



REQUEST FOR PROPOSALS

5727 N. Main St., Sylvania, Ohio

Background

Downtown Sylvania is an attractive, vibrant and exciting part of our community. There has been significant investment in downtown recently with the renovation of the Maplewood Marketplace at the corner of Main and Maplewood.

Inside the Five, a brew pub, is now open in the Maplewood Marketplace and they have plans to expand in 2021 as the owners have purchased the two duplexes next door at 5705/5707 and 5711/5713 Main Street.

The former Mitchell's Clock Shop building at 5761 Main Street recently sold and will be redeveloped.

The SOMO Flats apartments at 6455 Monroe Street will be fully open in 2021 with 206 units. The former Joe's Tire Shop at 6505 Monroe Street was demolished in 2020 and the site was "cleaned" of abandoned gas tanks with the help of a grant from the State of Ohio

Demographic Information

The City of Sylvania was founded in 1833 with a 2010 census population of 18,965. We expect the 2020 Census to show an increase in the population of the City to 20,000 and an overall Sylvania Township population to be close to 50,000. Sylvania has the highest bond rating (AA+) in Lucas County.

Current land use in the City is 54% Residential, 21% Commercial and less than 1% Industrial.

Residents of the City of Sylvania have high levels of education (45% of adults with college degrees and 75% with white collar occupations) and have a median household income of \$70,000 (46% higher than Lucas County), with 1/3 earning over \$100,000; 1/3 earning between \$50,000 and \$100,000 and 1/3 earning less than \$50,000 per year.

Request for Proposals

The City of Sylvania is currently requesting proposals for the sale of 5727 N. Main St. This property is located between public parking to the north and the Sylvania Historic Museum to the south. The Sylvania Historical Village is located behind the property.

PROPERTY DESCRIPTION

The property is located on Main Street between Maplewood and Erie Streets. The site offers a unique location in the northern block in downtown Sylvania. Parcel No. 82-94085.

Zoning is B-2 General Business District. For more information on City of Sylvania zoning, visit our website at:
<http://www.cityofsylvania.com/government/codified-ordinances/>

Lot Size

Total Acreage: 0.097
Total Square Feet: 4,237

Building Square Feet

First Floor: 1,004
Second Floor: 1,167
2,171 total square feet

Price

Make an offer. Mitchell's Clock Shop recently sold for \$185,000

Parking

There is limited on-site parking available. However, public parking is adjacent to the site and the City has negotiated and/or facilitated shared Parking Plans throughout the downtown in an effort to provide adequate parking in the downtown. The construction/identification of additional parking opportunities remains a priority to the City.

PARAMETERS

The City of Sylvania has established the following parameters for the development of this site:

1. To help support and energize the North Main Street Block as part of Sylvania's downtown.
2. To provide pedestrian oriented business, retail or office must be part of proposal.

PROPOSALS

Project Overview and Description

- A. Proposals must contain a detailed description and overview of the proposed use of the building. The building may not be demolished and must be used as is. Interior renovations will be allowed to fit intended use.
- B. List the number of jobs to be created and the annual payroll for those jobs.
- C. Please list a timeline for your project if you are successful in purchasing this property (renovation time, date to open for the new use).

SUBMISSION INFORMATION

- A. The proposal must be submitted to Mr. William D. Sanford, Economic Development Director by Friday, January 31, 2021, no later than 4:00 p.m. at the following address:

Mr. William D. Sanford
Economic Development Director
City of Sylvania
6730 Monroe St.
Sylvania, Ohio 43560
Phone: (419) 885-0482

- B. For additional copies of the RFP document and/or to ask questions regarding the information included in the RFP, please contact Bill Sanford or Leslie Brinning at:

Leslie B. Brinning, Director of Law
City of Sylvania
6730 Monroe St.
Sylvania, Ohio 43560
Phone: (419) 885-7865
lbrinning@cityofsylvania.com

PROPOSAL EVALUATION

- A. Top candidates may be interviewed by a selection committee. Selected proposals will be presented to Sylvania City Council for formal acceptance and authorization. The selected buyer will be required to

- engage the City of Sylvania Administration and Council in the planning process.
- B. The Committee will, at a minimum, utilize the following criteria as part of their evaluation:
1. Proposal's adherence to RFP parameters.
 2. Use and incorporation of the site's unique location into the design.
 3. Buyer's financial strength and capacity.
 4. Successful proposal will be a combination of the price offered for the property and jobs/payroll created.
 5. Readiness to commence with new use.
- C. The City of Sylvania reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the development/purchase agreement, and to impose additional restrictions, if necessary.

Attachments

- A. Aerial Map of Project Site and Surrounding Area.
B. Public Parking.

Additional Resource

“Sylvania Downtown Masterplan and Market Analysis” on the City of Sylvania website: http://www.cityofsylvania.com/wp-content/uploads/2020/11/SYL_SM2_Preso_09032020-compressed.pdf