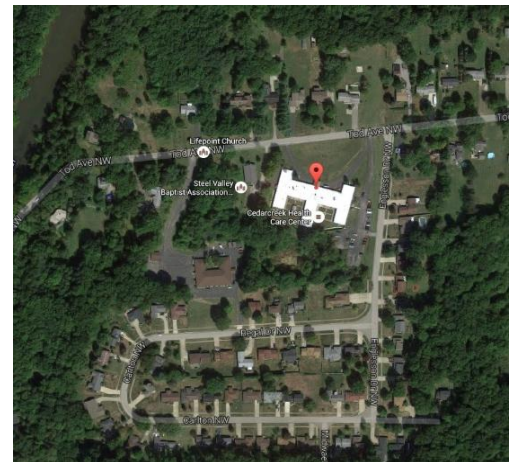
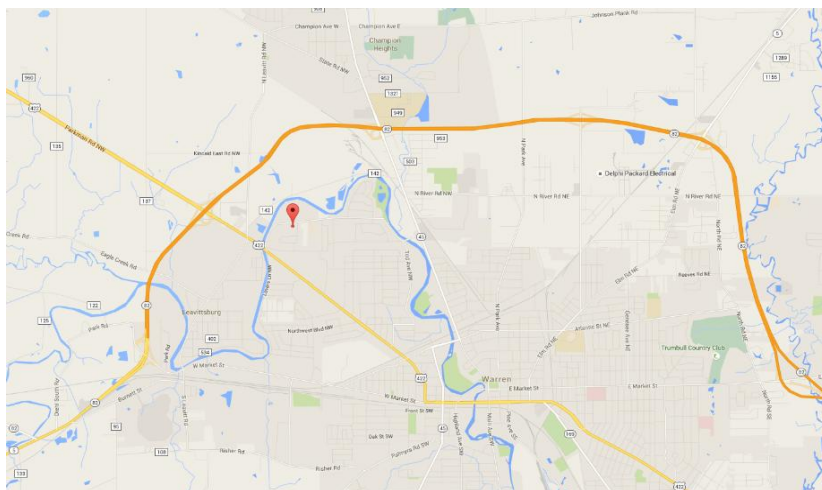


OPPORTUNITY FOR DEVELOPMENT

4121 N Tod Avenue



Site Overview



Executive Summary



Site Location



Incentives, Districts & Zones



Submission



Evaluation Criteria



TRUMBULL COUNTY
LAND BANK



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

SITE OVERVIEW

Address: **4121 N Tod Ave.**

Tax District: **39**

Market Characteristics

Parcel ID: **39-549960**

Annual Tax: **\$44,323.23**

2012 Population: 41,569

Current Zoning: **412**

Year Built: **1965**

Households Owned/Rented: 56.2%/43.8%

Calculated Acres: **6.68**

Stories: **1**

Average HH Income: \$46,854

Square Footage: **31,800**

DEVELOPMENT GOALS

1. Create a feasible, economically viable development site at 4121 N Tod Ave. for Trumbull County.
2. Establish a development that is unique in character to Warren and compatible with the existing fabric of the surrounding area.
3. Create a location that is attractive and pedestrian-friendly.
4. Maximize the economic benefit to Warren and Trumbull County by increasing tax revenues and providing a catalyst for additional surrounding development.
5. Incorporate environmentally conscious building and site development practices where practical.

EXECUTIVE SUMMARY

Trumbull Neighborhood Partnership (TNP), on behalf of the Trumbull County Land Reutilization Corporation (TCLRC), is seeking proposals for renovation and end use of its property at 4121 N Tod Ave. in Warren from investors who will bring the vision, experience and resources necessary to execute a viable development plan. With a population of over 200,000 residents, major free-way access, proximity to Canton, Akron, Cleveland, Youngstown, and Pittsburg, Trumbull County is a feasible market for mixed-use redevelopment projects for under-served market segments. The purpose of this opportunity is to solicit proposals from qualified developers that are interested in developing the site of interest. Investors are invited to submit a development proposal including a description of the proposed end-use, rehab specs, and qualifications.



INCENTIVES, DISTRICTS & ZONES

Trumbull County's Enterprise Zone Program offers tax incentives on new real property investment when made in conjunction with a project that includes job creation. This program does not include retail or residential. Typically, EZ Agreements are for up to 75% abatement (on the improved value) over 10 years. For a renovation of an existing facility to qualify under this program, there must be an investment that is up to 50% of the current value. Typically, a minimum of five full-time jobs within three years is required.

[State of Ohio, Business Incentive Programs](#)

www.warren.org/economic_development/ohio_business_incentives

[Finance Fund Economic Development Grant](#)

<http://www.financefund.org/userfiles/files/Application%20Forms/POLICY%20-%20Economic%20Development%20Grant%20Policy.pdf>

[Finance Fund Resources](#)

http://www.financefund.org/userfiles/files/Program%20Fact%20Sheets/SBLF_fact_sheet.pdf



SUBMISSION REQUIREMENTS

In order to facilitate a review and evaluation by TNP, each developer or developer team responding to this Request for Proposal is asked to structure a response in conformance with the outline presented below:

1. **Statement** – A statement that explains your interest and the unique capabilities for this project.
2. **Renovation Proposal/ Concept Plan** - The developer must provide full and detailed renovation specs and renovation timeline for the structure and a basic concept plan for the site. TNP will provide access to the site upon request.
Development Team Qualifications – Provide an overview of the investment entity, contact names, company contact information including address, key project representatives, description of your project approach and any other additional information you feel would be relevant.
3. **Portfolio** – Experience provided with mixed-use redevelopment or development in historic downtowns and/or urban areas within the last 10 years will be highly regarded by reviewers. Of particular interest are highly visible revitalization projects that incorporate various housing components within a mixed-use development. Include a brief description of each project, with a detailed explanation of the development concept, time for completion, construction costs, roles of development entities and if any public assistance was utilized.
4. **Past Project References** – References from key decision makers familiar with your projects and the developer’s performance who may be contacted.
5. **Financial Capability** - Provide substantiation that the developer has the financial means to execute the proposed development. A brief statement is sufficient for this qualifications package. You may be asked to disclose the following information:
 - Audited financial statements
 - Financial references
 - Potential sources of equity and/or debt financing
 - Other evidence of financial capability, as appropriate
6. **Other Information** - Any additional information that the respondent considers relevant may be attached to the proposal and referenced within this section.
7. **Deadline** – All submissions must sent to Matt Martin at matt@tnpwarren.org or mailed to 170 North Park Ave. Warren, OH 44481
- 8.



EVALUATION CRITERIA

Matt Martin, Executive Director

Trumbull Neighborhood Partnership
170 N. Park Avenue, Warren OH 44481
Matt@tnpwarren.org 330-599-9275

Proposals can be emailed, mailed or dropped off in person to TNP. All electronic files must be bound into one PDF and be of a file size to be transmitted as desired. It is the Developer's responsibility to verify that the proposal have been received by TNP.



This RFP does not commit TNP to award a contract or to pay any costs incurred in the preparations or submission of proposals, or costs incurred in making necessary studies for the preparation thereof, or to procure or contract for services or supplies. TNP reserves the rights to, at its sole discretion on behalf of TCLRC, reject any or all proposals submitted in response to this opportunity, and to negotiate with any vendors or other firms, in any manner deemed to be in the best interest of TCLRC. Further, TNP reserves the right, in its sole discretion on behalf of TCLRC, to negotiate and award only a portion of the requirements; to negotiate and award separate or multiple contracts for the elements covered by this RFP in any combination it may deem appropriate; to add new considerations, information or requirements at any stage of the procurement process, including during negotiations with vendors; and, reject the proposal of any developer that has previously failed to perform properly or in a timely manner contracts of a similar nature, or of a vendor that, in the opinion of TNP, is not in a position or is not sufficiently qualified to perform the contract.

