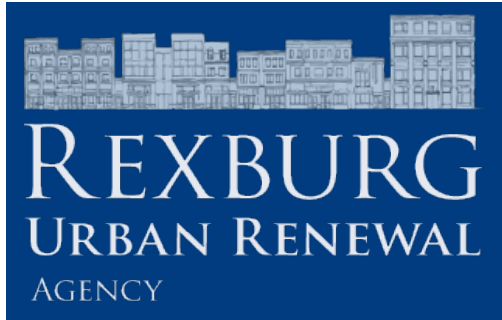


REQUEST FOR PROPOSALS



CITY CENTER PROPERTIES, REXBURG ID

Request for Proposals: UR-02-23

Issued Date: December 13, 2023

Submission Deadline:

February 15, 2024, by 5:00pm MST

Submit to:

City of Rexburg

Attn: Economic Development

35 N. 1st E.

Rexburg, Idaho 83440

Scott.Johnson@Rexburg.org

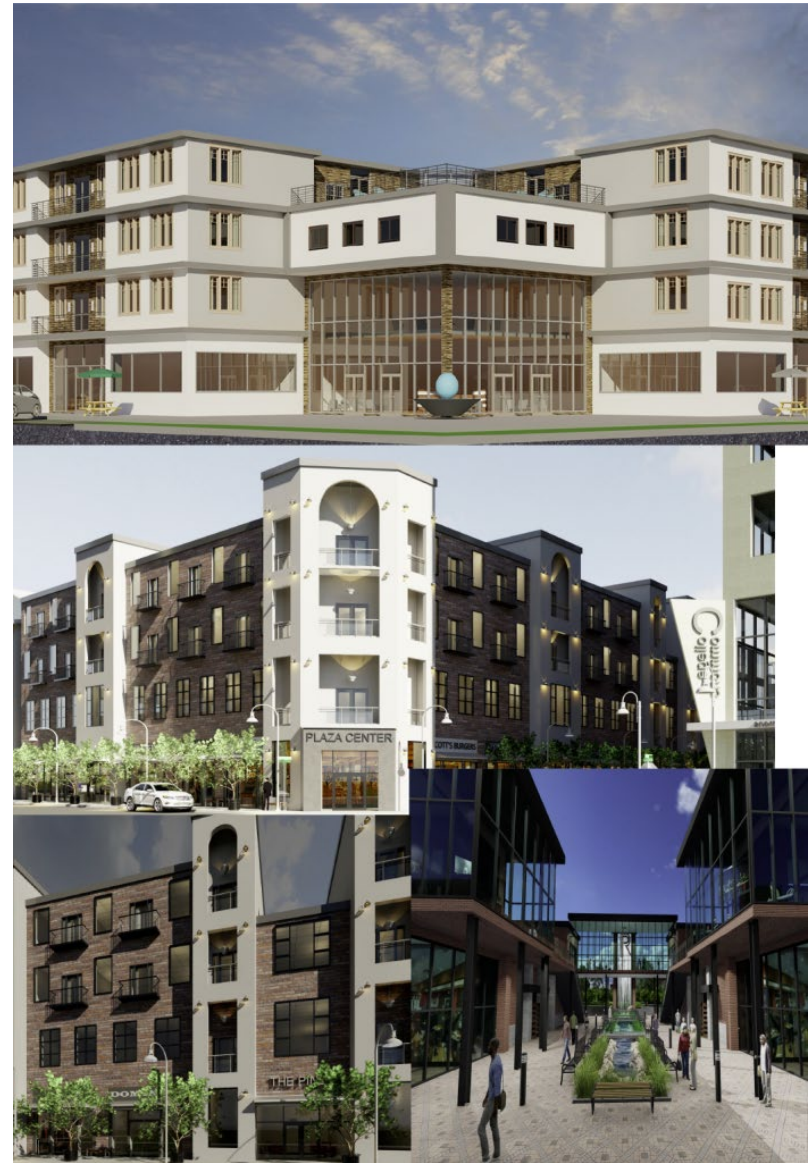
Questions Call: (208) 372-2121

For the development of approximately
2.8 acres of property located at or on
Carlson Ave. Rexburg, Idaho 83440



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EXECUTIVE SUMMARY



The City of Rexburg in partnership with the Rexburg Urban Renewal Agency (RURA) is releasing this Request for Proposal (RFP) to create a Public/Private partnership (P3) for redevelopment in Rexburg's City Center. As you will read, Rexburg is one of America's fastest growing Micropolitan cities. To keep up with growth, the purpose of the P3 is to create a vibrant city center and build a sense of place where businesses and talent connect. Rexburg wants businesses, businesses want talent and talent wants a "great place". The city and RURA are committing land for this redevelopment with the objective of redefining the future of the greatest small city in America.

Maintaining publicly accessible structured parking will be part of the new development. It is also anticipated that this P3 will help to create this "great place" as it increases availability for retail, office, living, hospitality, and public spaces.



PROPERTY LOCATION INFORMATION

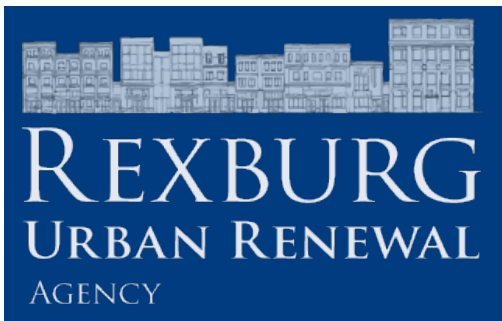
For the development of approximately 2.8 acres of property located at or on Carlson Ave. Rexburg, Idaho 83440

Submit to:
City of Rexburg
Attn: Economic Development
35 N. 1st E.
Rexburg, Idaho 83440
Scott.Johnson@Rexburg.org

Questions Call: (208) 372-2121



Location 3	Location 2	Location 1
City Center West Parking Lot 0.69 acres Cornerstone Dental 44 S Center St Suite B, 0.16 acres	Collaborative Use Space 1.07 acres Viking Villa Parking Lot 0.08 acres	City Center East Parking Lot 0.78 acres



The City of Rexburg began to explore the use of tax increment financing as an economic development tool in 1990 and on November 6, 1991, the Rexburg Urban Renewal Agency (RURA), also known as the Rexburg Redevelopment Agency, was formed. The Rexburg URA is composed of a seven-member commission that oversees and coordinates redevelopment efforts in Rexburg. They have engaged in strategic planning in coordination with the City Council and have implemented urban renewal projects to help develop and improve the City of Rexburg.

www.rexburgurbanrenewal.org

Urban renewal and tax increment financing are the most significant tools available to Idaho communities for encouraging development of deteriorating and underutilized areas, attracting and retaining businesses, generating economic development, and promoting job creation.



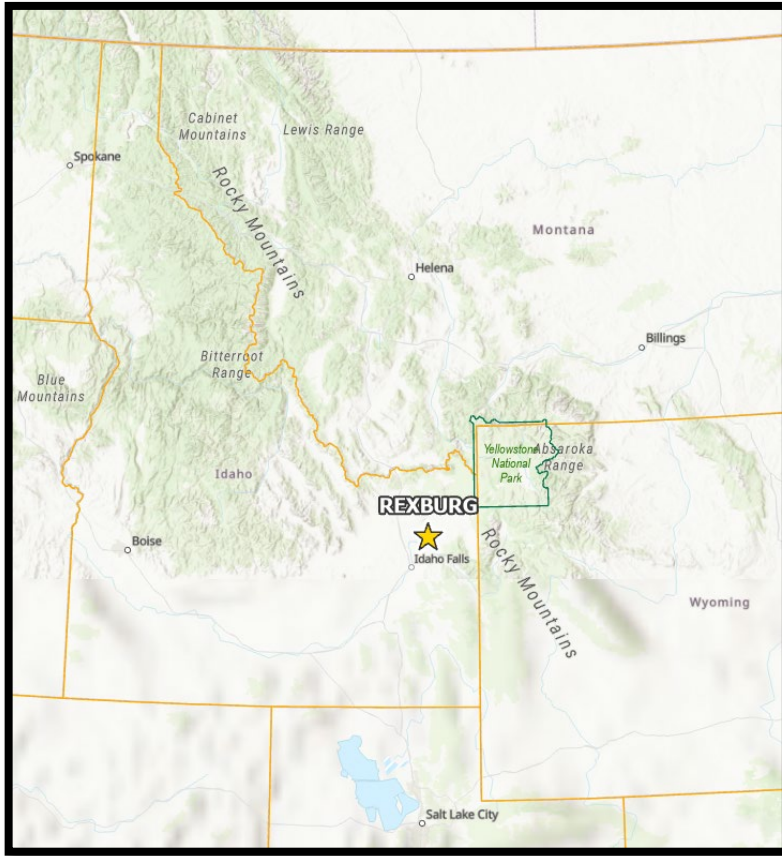
www.rexburg.org

Rexburg, Idaho; America's *Family* Community

Rexburg is a great place to work, live and raise a family.

- Rexburg is the 4th fastest growing micropolitan city in the United States.
- Rexburg is continually ranked as Idaho's safest city and falls within the top 100 safest cities in America (number 10 in 2023).
- Rexburg's public school system, the [Madison School District](#), ranks among the best in the state.
- Brigham Young University-Idaho (BYUI) is Idaho's largest university and calls Rexburg home.
- Rexburg has one of the youngest demographic of any city in America thanks to BYUI.

DYNAMIC HUB of GROWTH & OPPORTUNITY

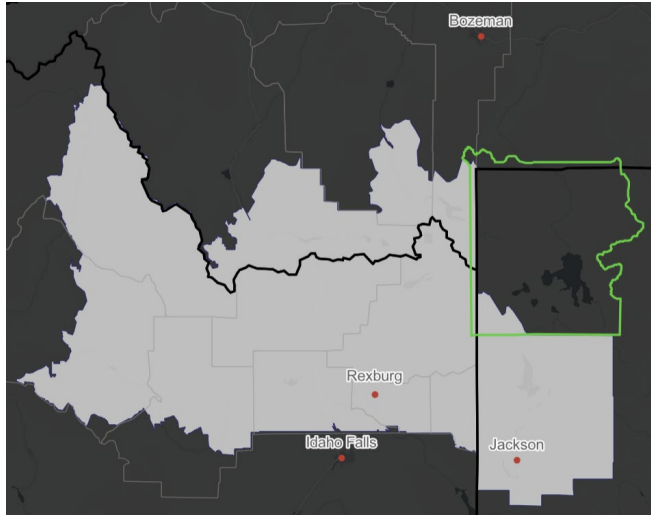


Located in southeastern Idaho, Rexburg, known as "America's Family Community," stands as a symbol of growth, prosperity, and family values. Rexburg offers a family-friendly environment filled with parks, schools, and amenities that cater to residents of all ages. The focus on family values permeates every aspect of life in Rexburg, influencing our growth, development, and community planning, which has helped make Rexburg the 10th Safest City in America and the Safest City in Idaho ([Visual Capitalist, 2023](#)).



As of the 2020 Census, the City's rapid growth positioned it as the 4th fastest-growing small city in America per the NYTimes ([NY Times, 2021](#)) and in the top 3 fastest growing states in the last 5 years, with a burgeoning population now reaching 40,000+ residents. Rexburg's economy thrives on a combination of education, agriculture, retail, advanced manufacturing, and other industries that cater to both residents and the broader region. U.S. Census data found that, not including students, 73.7% of residents earned at least \$60,000 a year, reflecting the city's stable community. This robust economic foundation makes Rexburg an appealing place for both living and investing.

STRATEGIC LOCATION



COMMERCIAL IMPORTANCE

Strategically located at the crossroads to a multitude of popular destinations like Yellowstone and Grand Teton National Parks, Jackson Hole, Wyoming, and West Yellowstone, Montana, Rexburg serves as the commercial center for a substantial region encompassing 42 zip codes and more than 140,000 people. This unique positioning leads to over 6 million cars passing through Rexburg annually, offering unparalleled visibility and accessibility to businesses and investors. Yellowstone National Park alone attracted over 4.5 million visitors in 2021, presenting remarkable opportunities for commerce, hospitality, and tourism-related ventures.



EDUCATIONAL EXCELLENCE



BYU-IDAHO

As the home of Brigham Young University-Idaho (BYU-Idaho), the largest university in the state, Rexburg boasts a vibrant educational community that fuels innovation, culture, and opportunity. The year-round student population provides a continuous influx of talent, diversity, and vitality to the City's environment.

- Approximately 20,000 on campus students
- 2,500 Non-student employees, 1,300 FT
- 877 Faculty, 600 FT

MADISON HIGH SCHOOL

Madison School District is an educational powerhouse, standing among Idaho's finest. Madison High School's inclusion in the National AP Honor Roll, coupled with consistent Top Three ISAT Scoring District rankings, underscores its academic prowess. With a notable 94.8% graduation rate and 85% of graduates pursuing higher education, Madison fosters success. Beyond academics, Madison High School offers top-tier sports facilities and a large performing arts center, shaping well-rounded achievers prepared for future triumphs.



REXBURG CITY CENTER



REXBURG CITY CENTER:

Rexburg's City Center represents a unique opportunity for innovative and vibrant urban development. As the heart of the community, the City Center serves as an economic and social hub, characterized by a high-density mixed-use environment. Its strategic adjacency to (BYU-Idaho) offers potential for synergistic growth and collaboration that amplifies both the City's and the University's missions. This RFP invites developers to propose transformative projects aligning with the City's Form-Based Code (FBC) and "Core" transect specifications. [City of Rexburg's Form Based Code](#).

CITY CENTER: A VIBRANT URBAN HEART

Rexburg's City Center offers rare insights into the City's past, present, and future, and is a hub for commercial, cultural, civic, and residential activities. Developers will find the area ripe for creating a lively and prosperous urban center with opportunities to integrate commercial, residential, office, and cultural spaces. Creating a downtown for Rexburg that is designed for a live-work-play community.

ADJACENCY TO BYU-IDAHO

Located immediately adjacent to BYU-Idaho, the City Center provides opportunities for academic collaboration, student housing, and shared amenities. The University's strong presence adds to the City Center's appeal, driving demand for diverse retail, dining, and entertainment options. Joint initiatives with BYU-Idaho can further enhance community engagement and economic development.

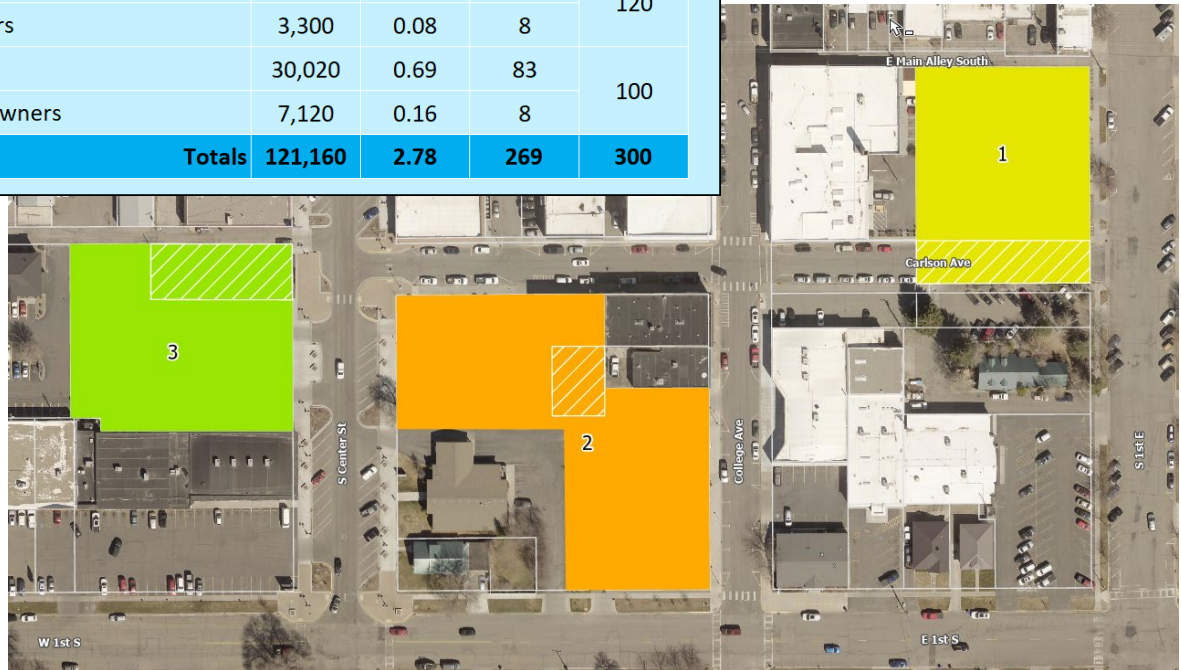
PROJECT OVERVIEW

The City in partnership with the Rexburg Urban Renewal Agency, RURA, is soliciting site plans and proposals from qualified entities for the design, financing, construction, management, and operation of development of approximately 2.8 acres located on or adjacent to Carlson Avenue in the City Center District. It is anticipated that this will be a public/private partnership. All properties are currently part of the City Center Form Based Code [City of Rexburg's Form Based Code](#).

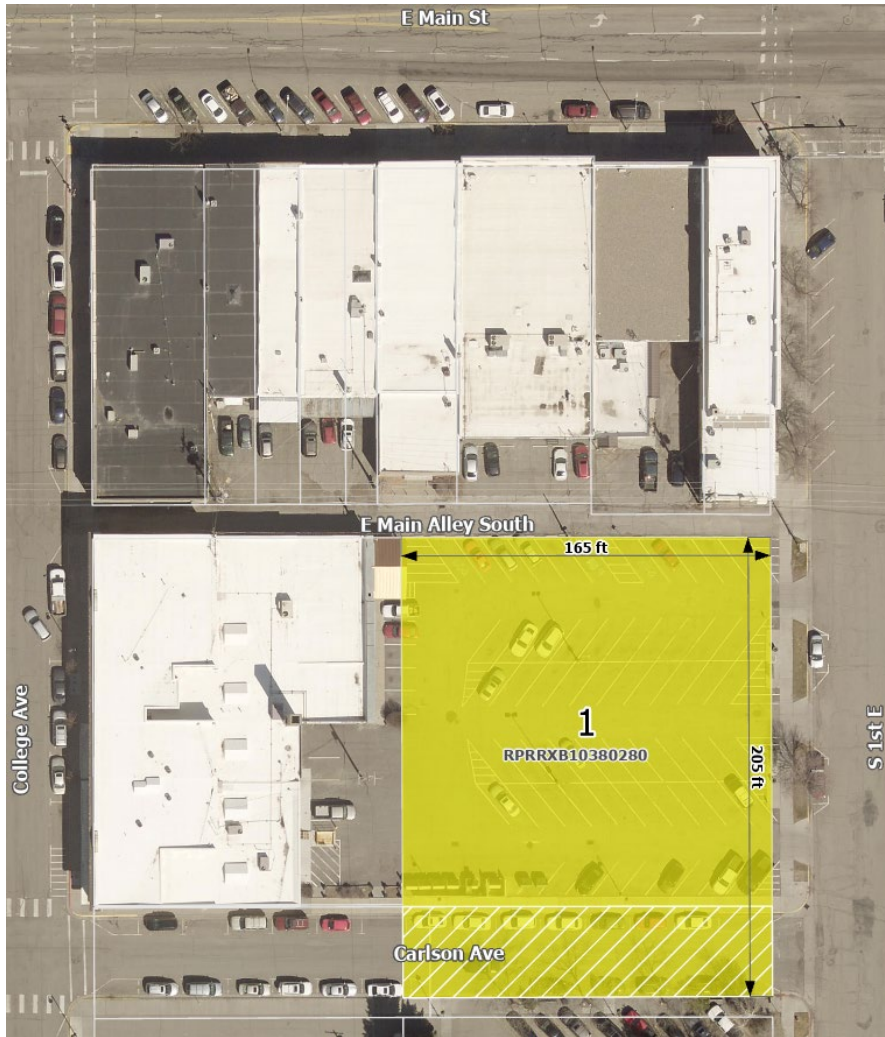
Site Number	Property Name	Sq. Ft.	Acres	Current Parking	Proposed Parking
1	City Center East Parking Lot	27,230	0.63	56	80
1	Portion of Carlson Ave & acreage to be incorporated with project	6,690	0.15	14	
2	Collaborative Use Space	46,800	1.07	100	120
2	Viking Villa Parking Lot - Working with Owners	3,300	0.08	8	
3	City Center West Parking Lot	30,020	0.69	83	100
3	44 S Center - Dentist Office - Working with Owners	7,120	0.16	8	
Totals		121,160	2.78	269	300

(Image A)

The City/RURA will consider all development proposals that meet the overall vision and goals for this project as outlined and discussed in this document. Proposals may include all or a portion of the project areas. To be considered, the applicant must submit a development proposal in response to this Request for Proposals (RFP) in the manner prescribed herein.



SITE SPECIFIC DETAILS – Location 1



CITY CENTER EAST PARKING LOT

Note that the City is willing to commit the Carlson Avenue street right-of-way where it is adjacent and south to Parcel No. RPRRXB10380280 and incorporate that closed acreage into that project.

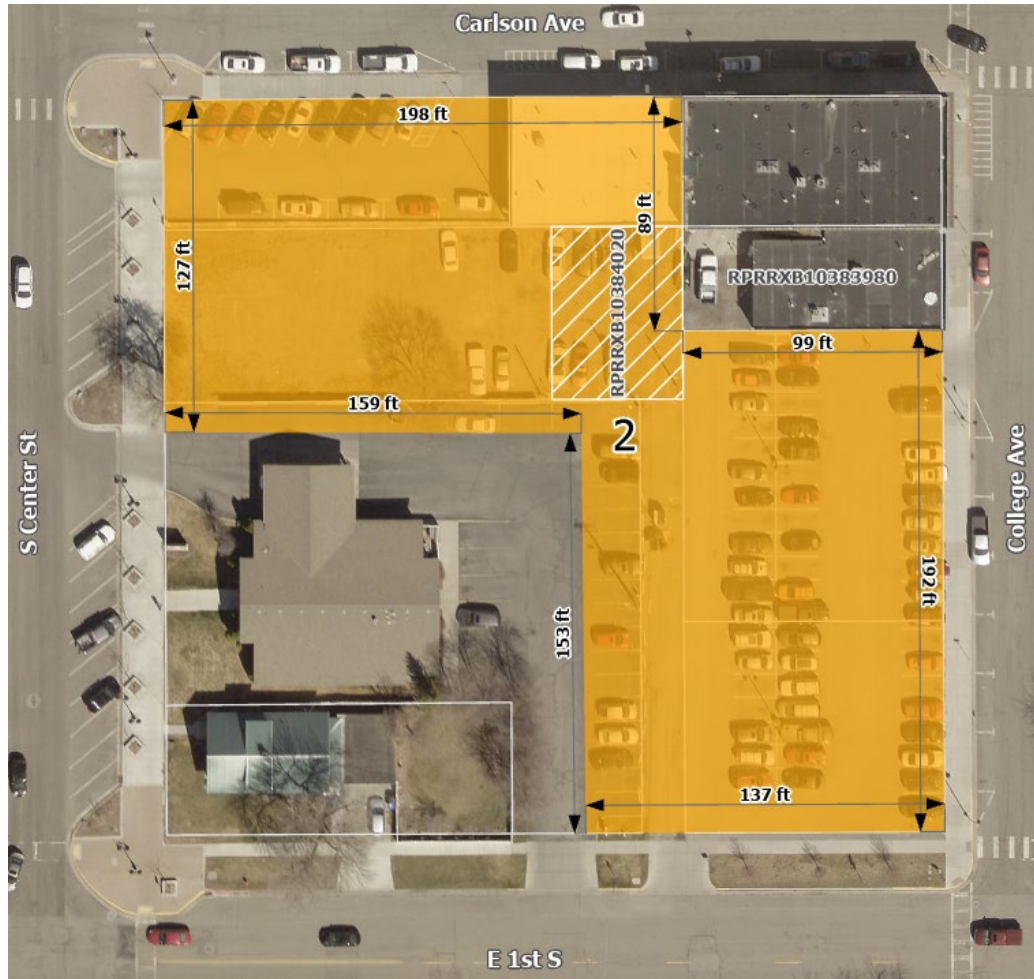
FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

**All measurements are an approximate*

SITE SPECIFIC DETAILS – Location 2



MIXED USE SPACE

The Rexburg Urban Renewal Agency currently has a verbal agreement to exchange Parcel No. RPRRXB10383980, owned by the Agency, for Parcel No. RPRRXB10384020, currently owned by Viking Villa, LLC. Contracts and costs are currently being finalized.

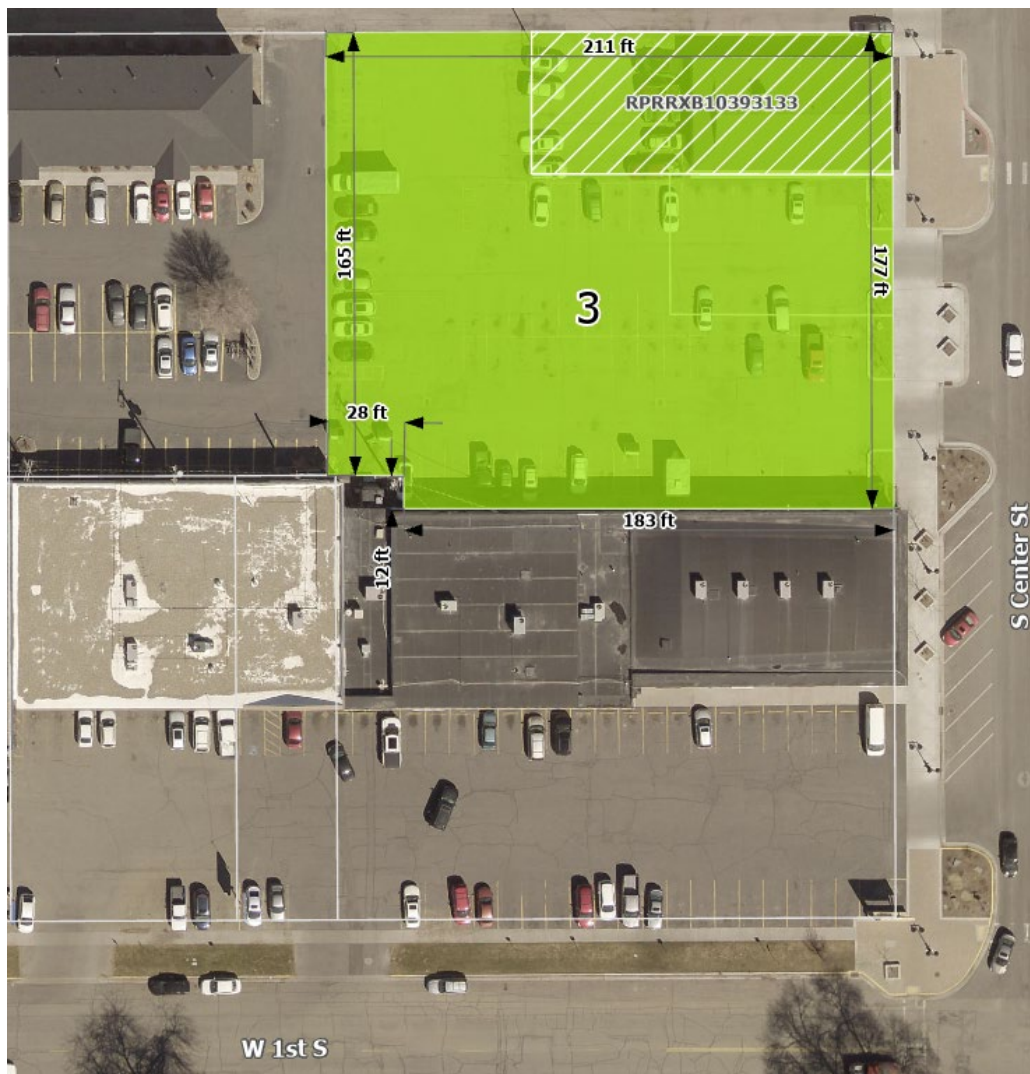
FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

**All measurements are an approximate*

SITE SPECIFIC DETAILS – Location 3



CITY CENTER WEST PARKING LOT

The Rexburg Urban Renewal Agency is currently working with Doctor Snarr of Bright Smiles Family Dental and Doctor Crofoot of Corner Stone Family Dental to include or acquire parcel number, RPRRXB10393133. The Doctors are open to selling outright or to exchanging their parcel for inclusion in the new development. If the Agency does not come to an agreement with the Doctors, the chosen developer is requested to contact the Doctors to help facilitate the best outcome for both parties and the overall development.

FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

**All measurements are an approximate*

PROJECT GOALS

This project area is a premier location in downtown Rexburg. The parcels on the west end of Carlson are also on Center Street, Rexburg's ceremonial Main Street that has had a \$2 million makeover in the last five years. Center Street boasts restaurants, eateries, entertainment venues and is the primary street of the downtown Arts District. The parcels on the east end of Carlson Avenue are next to College Avenue which has boutique shops and eateries. This area is two blocks north of the BYU-Idaho campus and one block south of Main Street / State Highway 33.

The project area will be developed in alignment with the City's vision, [Rexburg City Center 2050 Plan](#), of being an active community, rich in culture, with a diverse and vibrant economy that supports people doing great things. Creative, engaging proposals that successfully communicate the purpose, design, uses, and financial framework of the proposed project are sought.

Development of the project area will accomplish the following to meet the City's goals for the City Center found in its adopted 2050 blueprint, "Rexburg City Center 2050 Plan" and contribute to the highest and best use of the property:

- **Energize** prime commercial parcels in the heart of the City
- **Work** with City and RURA to replace and increase publicly accessible parking at each location (as shown in table, pg. 9)
- **Introduce** adequately parked intentionally designed space where people gather, and local restaurants and businesses thrive
- **Facilitate** connectivity among City Center businesses, residents, and visitors, while complementing adjacent businesses and buildings
- **Elevate**, expand, and promote City Center as a multi-faceted activity center with a healthy mix of hospitality, retail, dining, service, civic, arts, entertainment, recreation, and residential uses that supports the needs of the community and the region
- **Offer** a proven financial structure that allows the City and RURA to continue to realize ongoing, versus one-time, financial benefits related to original ownership of the property

SUBMISSION REQUIREMENTS OVERVIEW

REQUIRED:

Respondents must submit six (6) hard copies of their complete development proposal and one (1) digital copy. All materials will become the property of the City/RURA. Proposals must be submitted to the City's Economic Development Department at the address listed on the cover page. No submissions will be accepted at any other location.

Each submission must contain the following information and be limited to 10 pages (20 additional pages of exhibits allowed)

Formal Letter of Interest addressed to:

City of Rexburg
Attn: Economic Development
35 N. 1st E.
Rexburg, Idaho 83440
Scott.Johnson@Rexburg.org

Executive Summary

Developer Overview and Experience

- Company name & location
- Brief description of company
- Number of years in business
- Number of years providing similar solutions to those contemplated herein
- Team bios

Description & Scope of Work of the Development Proposal for the 2.8 acres, including the following:

- Development plan & timeline
- Conceptual land use plan consistent with the City's/RURA's vision [Rexburg City Center 2050 Plan](#) and [City of Rexburg's Form Based Code](#)
- Conceptual timeline of development

Proven finance strategy and proforma:

- May include public/private partnership, long-term lease, property purchase, etc.
- Successful applicants will demonstrate financial strength and proven success with the strategy proposed.
- Total estimated investment in developing project.
- Detailed proforma and budget, including economic impact and long-term revenue generation for the City and developer.
- Projected job creation and plans to identify, attract, and support tenants.

Commercial or Trade References

- Please provide a minimum of three (3) references that attest to the respondent's financial resources and capabilities, including at least one reference from a lender or depository institution with which the respondent has a current relationship.

LITIGATION / OBLIGATIONS / COSTS



LITIGATION

The respondent (firms and principals) must identify and describe any current, pending, or threatened litigation against them related to their business or real estate dealings or litigation in which they are plaintiffs. The respondent must attest to having no litigation pending or contemplated against the City/RURA.

OBLIGATIONS to the CITY / RURA

The respondent must attest to having no outstanding or overdue taxes, liens, or fine obligations to the City/RURA.

RFP COSTS

Respondents are responsible for all costs incurred in the development and submission of their information. The City/RURA assumes no contractual or other obligation as a result of the issuance of this RFP. The City/RURA anticipates negotiating a contract with the highest rated Responder and making an award based upon the best overall value for the City/RURA. The City/RURA may, in its sole discretion, reject any and all proposals for any reason whatsoever.

EVALUATION & SELECTION

SELECTION COMMITTEE

All proposals will be reviewed and evaluated by a selection committee established by the City/RURA. Proposals will be reviewed and evaluated based upon information contained in the respective submission packages and responsiveness to the submission criteria delineated below.

PROPOSAL EVALUATION CRITERIA

The committee shall consider the following information when evaluating submissions to determine the proposal that is in the best interests of the City/RURA:

Criteria	Points
Quality of the development proposal, with specific detail on how it addresses the project vision and goals	30
Compatibility of the development proposal with site planning considerations and existing land uses within the area	10
Financial capability of the respondent to consummate the development, in particular the respondent's ability to implement the development proposal within the proposed timeline.	20
Qualifications of the respondent's team to implement its development proposal within the proposed timeline.	20
Three successful past projects similar in size and scope with references.	15
Quantify the level of investment and financial benefit to the Taxing Entities.	15
TOTAL POINTS	110

AWARD



Award will be made to the most qualified firm deemed most advantageous to the City of Rexburg and RURA, all evaluation criteria considered.

The committee will select a firm based on the information provided in the proposal, as described above. However, the committee may select one or more firms to make brief presentations prior to finalizing proposal scoring and making a final selection.

The committee may request supplemental information, including business and personal financial statements from the respondents. Confidential information normally exempted under state law will not be subject to disclosure under Freedom of Information law.

A respondent may be disqualified if any principal or officer of the respondent, or any member of its team, has been charged or convicted of a crime chargeable as a felony within the last five (5) years.

The City of Rexburg/RURA reserves the right to reject any and all proposals in their sole discretion.

It is anticipated that the awarding of the proposal will be within 30-90 days of the submission deadline.



PARTNERS / TOOLS

The City of Rexburg is contributing flat surface parking along with RURA who has purchased additional adjacent properties to be included in the project. In addition to the property being contributed some additional considerations might include:

- [Urban Renewal Agency](#)
- [Tax Abatement](#) (Madison County, ID)
- [New Market Tax Credits](#) (Mofi)
- [Community Development Block Grants](#) (CDBG)
- [Federal Economic Development Administration](#) (EDA)
- [Idaho State Department of Commerce Incentives](#)

DUE DILIGENCE / DEVELOPMENT AGREEMENT

DUE DILIGENCE PERIOD & DEVELOPMENT AGREEMENT



Development of the project area is subject to a Due Diligence Period and Negotiation of a Land Use Development Agreement. Upon written notification, the respondent recommended by the Selection Committee will have a period of approximately ninety (90) days within which to satisfy itself as to the suitability of the property for development and enter into an appropriate contractual use agreement with City/RURA for the property. The selected respondent shall then jointly apply for land use approvals through the Community Development Department which may include a legislatively enacted Land Use Development Agreement and complete any other contractual documents required with the City. The City/RURA will provide the selected respondent with appropriate access to the property under the terms of an Access Agreement, for appropriate inspections and testing. The selected respondent will be required to provide appropriate insurance and indemnification, and if necessary, restore the premises to their prior condition after such testing.



RIGHT TO REJECT PROPOSALS

All proposals, upon submission to the City/RURA, shall become the City's/RURA's property for its use as deemed appropriate. By submitting a proposal, the respondent covenants not to make any claim for or have any right to damages because of any misinterpretation or misunderstanding of the specification, or because of any misinformation or lack of information. Nothing contained in this RFP shall create any contractual relationship between the respondent and the City/RURA. The City/RURA accepts no financial responsibility for costs incurred by any respondent in responding to this RFP.

All proposals submitted to the City/RURA shall become a matter of public record and shall be regarded as public, with the exception of those elements of each proposal that are identified by the respondent as business or trade secrets and plainly marked as "trade secret," "confidential," or "proprietary." Each element of a proposal that the respondent desires not to be considered a public record must be clearly marked. Any blanket statement (i.e., regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind the City/RURA in any way whatsoever. If disclosure is required under Idaho Statutes or otherwise by law (despite the respondent's request for confidentiality), the City/RURA shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

The City of Rexburg/RURA used its best efforts in collecting and providing the information contained in this RFP. The City of Rexburg/RURA assumes no responsibility for economic, physical, or demographic factors which may affect or alter the opinions contained in this RFP. The City of Rexburg/RURA is not obligated to predict future political, economic, or social trends. In preparing the RFP, the City of Rexburg/RURA relied on information furnished by other individuals or information found in existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the City of Rexburg/RURA for the accuracy of such information and the City of Rexburg/RURA assumes no responsibility for information relied upon and later found to have been inaccurate. The City of Rexburg/RURA reserves the right to make such adjustments to the opinions and conclusions set forth in this RFP as may be required by consideration of additional data or more reliable data that may become available. The City of Rexburg/RURA assumes no responsibility for hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. The City/RURA assumes no responsibility for arranging engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

The City of Rexburg/RURA may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. The City of Rexburg/RURA reserves the right to reject any and all proposals in their sole discretion.

Links

Rexburg Website - www.Rexburg.org

Urban Renewal Website – www.rexburgurbanrenewal.org

Get to Know Rexburg – [Community Video Tour](#)

Documents

Rexburg City Center Form Based Code



Rexburg City Center Strategic Vision 2050



Maps

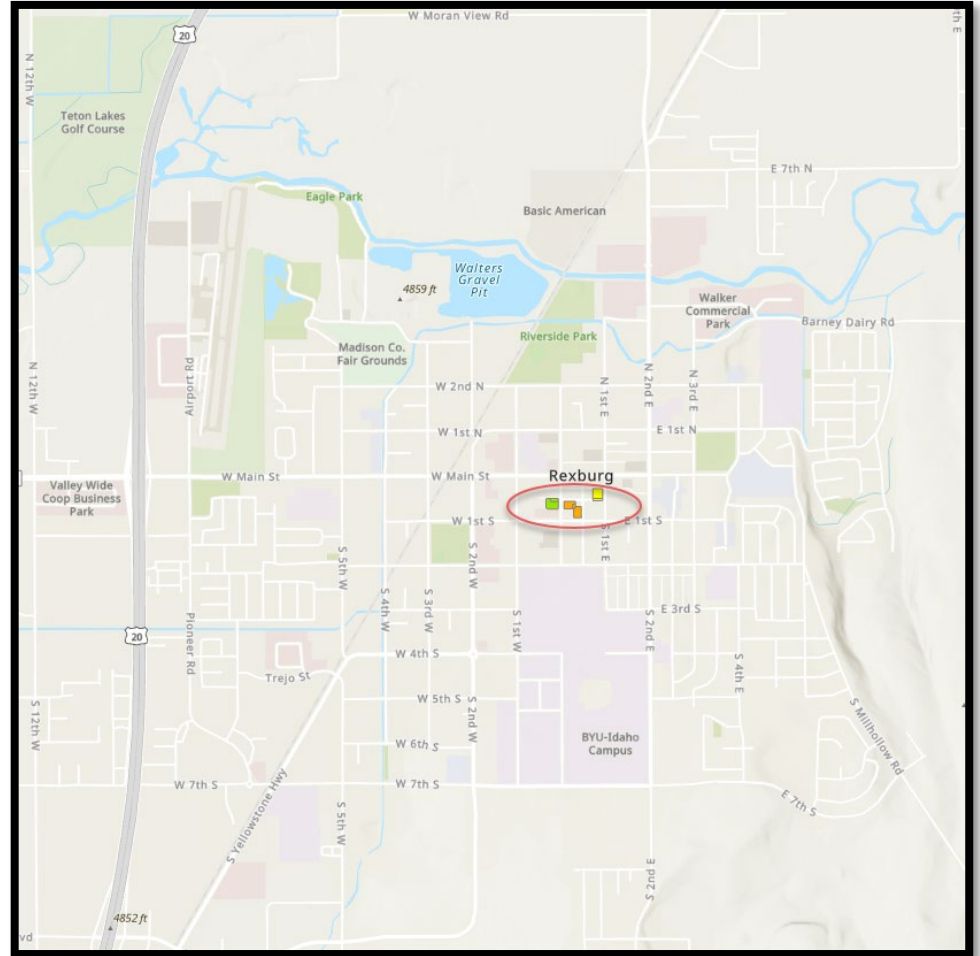
Madison County Parcel Map Viewer – Madison.Rexburg.org

City Center Map - www.rexburg.org/planning/page/city-center-map

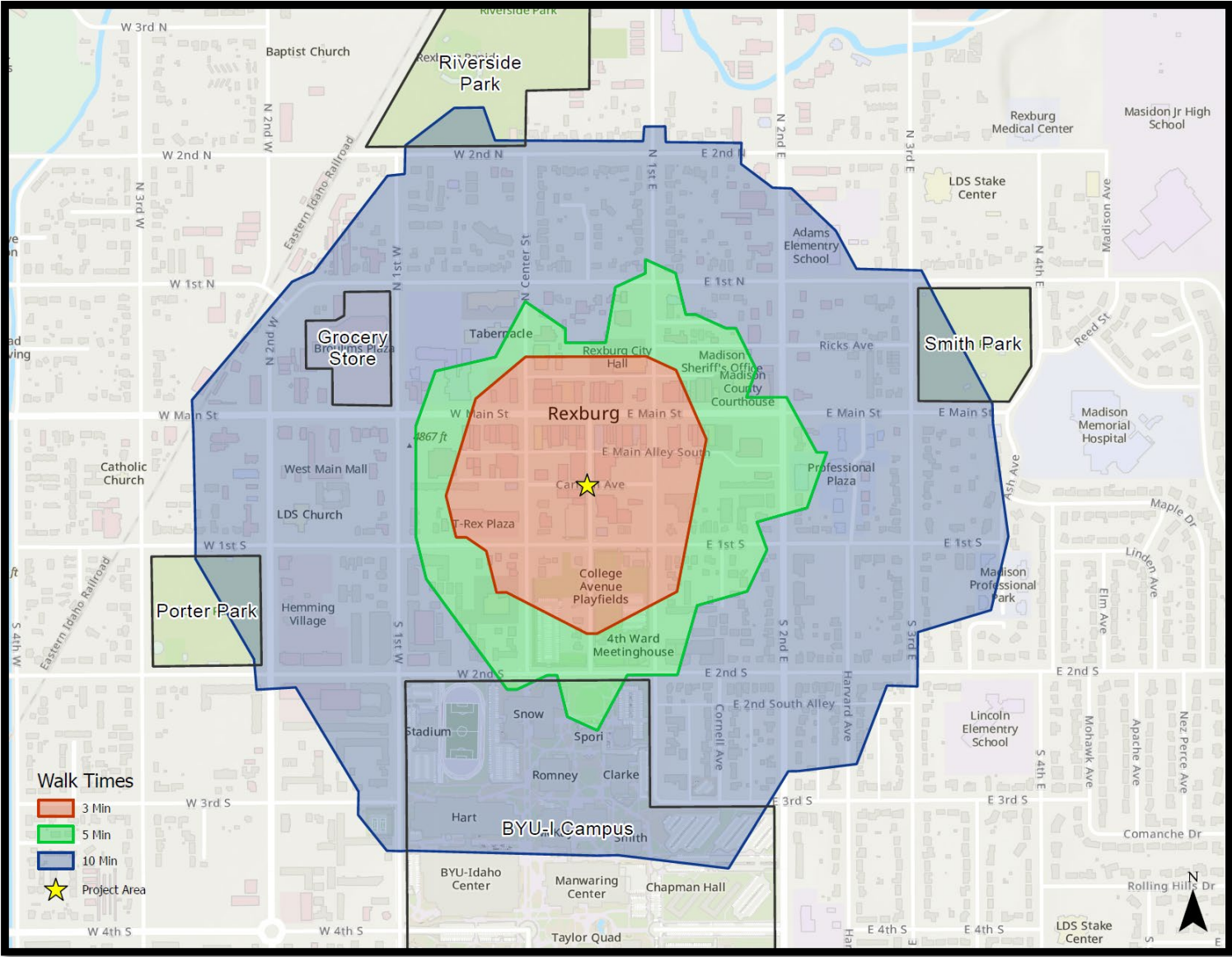
I. EXHIBIT(S)

A map of the western United States, specifically focusing on Idaho and surrounding areas. The map shows the Rocky Mountains running diagonally across the center. Key features include:

- Idaho:** The central focus, with major cities like Boise and Rexburg (marked with a yellow star) labeled.
- Montana:** To the north, with cities like Helena and Billings.
- Wyoming:** To the east, with Salt Lake City (Utah) visible at the bottom.
- Geographical Features:** Cabinet Mountains, Lewis Range, Bitterroot Range, Blue Mountains, and Yellowstone National Park (outlined in green).
- Other Labels:** Spokane, Rexburg, Idaho Falls, and Salt Lake City.



ADJACENCY WALK TIME ANALYSIS



REXBURG
America's Family Community
— est 1883 —

REXBURG
URBAN RENEWAL
AGENCY