



The City of Rochelle and OCCCA Board Request for Proposals

Hickory Grove
1123 N 7th Street, Rochelle, IL 61068





Executive Summary

The Ogle County Civic Center Authority (OCCCA Board) and the City of Rochelle is pleased to present the following Request for Proposals for the reuse and redevelopment of the property located at 1123 N 7th Street in Rochelle, IL as a recreation center. The property includes approximately 84,707 square feet, and the facility contains approximately 57,934 square feet. The Facility is located in the Lee/Ogle enterprise zone, and it is anticipated that a TIF District will be in place by the summer of 2018. At this time, the ground floor houses a banquet hall/theatre and a recreation center which includes a gym facility and a pool. The basement contains locker rooms while the second floor houses, a local bar and grill, Abrahams and two additional banquet rooms. The entire third floor accommodates one banquet hall. Several leased spaces produce revenue.

Project Summary

Site: Building -- 57,934 SF; Lot -- 84,289 SF
Owner: Ogle County Civic Center Authority (OCCCA Board)
Property Address: 1123 N 7th Street
Rochelle, IL 61068
Current Zoning: B-2, Commercial Use
Potential Uses: Recreation activities and events, swimming, exercise facility, and
Recreational sports activities
RFP Questions: Jeff Fiegenschuh, 815-561-2000 jfiegenschuh@rochelleil.us

RFP Responses Due: Responses are to be submitted to the Office of the City Manager no later than 4:30 pm, Monday, May 14th, 2018 at 420 North 6th Street, Rochelle, IL 61068

The OCCCA Board will conduct interviews June 2018 for qualified proposals.

City of Rochelle

The City of Rochelle is located in north central Illinois approximately 66 miles west of Chicago, and 24 miles south of Rockford, Illinois. The community and the county have a primarily agricultural related economy, but some strength is gained due to the diversity of the non-agricultural industries.

Rochelle is served by two railroads, the Union Pacific, and the Burlington Northern. Both railroads provide freight service in and out of Rochelle. Rochelle has several major routes and interstates that run through or alongside the City. Routes 251 and 38 run through Rochelle with interstates 39 and 88 just outside of the city. Automobile and bus transportation are the modes of passenger transportation available to this area. Travel time to downtown Chicago is less than two hours.



Colleges and universities are within an hour's travel time, which include Rockford College, Rock Valley College, Northern Illinois University, Sauk Valley College and Kishwaukee College.

The Rochelle Municipal Airport, known as Koritz Field, has tie-down and hangar facilities available for temporary and long term tenants. The runway is 5,001' x 75' feet and has a 15,000 pound single wheel, and 25,000 pound double wheel capacity. The airport offers both 100-octane Avgas and Jet A fuel, which are available as self-serve with a credit card 24/7 or full service with cash or a credit card. The Flight Deck bar and restaurant is located on the east end of the airport with a terrace for viewing the aviation action. Skydiving and trike flights are available at the airport during the spring, summer and fall.

The City of Rochelle has a fairly diversified economic base, which includes AmeriCold Logistics, Rochelle Foods (Hormel), LaGrou (formerly Carnation), MightyVine Tomatoes, Bright Farms, Ryder, Hillshire Farms, CHS (ethanol plant), Coated Sands Solutions, Boise Cascade, a developing intermodal hub business/industrial park and several other smaller companies.

Site Information

Any and all specific information regarding the facility's information or specs will be released upon request. The City also has information and documentation in regards to an appraisal of the property conducted in early 2018, and that information will be made available upon request.

Project Goals

1. Expansion of retail space and sports and tourism venue
2. Educational Center
3. Maintain or expand convention center space
4. Expansion of recreational space
5. Maintain pool and recreational swim activities
6. Maintain or expand current restaurant
7. Development of potential office space

Inspection

Tours will be conducted for registered respondents the week of April 22-28, 2018. Register with Robin Baldwin-Gounaris via email at RGOUNARIS@msn.com by April 19, 2018.



Proposal Requirements

The project proposal must include, but is not limited to the following items:

1. Proposed site reconstruction and/or redevelopment of facility
2. Applicants are discouraged from acquiring the property for speculation purposes. The successful proposal will be required to end in redevelopment and reuse of the property within 18 months of the closing date.

Evaluation Criteria

The OCCCA Board and the City of Rochelle will use the following criteria to guide its review and acceptance or denial of a proposal:

1. The best possible development based on the level of investment on the part of the developer, consistent with the project goals and requirements.
2. The degree to which the applicant's proposal meets the objectives of the OCCCA Board project goals and the compatibility of the proposal with the surrounding businesses and neighborhood.
3. The use of the improvements proposed by the applicant.
4. The financial responsibility, qualifications, experience and ability of the applicant to finance and complete the development in a reasonable time frame.
5. Applicants are encouraged to include any requested incentives desired or needed in the proposal

Corrections/Withdrawals

1. Corrections and/or other changes to the applicant's proposal documents must be explained and/or noted over the signature of the applicant.
2. Proposals submitted prior to the proposal deadline may be withdrawn upon written request of the applicant.

Rights of the OCCCA Board

1. The OCCCA Board may consider the creativity of each applicant's approach to the effective use of the property and the adaptation of the applicant's proposal to the unique character and nature of the facility.
2. The OCCCA Board reserves the right to make inquiries into the financial standing of the applicant.
3. The OCCCA Board reserves the right to accept and/or reject any or all proposals and to waive any informalities, irregularities or technical defects if such are deemed, in the OCCCA Board's sole opinion, to be immaterial.



4. Any proposal is also subject to the parties negotiating a Redevelopment Agreement in good faith, which is also subject to the OCCCA Board and the City council's approval of the agreement and sale of the property.

Additional information may be requested following submittal.

Proposal Information & Deadline

All communications pertaining to the RFP must be directed to:

Jeff Fiegenschuh

City Manager
City of Rochelle
815-561-2000

jfiegenschuh@rochelleil.us

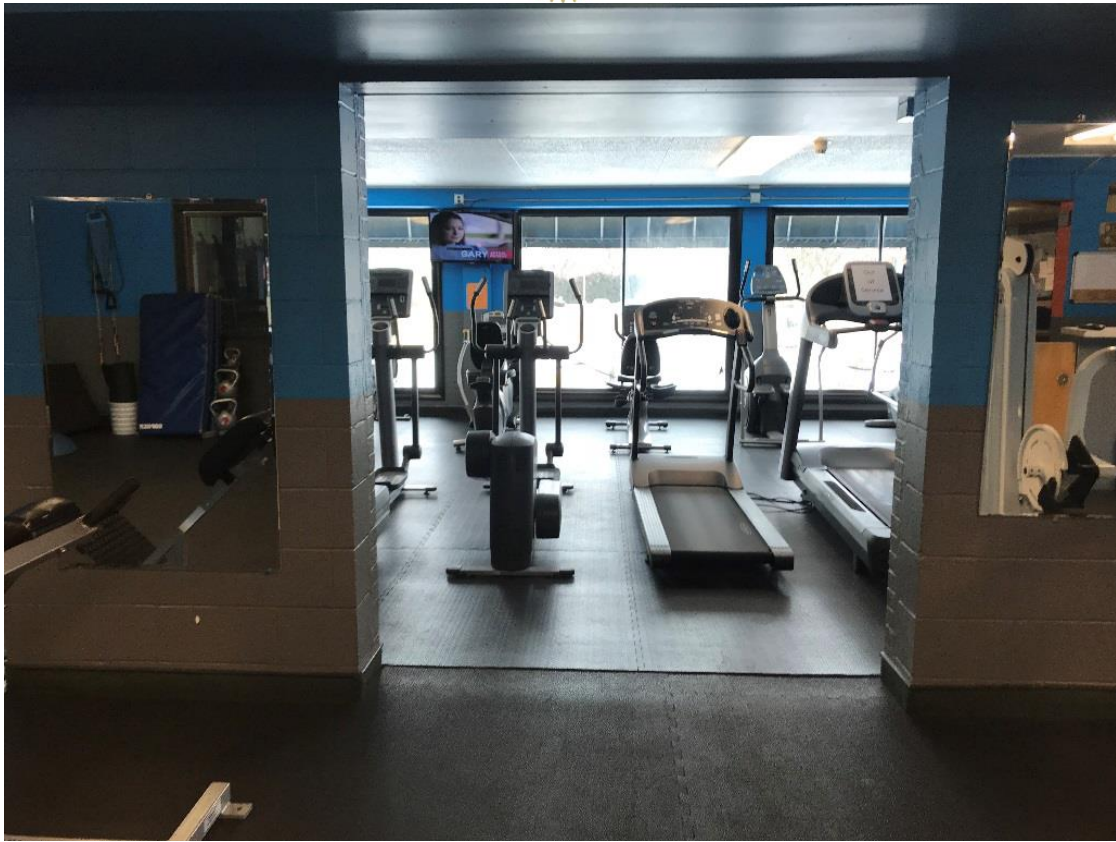
A copy of the facility appraisal is available if requested.

Questions concerning this RFP must be submitted, via email, to Jeff Fiegenschuh at jfiegenschuh@rochelleil.us

Proposals Due Date: Respondents must submit 3 hard copies of their proposal by 4:30 pm Monday, May 14, 2018 to 420 N 6th Street, Rochelle, IL 61068 or electronically as a single PDF format file copy to jfiegenschuh@rochelleil.us

Photos of the Facility





City of
ROCHELLE
ILLINOIS





