

**REQUEST FOR PROPOSALS**

**440 W PONTOON RD, GRANITE CITY, IL 62040**

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**GUIDELINES & REQUIREMENTS FOR SUBMITTAL**

**CITY OF GRANITE CITY, IL**

**RFP APPROVAL BY CITY COUNCIL  
JULY 7, 2020**

**RFP DATED DATE  
AUGUST 20, 2020**

**CITY OF GRANITE CITY, ILLINOIS**

**REQUEST FOR PROPOSALS  
GUIDELINES & REQUIREMENTS FOR SUBMITTAL**

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## **I. INTRODUCTION AND BACKGROUND**

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The City of Granite City (the “City”) is a Metro-East Illinois community located 15-minutes from downtown St. Louis, in Madison County, with immediate proximity and access to the major highways of I-270, IL Rt 3, I-70, Chain of Rocks and McKinley Bridge creating convenient access for transportation/industrial businesses, employees and residents throughout the region.

Known primarily for its industrial heritage, Granite City is home to some of the largest manufacturing/industrial employers in the region including but not limited to: U.S. Steel; ASF-Keystone/Amsted Rail; Kraft Foods and Prairie Farms. This strong base of industrial development provides for a stable and diverse residential and retail community of 29,849 residents.

With a focus on encouraging economic development, the City Council approved the creation of the Route 3 Corridor Industrial Park Conservation Area (commonly known as “RT 3 TIF”) in 1997 to encourage private investment, expansion of the tax base and job creation through the legislative authority and activities provided under 65 ILCS 5/11-74.6-1 et seq.

With this authority and in accordance with the RT 3 TIF plan, the City’s current efforts are focused on the removal of blight and redevelopment of 440 W Pontoon Road, Granite City (the “Project”). With its previous use as a roofing shingle recycler, the Project is deemed blighted and a deterrent to additional investment in the area with the dilapidation of the main building and the overwhelming accumulation of shingles that were collected above and beyond the terms of its Beneficial Use Determination (“BUD Permit”) as issued by the Illinois Environmental Protection Agency (IEPA). The Project has been subjected to numerous enforcement actions and violations at both the City and State level.

The active redevelopment efforts of the City are required as the site suffers from numerous economic, legal and perceived environmental encumbrances and challenges that are a deterrent for private market developers or buyers.

***In May 2020, the City filed foreclosure action on the Property in which the City was granted possession of the property in August 2020. The City does not currently have Ownership of the property but has reasonable expectation that it will be successful in its foreclosure proceedings.***

***The City is issuing this Request For Proposals (“RFP”) to solicit proposals and interest in an effort to sell, lease and/or enter into public/private partnerships for different assets of the property as identified in the table herein and collectively known as (the “Project”).***

## II. PROJECT AND ASSET DESCRIPTIONS

The City will establish a redevelopment or disposition plan for the property and assets located at 440 W Pontoon Rd, Granite City maximizing the benefit and re-use to the community in regards to timing, funding and the clean-up of the property.

The Project contains diverse assets including buildings, lands and a recyclable shingle pile as briefly described herein.



**Project Parcels/Assets**

Address	Parcel ID	Approx. Lot Size	Current Zoning	Current Use
440 W Pontoon Rd "Bldg Site"	22-1-20-06-00-005.C07	7-Acres	Warehouse Industrial Dist M-1	12,000 Sq Ft Bldg
440 W Pontoon Rd "Acreage Site"	22-1-20-06-00-005.007	21.54-Acres	Highway Comm C-5	Undeveloped Acreage
Asset Property- "Shingle Pile"	22-1-20-06-00-005	NA	Warehouse Ind Dist M-1	Estimated 50K to 80K Tons of Shingles
440 W Pontoon Rd "Shingle Site Land"	22-1-20-06-00-005	9.7-Acres	Warehouse Ind Dist M-1	



**BLDG SITE:** Built in 1995, the 12,200 sq ft building contains approximately 4,520 sq feet of office and 7,680 sq feet of auto/shop space with 5 drive-thru service bays. The entire 7-acre site is asphalted with fencing and additional canopy construction adjacent to the building. All utilities are at and serviceable to the building. *Personal Property Not Included.*

**ACREAGE SITE:** The 21.54-acre site is undeveloped acreage zoned Highway Commercial. The site lacks utilities and access. Easements and additional access points would have to be established. For further commercial development, respondent would have to complete a traffic study and potential intersection improvements at the intersection of Rt 3 and W Pontoon Road. Intersection improvements are under the authority and review of Illinois Department of Transportation.





**SHINGLE PILE:** The Shingle Pile contains approximately 50,000 to potentially 80,000 tons of roof shingles. The City would consider sale or public/private partnership for the recycling/sale of the material. Activities subject to IEPA permitting approval. IEPA has shingle site reports submitted in compliance with the Beneficial Use Determination (“BUD Permit”). No additional investigations or testing has been completed regarding the condition, quality or usability of the shingles.

**SHINGLE SITE:** The underlying land of the Shingle Site contains 9.7-acres. No additional due diligence has been completed on the Shingle Site with the understanding that the Shingle Pile is an impediment to development. The City would consider re-subdividing the Shingle Site to allow for development of portions or further access that are not impacted by the Shingle Pile in the event it benefits the overall development plan of the entire Project.



**ADDITIONAL DISCLOSURES FOR THE PROJECT PARCELS**

The City provides the following only as additional disclosure information for consideration:

- 1. Deed Restriction:** All parcels are covered by a use restriction in the deed that restricts the use of the property in the following manner for 20-years beginning from the recording dating of November 28, 2012: premises may not be used for (a) the conduct of any enterprise, business or activity involving directly or indirectly the sale by wholesale or retail auction of any automobile, truck, off-road, trailer, tractor, bus, motorcycle or any other vehicle or (b) a reconditioning facility for any of the above vehicles intended for wholesale or retail auction.
- 2. Incentives:** The Project is located within the incentive districts of Southwestern Enterprise Zone; Opportunity Zone and Route 3 Corridor Industrial Park Conservation Area (“RT 3 TIF”).
- 3. Re-subdivision/Easements:** Any and all parcels may be need to be re-subdivided or granted easements to maximize the development potential or otherwise benefit the overall development, utilization or access of the Project. Proposals should allow for additional development and not unduly restrict access to other portions of the Project. Easements or access will be required for the disposition of the Shingle Pile.

4. **Legal Authority/Timing:** In May 2020, the City initiated foreclosure proceedings for the Project in which the Judge granted the City possession of the Project in August 2020. **The City as of this RFP does not have ownership of the Property.** As identified in the order, the City believes that it has reasonable likelihood of prevailing on the merits of the foreclosure case. The foreclosure case is ongoing. The City will only be able to act in accordance with the rights as designated by the Judge or within the foreclosure process.

### **III. SUBMITTAL REQUIREMENTS AND SCHEDULE**

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The submitted proposal requirements are not intended to be overwhelming to the Respondent but should contain adequate information and in a form to adequately explain experience, qualification and capacity to complete the proposal and contain the following minimum information.

Due to the nature of this Project, Respondents do not need to address financial, monetary or other incentives related to the redevelopment proposal. Sale, lease or private/public partnership agreements will be negotiated separately by the City and Respondent.

1. **RESPONDENT QUALIFICATIONS**

- Summary of the Respondent/Company;
- Members’ names, roles and contact information;
- Brief statement on business experience and abilities to reasonably complete the proposal.

2. **PROPOSAL AND ADHERENCE TO CITY OBJECTIVES**

- Provide a brief narrative explaining the scope of the Respondents redevelopment proposal;
- Identify in a brief narrative how the redevelopment proposal will meet the “City Objectives & Considerations” as further identified and described herein;
- Include any maps, renderings or site plans that may better explain the proposal.

#### **REVIEW PROCESS AND TIMELINE**

All RFP’s will initially be reviewed by City Staff for adherence to the objectives and goals of the City with recommendation of the Mayor to the City Council. Final determination and action related to the proposals will be that of the City Council. The anticipated schedule for the RFP process is as follows:

<b>Task</b>	<b>Date</b>
Council Approval of RFP	Tuesday, July 7, 2020
Publication of RFP	Mon/Tues, August 24 & 25, 2020
Site Inspection of Properties	Tuesday, September 8, 2020
Submittal Deadline	Tuesday, September 22, 2020
Review By City Staff	Upon Submittal or by Wednesday,

	September 23, 2020
City Council Consideration	October-November or As Needed

*The City reserves the right to alter or amend this schedule as needed.*

**PROPERTIES WILL BE AVAILABLE FOR  
SITE INSPECTION ON TUESDAY, SEPTEMBER 8, 2020  
FROM 1:00PM TO 4:00PM.**

**CITY OBJECTIVES & CONSIDERATIONS**

The City has several economic development objectives and considerations for the Project. These include, but are not necessarily limited to, the points listed below:

- Enhance the tax revenue generation (property/sales tax) for affected taxing districts through the redevelopment plan that includes sale, lease or public/private partnership of the Project;
- Identify proposals that encourage immediate re-development and/or action for clean-up, removal or recycling of the Shingle Pile and other activities that reduces the blighting of the area.
- Encourage the recycling of the existing Shingle Pile in a timely and cost efficient manner. Take into account the environmental impact on shingle disposal in local landfills and minimize, if possible, the disposal method.
- Create a redevelopment plan that minimizes the use of public funds for the clean-up, disposal and recycling of the shingles, land and buildings by creating revenue through sale, lease or public/private partnership agreements.
- Encourage the creation of jobs within the Rt 3 TIF Plan area.

**SUBMITTAL DEADLINE**

Proposals must be received in the office of Mayor Ed Hagnauer, City Hall, 2000 Edison Ave, Granite City, Illinois 62040, no later than **3:00 P.M. CST; on Tuesday, September 22, 2020. Proposals can also be submitted electronically via email to: [chamilton@granitecity.illinois.gov](mailto:chamilton@granitecity.illinois.gov).**

Interested parties may contact Cathy Hamilton, Director of Economic Development at (618) 452-6213 for further information or questions regarding this RFP.

#### **IV. CITY RIGHTS AND REPRESENTATIONS**

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In conjunction with the solicitation of proposals, review of proposals and selection, the City of Granite City hereby establishes the following rights and representations:

- A. The City of Granite City reserves the right to:
  - 1. Amend, modify or withdraw this RFP;
  - 2. Revise any requirements under this RFP;
  - 3. Require supplemental statements of information from any responding party;
  - 4. Extend the deadline for submission of responses hereto;
  - 5. Negotiate or hold discussions with any responder to correct insufficient responses which do not completely conform to the instructions contained herein;
  - 6. Waive any nonconformity with this RFP;
  - 7. Cancel and/or reject any and all responses, in whole or in part, to this RFP if the City deems it is in its best interests to do so;
  - 8. Request additional information or clarification of information provided in the response without changing the terms of the RFP; and
  - 9. Waive any portion of the selection process for the best interest of the Project as deemed necessary by the City.
  
- B. The City may exercise the foregoing rights at any time without notice and without liability to any responder, or any other party, for expenses incurred in the preparation of responses hereto or otherwise. Responses hereto will be prepared at the sole cost and expenses of the responder.
  
- C. The City makes no representations about the conditions of the sites, including utilities, soils, environmental or other surfaces or subsurface conditions, and/or the conditions of the building located upon the site(s), if applicable. The respondent shall make its own conclusions concerning such conditions. Information provided in this RFP, as well as in related reports by City Staff or consultants, is provided for the convenience of the responders only and is not intended to be exhaustive. The accuracy or completeness of this information is not warranted by the City.
  
- D. All information submitted in response to the RFP shall become the property of the City, and as such, may be subject to public review as public records to the extent permitted by Illinois law.

- E. Respondents acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by the respondent or any member thereof as a result of, or arising out of, submitting a proposal, negotiating changes to such proposal, or due to the City's acceptance or non-acceptance of the proposal, and that the City will have no liability to the selected party prior to the execution of a purchase, lease or other agreement.
- F. Neither the City nor any of its officers, agents, consultants, or employees shall be responsible for the accuracy of any information provided as part of this RFP. All respondents are encouraged to independently verify the accuracy of any information provided. The use of this information in the preparation of a response to the RFP is at the sole risk of the respondent.
- G. The respondent shall not collude in any manner or engage in any practices with any other respondent(s), which may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause the City to reject the respondent's submittal. This prohibition is not intended to preclude joint ventures or subcontracts.

## **V. REQUEST FOR PROPOSALS NOTICE**

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### **Request for Proposals City of Granite City, Illinois**

The City of Granite City, (the "City") is seeking proposals or interest for the sale, lease and/or public/private partnership in the redevelopment and/or disposition of assets which includes land, buildings and approximately 50,000 to 80,000 tons of recyclable shingles located at: 440 W Pontoon Road, Granite City, IL 62040. The guidelines and requirements for written submission are provided in the "Request For Proposals: 440 W Pontoon, Granite City, IL 62040 Guidelines & Requirements For Submittal". The RFP is available via the City webpage at: [www.granitecity.illinois.gov](http://www.granitecity.illinois.gov).

Proposals must be received in the Office of the Mayor, City Hall, 2000 Edison Ave, Granite City, IL 62040, not later than **3:00 P.M. CST; on Tuesday, September 22, 2020. Proposals can be submitted electronically via email to: [chamilton@granitecity.illinois.gov](mailto:chamilton@granitecity.illinois.gov).**

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