



Request for Proposal # 1

for

A Retail and Apartment Space

at

159 Mathewson Avenue, Pelham, Georgia 31779

Date Issued:

June 29, 2024

Deadline to Submit Proposals:

Monday, September 23, 2024

2:00 PM

OVERVIEW 1.1

This Request for Proposal (“RFP”) is an invitation by the Pelham Downtown Development Authority (PDDA) to qualified persons to submit proposals for the purchase and operation of 158 Mathewson Ave., Pelham, Georgia (hereinafter the “Property”) located within the Pelham Commercial District for the intended use of retail space and apartments.

The goal of this RFP is to select a buyer who will further the revitalization of Pelham with a successful Project complementing Pelham’s historic downtown area and the mission and purpose of the PDDA. This Project offers the successful respondent a unique opportunity to leave a lasting impression on a true Pelham treasure.

PDDA will review and evaluate for a potential award all responsive proposals timely submitted in accordance with this RFP, and following evaluation, executive board will make a preliminary recommendation to the PDDA Board of Directors (the “Board”) for consideration and approval. Subject to and following Board approval, PDDA personnel and the successful respondent will negotiate and execute a contract for the Property (the “contract”) on PDDA’s standard terms, and the buyer will commence restoration and/or build-out and operation of the Property in accordance with the contract. The buyer will be required to coordinate design and construction plans, marketing, menu and branding plans, and operational plans with PDDA, including with PDDA Historic Preservation Commission, to ensure the Project design complements the Historic District and PDDA’s goals for Pelham.

PLAN & VISION 1.2

The PDDA, plans to re-development 158 Mathewson Ave. through the acquisition of Parcel# P P0170-035-000. The DDA has ownership of the said property and the purchaser may be able to obtain a Redevelopment Loan from the Georgia Department of Community Affairs (DCA) in the amount of \$500,000. The redevelopment loan money would then be loaned to the developer for the development of the property.

THE PROPERTY 1.3

The subject property is centrally located in Pelham 6 blocks from the official center of town. The said property is between Mathewson Ave. and Jackson St. 1 square tract is available that total .32 acres. Located .30 mi. from GA Highway 93, .90 mi. from US Highway 19, .16 mi. from GA Highway 65, 43.47 mi. from Interstate 75, and 43.63 mi. from Interstate 10.

ZONING 1.4

The subject property is currently zoned C2. Current zoning regulations will permit

- A. Retail business and service establishments.
- B. Financial Institutions
- C. Commercial planned unit development.
- D. Hotels, Motels
- E. Professional Offices
- F. Loft Dwellings
- G. Repair Garages (no more than 5 vehicles shall be stored outside of premises.)

Other uses similar to the above and compatible with the particular neighborhood and environment as approved by the Mayor and Council.

INFRASTRUCTURE 1.5

All of the necessary utilities are available to the property.

ROAD ACCESS AND PARKING 1.6

The tract fronts a publicly dedicated roadway. All roadways include public on-street parking. These parking spaces will be open to the general public including, but not limited to, patrons of future business establishments.

PROPOSAL SUBMITTAL REQUIREMENTS 1.6

Proposals shall be submitted in the following order and format.

1. Credentials:

a. Identity of developer

b. Qualifications and experience

c. Provide information of comparable experience with commercial/retail/and/or residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar developments.

2. Project Proposals:

a. Project description: Provide a written project description of the proposed project that included, at a minimum: 1) proposed uses (commercial/retail, residential, office, etc); 2) square footages (broken down by type of use); 3) number of buildings (If adding); 4) building heights and number of stories; 5) architectural theme or character (including exterior building materials); 6) method of construction; 7) phasing; 8) anticipated build-out value; 9) other items that may be of interest.

b. Development Plan: Provide a conceptual development plan that includes, at a minimum 1) proposed building(s) and parking layout; and 2) site access.

c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s). Said rendering should depict the look and character of the proposed buildings. Provide conceptual building plans

that show proposed tenant bays, floor plans, etc. to provide a clear understanding of the proposed project.

d. Operational Plan: Provide information concerning how the project will be managed after it is completed. Provide information concerning tenant selection and mix. Will any types of tenants be excluded or prohibited by covenant or other agreement?

e. Other: Provide any other information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

SELECTION 1.7 AWARD

Pelham DDA will select the developer that has best demonstrated a re-development project that contributes to the economic viability of the City of Pelham, does not negatively impact the environment, increases employment and/or residential opportunities, contributes to smart-growth principles, provides quality design that blends with the overall efforts in the nearby and surrounding area, and will provide adequate future control and management to insure a long-term sustainable project.

The board may reject any and all proposals, waive technicalities and informalities, and award the project as the board deems in its best interest. No submittal of a

proposal or selection of a bidder proposal will be binding on the board until a binding sales contract is entered into with the board.

Respondents are advised that the following factors will also be considered as part of the evaluation of each proposal:

a. Design: The successful proposal will have demonstrated a willingness and understanding of the heightened design goals of the city. The design of the buildings and their overall layout must be sensitive to the standards and goals outlined in the Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation.

QUESTION 1.8

All questions concerning said project shall be addressed to the Community and Economic Development Director, Mr. Cameron L. Harris. (Number: 229-294-7900, ext:230; or email: charris@cityofpelhamga.com)