THE CITY OF PLANT CITY PRESENTS

The Midtown Redevelopment Project
Overview of Procurement Process

Wiley “Buddy” Storey
Procurement Manager
City of Plant City
1. Complete Sign-in Sheet (this is a mandatory meeting).
2. Questions will be documented and included in an Addendum.
Welcome & Midtown Story
Welcome & Midtown Story

Honorable Rick Lott
Mayor
City of Plant City
Virtual Tour of Plant City
Development Climate in Plant City
Development Climate in Plant City

Jake Austin
President/CEO
Plant City Economic Development Corporation
Developing Midtown
Developing Midtown

Mike Herr
City Manager/CRA Executive Director
City of Plant City
Locating Midtown
Railroad Quiet Zones
Midtown Quiet Zones Investment

• The city is investing $330,000 in local and grant dollars to improve rail crossings for Quiet Zone compliance in the Downtown and Midtown core.

• Quiet zones enhance usability and livability of commercial, retail, and residential spaces by eliminating the requirement for routine sounding of train horns in the affected areas.

• Plant City’s Quiet Zones are specifically intended to enhance the overall livability of both Downtown and Midtown.

• These improvements will be complete by January 2018.
Midtown Stormwater Improvements
Midtown Stormwater Investments

• The City has proactively secured stormwater permitting from the Southwest Florida Water Management District for Midtown.

• In addition to this permit the City has already constructed all of the stormwater infrastructure required for the Midtown Development Area.

• Proactive construction of stormwater infrastructure saves a Midtown developer both time and money.
Collins Street Enhancements
The City will invest at least $700,000 to improve Collins Street from Laura Street south to Alexander Street.

Collins Street is the primary eastern border of the Midtown Redevelopment Area.

Collins Street is a critical traffic artery for both Midtown and Downtown.

Planned improvements to Collins Street augment the vision of developing Midtown.

The City’s investment in Collins Street saves a Midtown developer both time and money.

Collins Street enhancements will calm traffic and attract people to Midtown.

Collins Street enhancements compliment the vision for Midtown as a thriving mixed-use corridor.
Phase I – Laura St. to Alabama St.
Phase II – Alabama St. to Merrick St.
Phase III – Merrick St. to Alexander St.
Flexible Land Use Tools
Flexible Land Use: A Blank Slate

- The City has aggressively redefined the possible land uses for Midtown so as to promote creative, visionary development.

- By removing obstacles, creating options, and minimizing restrictions, the City has created a veritable “blank slate” for developers to maximize the potential of the Midtown Development Area.

- The City has developed and adopted a flexible Form-Based Code for Midtown.

- Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on separation of uses.
Promoted Building Types:

- Mixed-use: May be entirely Retail and Office
- Live-Work
- Apartments
- Row houses
- Townhouses
- Civic
Midtown Form-Based Code

Development And Architectural Standards:

- Flexible Street Plan
- Emphasis On Street View, Facades, And Building Materials
- Maximum Height = 60 Feet
- Primary uses = Retail, Office, And Residential Including Sidewalk Cafes
- 15% To 25% Reduction In Off-street Parking
- Prohibits Heavy Commercial And Industrial
Midtown Form-Based Code

Alternative Midtown Design:

• The list of parameters set forth in the Midtown (Zoning) District is one way to achieve the goals of the Midtown Vision Plan.

• To recognize innovation, alternative designs which achieve the goals of the Midtown Vision Plan may be proposed and approved by the City Commission.
Environmental Mitigation in Midtown
Environmental Mitigation in Midtown

Frank Hearne, Esquire
Attorney
Mechanik, Nuccio, Hearne, & Wester, P.A.
Midtown Brownfield Area

- Redevelopment projects may qualify for Brownfield benefits
- Liability limitations for successors and assigns
- State financial benefits for developers and end-users
- Full summary information and access to key documents provided on City website at: http://www.plantcitygov.com/530/Midtown-Redevelopment?NID=530
Three Brownfield Site Rehabilitation Agreements

- Gro-Mor Fertilizer Plant
- Former Stock Lumber Building Supply/McGinnis Lumber Yard
- Hydraulic Hose Site
Gro-Mor/Stock Buildings

- Site sources and impacted soils removed in 2012
- Sites consolidated for groundwater assessment
- Additional groundwater information and data collected in November and December 2016 to be submitted to EPC soon
- No additional site rehabilitation should be required
- Non–recorded Institutional Control expected to allow closure
Hydraulic Hose Site

• Site Rehabilitation Completion Order with Institutional Controls issued and final
Closing Remarks
Closing Remarks

Mike Herr
City Manager/CRA Executive Director
City of Plant City
City’s Investment in Midtown

- The City of Plant City has made significant investments in the Midtown Development Area.
- These investments are tangible and represent millions of dollars in proactive preparations to create a positive development environment.
- The City’s investments will save the selected developer of Midtown both time and money.
- The City’s investments to date are…
## City’s Midtown Land Acquisitions

<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Amount Invested</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 Parcels</td>
<td>To Date</td>
<td>$5,679,306.00</td>
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<tr>
<td>Total Land Acquisitions</td>
<td>Expenditures</td>
<td>$5,679,306.00</td>
</tr>
</tbody>
</table>
## City’s Midtown Projects Investments

<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Amount Invested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Green Park</td>
<td>2015</td>
<td>$463,666.00</td>
</tr>
<tr>
<td>Wheeler Street Re-Alignment</td>
<td>2015</td>
<td>$1,990,541.00</td>
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<tr>
<td>Westside Canal</td>
<td>2016</td>
<td>$114,734.00</td>
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<tr>
<td>Wheeler Street Water Lines</td>
<td>2014</td>
<td>$197,000.00</td>
</tr>
<tr>
<td>Collins Street Improvements (FDOT Grant)</td>
<td>TBD</td>
<td>$700,000.00</td>
</tr>
<tr>
<td>Quiet Zones (FDOT Grant and CRA Investment)</td>
<td>2018</td>
<td>$330,000.00</td>
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</tbody>
</table>

**Total Direct Project Expenditures**: $3,795,941.00
### City’s Midtown Brownfield Investments

<table>
<thead>
<tr>
<th>Brownfield Site</th>
<th>Year</th>
<th>Amount Invested</th>
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</thead>
<tbody>
<tr>
<td>Stock Lumber</td>
<td>2011</td>
<td>$66,850.00</td>
</tr>
<tr>
<td>Gro Mor</td>
<td>2011</td>
<td>$82,500.00</td>
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<tr>
<td>Hazardous Substance Mitigation</td>
<td>2014</td>
<td>$300,000.00</td>
</tr>
<tr>
<td>Other Mitigation Work</td>
<td>2012</td>
<td>$251,250.00</td>
</tr>
<tr>
<td>Petroleum Mitigation</td>
<td>2014</td>
<td>$300,000.00</td>
</tr>
<tr>
<td><strong>Total Brownfield Grants/Investment</strong></td>
<td></td>
<td><strong>$1,000,600.00</strong></td>
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## City’s Total Midtown Investments

<table>
<thead>
<tr>
<th>Investment Type</th>
<th>Amount Invested</th>
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</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$5,679,306.00</td>
</tr>
<tr>
<td>Midtown Projects</td>
<td>$3,795,941.00</td>
</tr>
<tr>
<td>Brownfields</td>
<td>$1,000,600.00</td>
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<tr>
<td><strong>Total Investments in Midtown</strong></td>
<td><strong>$10,475,847.00</strong></td>
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Through these investments, the City of Plant City has eliminated challenges, removed obstacles, and cleared the way for visionary development of the Midtown Development Area.

Now is the time to invest in the development of Midtown!
Procurement Process Closing & Instructions
Procurement Process Closing

Wiley “Buddy” Storey
Procurement Manager
City of Plant City
RFQ and RFP

This RFQ is the first of a two step process and is intended to provide the City with a list of interested developers that will be shortlisted for the issuance of an RFP.
Evaluation Team – Roles & Composition

The committee that will evaluate proposals for the shortlist will be:

- Mike Herr  City Manager and CRA Executive Director
- Bill McDaniel  Assistant City Manager
- Diane Reichard  Chief Financial Officer
- Mark Hudson  Director of Planning & Zoning
- Jake Austin  Executive Director, Plant City Economic Development Corp.
- Tom Kohler  Advisor, GAI (Consultant)
Review Process

- Shortlisted firms will be recommended to the CRA Board -- which is comprised of the City Commissioners -- for approval.
- Those firms approved by the CRA Board will be issued an RFP.
- The RFP is intended for the shortlisted developers to submit to the CRA their proposals for development of the Midtown Redevelopment Area.
- Responses from the RFP will be evaluated by the CRA Board.
- The CRA Board will make the final decision to select a developer with which to enter into negotiations.
- The final day for questions is January 18, 2017.
- Proposals are due prior to 2 p.m., Thursday, February 2, 2017.
## Evaluation Timeline

<table>
<thead>
<tr>
<th>Event</th>
<th>Date/Time</th>
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<tbody>
<tr>
<td>Mandatory Pre-Proposal Conference</td>
<td>January 11, 2017 @ 2:00 pm</td>
</tr>
<tr>
<td>Last Date for Questions</td>
<td>January 18, 2017 prior to 3:00 pm</td>
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<tr>
<td>Receive RFQ Responses</td>
<td>February 2, 2017 prior to 2:00 pm</td>
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<tr>
<td>Review of RFP document</td>
<td>February 2 to February 23, 2017</td>
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<tr>
<td>Review responses to RFQ and Short-list 3 to 5 firms for recommendation to CRA Board</td>
<td>February 23, 2017</td>
</tr>
<tr>
<td>CRA Meeting to Approve Short-List</td>
<td>March 13, 2017</td>
</tr>
<tr>
<td>Release RFP to Selected Developers</td>
<td>March 15, 2017</td>
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<tr>
<td>Last Date for Questions</td>
<td>April 5, 2017 prior to 3:00 pm</td>
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<tr>
<td>Receive RFP Responses</td>
<td>April 27, 2017 prior to 2:00 pm</td>
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<tr>
<td>Review by CRA Board of RFP Responses &amp; Selection of Preferred Developer</td>
<td>May 22, 2017</td>
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<tr>
<td>Developer Negotiations</td>
<td>June 2017</td>
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Questions & Answers