

BURLEY DEVELOPMENT AUTHORITY

REQUESTS FOR PROPOSALS FOR
DEVELOPMENT OF A 21 ACRE INDUSTRIAL SITE

August 2016

GENERAL INFORMATION

The Burley Development Authority is requesting proposals for the development of approximately 21 acres for the purpose of job creation and private investment. Respondents must propose uses and designs compatible with currently applicable zoning. The site is located on East Railroad Avenue behind the Burley Airport adjacent to the Eastern Idaho railroad track running westerly along Railroad Avenue. (Attachment A).

Water, domestic sewer, electrical service and natural gas are located in the road right of way adjacent to the property. Utilities in any street included in the proposal must be preserved intact or reconstructed in the same or better capacity at respondents expense.

DEVELOPMENT GOALS

The Burley development authority is seeking a proposal that is responsive to but is not limited to the following development priorities:

1. Maximizing economic impact through job creation and private investment;
2. Create a vibrant project that will last a minimum of 15 years.
3. Pay above average wages and benefits for the Burley area.

REQUIREMENTS

1. Respondent must at minimum provide 15 new jobs over a 5 to 7 year period.
2. Respondents must construct a building of a minimum of 30,000 ft.² and a value not less than 3 million.
3. Respondents must provide a site plan showing fire department access around the entire site.
4. Respondents must comply with all applicable planning and zoning regulations and obtain all construction permits as required by the City of Burley.

5. Each entity submitting a proposal must demonstrate sufficient financial resources and professional ability to develop the site in the manner consistent with their proposal.
6. Name, address, phone number and email of each member of the management team and identify a primary contact person.
7. Evidence of ability to finance the project including letters of interest and/or intent from equity sources and lenders.
8. Must designate the type of entity to be in control of the project development and operation.
9. Background information of the owner, including resumes describing the relevant experience of all principal members.

SELECTION CRITERIA

Proposals may be reviewed by the Burley Development Authority and other city and state officials as determined by the Burley Development Authority.

1. Consistency with development goals: thoughtful and innovative approach to addressing the development goals as articulated in the RFP.
2. Financial feasibility: respondents demonstrated financial ability to complete the project; availability of identifiable funding sources to finance the project; sufficient revenue to support operating expenses, scheduled payments and related capital cost, reserve fund contributions and debt service.
3. Employment impact: creation of construction and permanent on-site jobs and payroll.
4. Economic impact: projecting expenditures, construction cost annual operating cost another direct spending that will help spur economic activity. BDA will also consider the impact that in direct spending that the project will generate any applicable tax revenue.
5. Development team qualifications: experience, development skills, and financial resources necessary to complete a high quality project on time and within budget.

The Burley Development Authority reserves the right to reject all proposals if proposals do not meet goals or requirements as determined by the BDA. All submissions must be received not later than 5 PM August 19, 2016. The address for submission is:

Burley Development Authority
Attn: Mark Mitton, Executive Director
P. O. Box 1090
Burley, ID 83318