

## REQUEST FOR PROPOSAL & OFFER TO PURCHASE

1700 STRONGS AVENUE



ISSUE DATE:  
PROPOSAL DUE DATE:

MAY 10, 2021  
JULY 2, 2021 by 4:00 pm CST

## **Disclaimer**

- A. The City of Stevens Point, as an Equal Opportunity Employer, requires all developers to affirm that they do not discriminate against individuals or firms because of their race, color, marital status, age, sex, national origin, disability, creed, or sexual orientation.
- B. All proposals submitted will become public information, and may be reviewed by anyone requesting to do so at that time.
- C. All proposals received by the City of Stevens Point in response to this RFP shall remain valid for one hundred twenty (120) days from the date of submittal.
- D. The City reserves the right to cancel or reissue the RFP, or to revise the timeline at any time. The City reserves the right to reject any and all proposals and to waive minor irregularities in the proposal process. The City may accept any proposal if such action is believed to be in the best interest of the City.
- E. The City is not liable for any cost incurred by the proposer prior to the execution of a development agreement.
- F. The development agreement between the successful proposer and the City of Stevens Point shall include all documents mutually entered into specifically, including the RFP, and the response to the RFP. The development agreement must include, and be consistent with, the provisions stated within the RFP.
- G. The project team shall be approved by the City of Stevens Point. The City must approve any changes to the project plan or team.

## Introduction

On behalf of the Redevelopment Authority of the City of Stevens Point, we are pleased to be offering this Request for Proposals (RFP) for the redevelopment/repurposing of 1700 Strongs Avenue. 1700 Strongs Avenue ("1700 Strongs") began construction in 1899 and was completed in 1900. This Gothic Revival building was originally constructed for Trinity Lutheran Church and designed by architect J. H. Jeffers & Company. It was occupied as a church until 1972, when it was sold to a private owner and converted into a partial residential property. In 1988, it was sold to another private owner who converted the former sanctuary into a dance studio. In 2020, due to a foreclosure action and subsequent tax foreclosure, the City of Stevens Point Redevelopment Authority is currently in the process of obtaining the property from Portage County.

## About Stevens Point

With a population of nearly 27,000, Stevens Point, WI is a thriving and economically viable community located along the shores of the Wisconsin River in the central part of the state. Stevens Point is the home to the University of Wisconsin-Stevens Point, Mid-State Technical College, and the Stevens Point Area School District. The community also serves as the economic engine and County Seat of Portage County (pop 70,000). The City's downtown area, park attractions, local businesses, and options for education bring life to the community. Five major roadways pass through Stevens Point, as well as Canadian National Railway's mainline and a municipal airport. The City also offers an abundance of recreational areas such as the Green Circle Trail and Ice Age National Scenic Trail, both of which run through or surround the City. Notably, the Green Circle Trail circles around the City and interconnects many of the major parks and trails such as Pfiffner Park along the Wisconsin River, the Stevens Point Sculpture Park, Schmeeckle Reserve, and Iverson Park. The majority of Stevens Points' employment falls within five categories: insurance, retail, manufacturing, government, and health care. Governed by a full-time Mayor and 11 elected alders, the City has seen an incredible resurgence of economic activity since 2010.



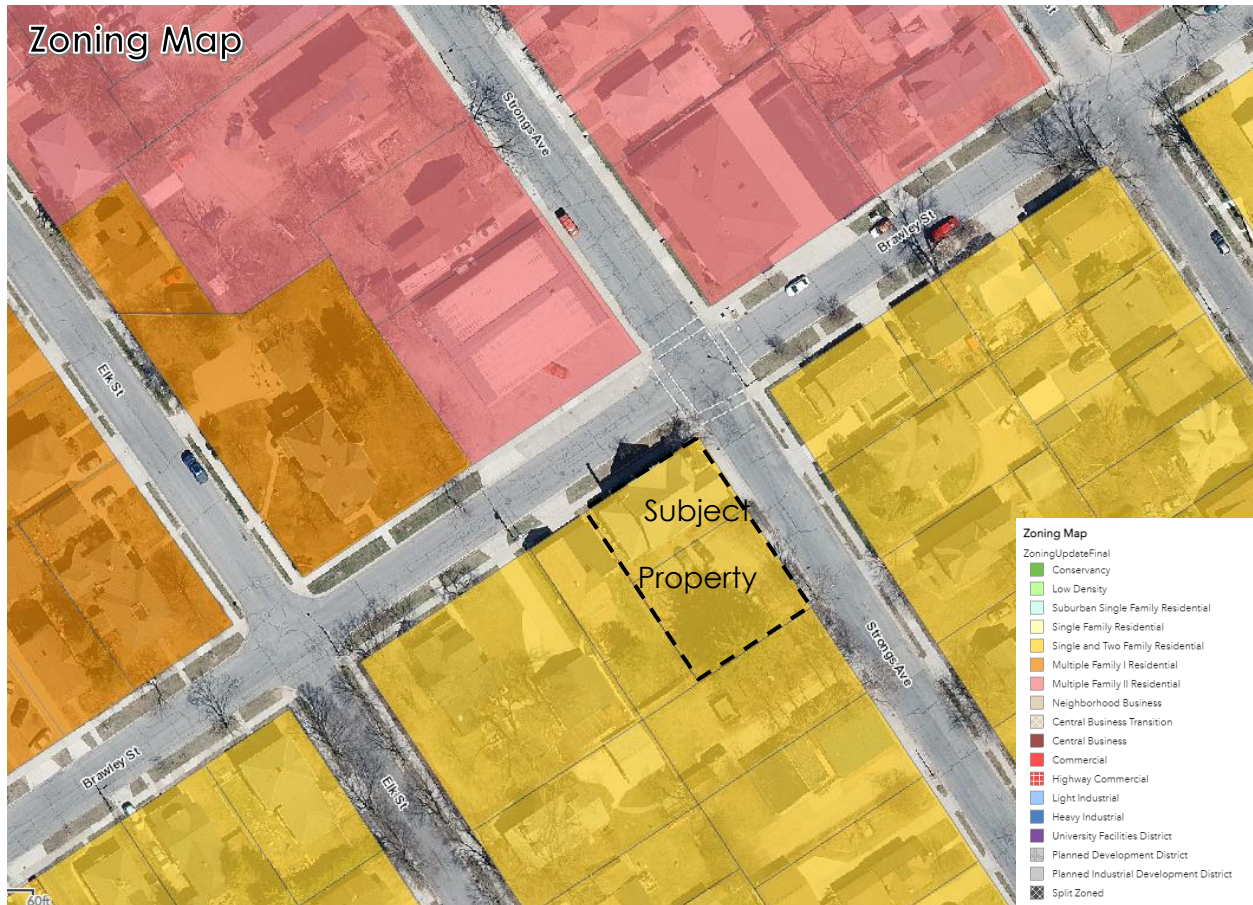


# Request for Proposals

## Background Information on the Property

Address: 1700 Strongs Avenue, Stevens Point, WI 54481

Zoning: [R-3 Single- and Two-Family Residential](#)<sup>1</sup>



## Building Information:

Square Footage of Building:

1<sup>st</sup> Floor ~2,200 sf

Balcony ~370 sf

Basement ~1,500 sf

**Total: ~4,070 sf**

Building Height: ~57'

Known Condition of 1700 Strongs:

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<sup>1</sup> Although the property is zoned R-3, there is an opportunity to rezone the property to best fit the selected use. This could include the R-4, R-5, or PDD (Planned Development District)

Wood siding exterior is in poor shape and should be repaired accordingly. Stone foundation shows signs of settling and should be tuckpointed/repared where necessary. Roof was shingled in 2010 per City records.

Stained glass appears to be good overall shape. Interior woodwork also appears good. Basement floor should be inspected for proper repairs as a result of water damage.

It is advised that the proposer perform a thorough inspection to verify the needs of the building.

#### Lot Information:

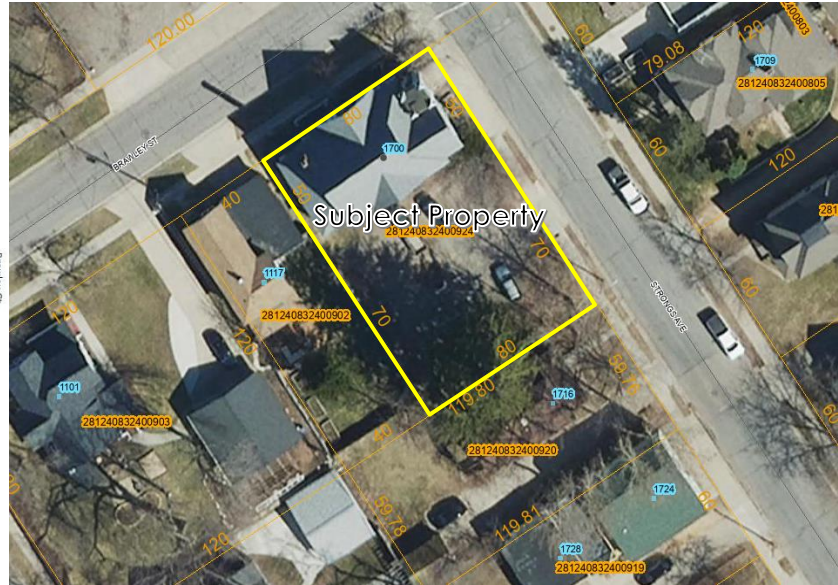
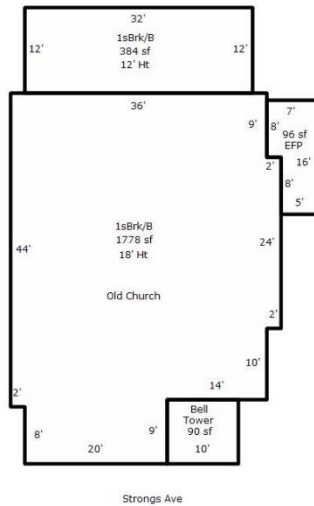
The subject property is a corner lot that abuts Brawley Street (80' of frontage) and Strongs Avenue (120' of frontage) and is .22 acres in size. Water and sewer utilities are located in both Brawley Street and Strongs Avenue.

1700 Strongs is located in the heart of the TriBeCla (Triangle Below Clark) and NoB (North of Belt's) neighborhood. This property offers exceptional walkable and bicycle access to the downtown, southside businesses, UW-Stevens Point, government services, the Wisconsin River, and major employers.

The surrounding neighborhood could be described as older, but stable. A mix of single- and two-family dwellings, both owner-occupied and rentals. Some commercial, office, and multi-family uses are near the property as well.







## Project Goals

- 1) **Enhancement of the economic viability and livability of the neighborhood.** This is forefront of the redevelopment of this property. This goal could include the repurposing of 1700 Strongs, or it could include the demolition and redevelopment of the property as a whole.
- 2) **Offer the highest, best, and most financially stable use for the property.** A successful proposal will identify why your proposal is the highest, best, and most financially stable use for the property. The City's goal is to find a long-term user of this space to help achieve Project Goal #1.
- 3) **Redevelop/repurpose the property with minimal City assistance.** The proposed property does not fall within a Tax Increment Finance District (TIF). A successful proposal will identify ways and resources to limit the City's financial involvement with the repurposing and redeveloping of the property. Please note that the City has ~\$25,000 invested in this property as it currently stands.
- 4) **Redevelop/repurpose the property consistent with existing planning documents.** Comprehensive planning, neighborhood planning, and housing planning are critical components to meet all the Project Goals outlined within this RFP.

## Project Resources

[Additional Photographs of 1700 Strongs](#)

[Stevens Point 2005 Comprehensive Plan](#)

[Stevens Point Zoning Code](#)

[Stevens Point 2017 Housing Study](#)

[Stevens Point Historic Preservation](#)

## Successful Proposals

Proposals should be submitted no later than **July 2, 2021 by 4:00 pm**. A successful proposal will address the items below, which will be used to determine which proposals will advance through the selection process.

- 1 electronic copy submitted to [rkernosky@stevenspoint.com](mailto:rkernosky@stevenspoint.com)
- An **Executive Summary** of the proposal that identifies:
  - A development team or individual with a successful track record of historic reuse and adaptation.
    - Proposal should include examples of previous work and references from municipalities, banking institutions, historians, tenants, and others whom the development team has work with on past projects.
    - The development team's organizational overview, including official registered names, key contact information for individuals authorized to enter into contractually binding agreements, and a brief history of the organization.
  - The developer's vision for the site and benefits of the proposed work for the surrounding neighborhood and the community as a whole.
- An **Approach to Redevelopment or Adaptation** that identifies:
  - Intended use(s) of the subject property, including colored renderings of the proposed building, site designs and alternative designs, if applicable.
  - A timeline for redevelopment, including acquisition, improvements for redevelopment and tenant occupancy.
  - Estimated costs associated with proposal implementation, including a proforma indicating cash flow for the building.
- A **Demonstration of Financial Capacity** to successfully complete the project. This may include demonstration of cash funds available and/or loan commitments to complete the project as outlined within this proposal.
  - Include the proposed purchase price of the property and any additional public money being requested as part of the development plan.
- Any **Additional Information** that you or your company feels necessary for the City to know when choosing the right partner for the redevelopment of 1700 Strongs.

## Timeline for Proposals

Action	Date
<b>Request for Proposals Issued</b>	May 10, 2021
<b>Interested Parties Walk Through</b>	By Appointment – Contact RFP Representative
<b>Final Submission for Questions</b>	June 11, 2021
<b>Proposals Due</b>	July 2, 2021 by 4:00 PM CST
<b>Selection Committee Interviews Proposers</b>	July 2021
<b>Selection of Proposal Presented to Redevelopment Authority</b>	Summer 2021
<b>Transfer of Property</b>	Summer 2021

## Contact for RFP

Ryan Kernosky  
Director of Community Development  
O: 715-346-1568  
C: 715-204-2030  
E: [rkernosky@stevenspoint.com](mailto:rkernosky@stevenspoint.com)

All questions will be posted to the City's RFP Management Webpage, [www.stevenspoint.com/1700strongs](http://www.stevenspoint.com/1700strongs) throughout the process.



