent's expense.
- No Respondent or subcontractor shall commence any work of any kind under the contract until all insurance requirements contained in the contract have been complied with and until evidence of such compliance satisfactory to URFA as to form and content has been filed. The Accord Certificate of Insurance or a pre-approved substitute is the required form in all cases where reference is made to a Certificate of Insurance or an approved substitute.
- The Respondent shall agree to waive all rights of subrogation against URFA, the City, their officers, directors, officials, employees, and volunteers from losses arising from work performed by the Respondent for URFA.
- The Respondent shall make available, through its records or records of its Insurer, information regarding a specific claim. Any loss run information available from the Contractor or its insurer will be made available to URFA upon request.

EXHIBIT A-1

LEGAL DESCRIPTION

Land Lots 71, 72 and 89, 14th District, incorporated Fulton County, Georgia. The subject lots are identified as lots 4-13, 16, 23 & 25-28, Phase VIB and lots 1, 3-6 & 8-25, Phase VIB West in the Final Plat of the Park Place South Subdivision which is recorded in Plat Book 319, pages 96 through 97 Fulton County records.

EXHIBIT A-2

PARCEL TAX IDENTIFICATION NUMBERS

The Property consists of 39 detached single-family lots in the Park Place South subdivision. The Park Place South development is accessed from both the east and west side of New Pryor Road, in the City of Atlanta, Fulton County, Georgia. Fulton County tax records identify each of the subject lots with individual tax parcel numbers as detailed in the chart below.

# Lots	Lot #/Phase	Address	Tax Parcel
1.	4 / VIB	Maple Circle	14-0072-0006-332-5
2.	5 / VIB	Maple Circle	14-0072-0006-333-3
3.	6 / VIB	Maple Circle	14-0072-0006-334-1
4.	7 / VIB	Maple Circle	14-0072-0006-335-8
5.	8 / VIB	Maple Circle	14-0072-0006-336-6
6.	9 / VIB	Maple Circle	14-0072-0006-337-4
7.	10 / VIB	Maple Circle	14-0072-0006-338-2
8.	11 / VIB	Maple Circle	14-0072-0006-339-0
9.	12 / VIV	Maple Circle	14-0072-0006-340-8
10.	13 / VIB	Maple Circle	14-0072-0006-341-6
11.	18 / VIB	Maple Circle	14-0072-0006-346-5
12.	23 / VIB	Maple Circle	14-0072-0006-350-7
13.	25 / VIB	Maple Circle	14-0072-0006-352-3
14.	26 / VIB	Maple Circle	14-0072-0006-353-1
15.	27 / VIB	Maple Circle	14-0072-0006-354-9
16.	28 / VIB	Maple Circle	14-0072-0006-355-6
17.	1 / VIB	West Meadow Lane	14-0072-0006-358-0
18.	3 / VIB	West Meadow Lane	14-0072-0006-360-6
19.	4 / VIB	West Meadow Lane	14-0072-0006-361-4
20.	5 / VIB	West Meadow Lane	14-0072-0006-362-2
21.	6 / VIB	West Meadow Lane	14-0072-0006-363-0
22.	8 / VIB	West Meadow Lane	14-0072-0006-365-5
23.	9 / VIB	West Meadow Lane	14-0072-0006-366-3
24.	10 / VIB	West Meadow Lane	14-0072-0006-367-1
25.	11 / VIB	West Meadow Lane	14-0072-0006-368-9
26.	12 / VIB	West Meadow Lane	14-0072-0006-369-7
27.	13 / VIB	West Meadow Lane	14-0072-0006-370-5
28.	14 / VIB	West Meadow Lane	14-0072-0006-371-3
29.	15 / VIB	West Meadow Lane	14-0072-0006-372-1
30.	16 / VIB	West Meadow Lane	14-0072-0006-373-9
31.	17 / VIB	West Meadow Lane	14-0072-0006-374-7
32.	18 / VIB	West Meadow Lane	14-0072-0006-375-4
33.	19 / VIB	West Meadow Lane	14-0072-0006-376-2
34.	20 / VIB	West Meadow Lane	14-0072-0006-377-0
35.	21 / VIB	West Meadow Lane	14-0072-0006-378-8
36.	22 / VIB	West Meadow Lane	14-0072-0006-379-6
37.	23 / VIB	West Meadow Lane	14-0072-0006-380-4
38.	24 / VIB	West Meadow Lane	14-0072-0006-381-2
39.	25 / VIB	West Meadow Lane	14-0072-0006-382-0

Size: The 39 subject lots range in size from 2,409 to 8,357 +/- sq. ft. The average lot size is 4,248 sq. ft. The 39 residential lots are identified below. The 39 lots are mostly rectangular in shape. FEMA Map #: 13121C0359E, dated June 22, 1998 Flood Hazard Zone: Zone X, No base flood elevations determined (Federally Designated Flood Plain).