

Request for Proposals on Redevelopment of the Riverdam Mill Property

The City of Biddeford has been awarded a \$1 million HOPE VI Main Street grant for the purpose of redeveloping Building One at the complex commonly known as the Riverdam Millyard, 24 Pearl Street in Biddeford, Maine. In anticipation of receipt of the grant, the City is, therefore, requesting proposals on the redevelopment/rehabilitation of the affected property.

Statement of Historical Significance of the Historic District

The River Dam Mill is significant for its associations with the development of Biddeford from a remote seventeenth-century maritime settlement to a major industrial city in the nineteenth century. Buildings that make up the River Dam complex are representative of the industrial development that fueled growth and expansion of downtown Biddeford in the nineteenth century. Further, the River Dam buildings represent a century of industrial architecture, beginning about 1840. The River Dam Mill is located in a district of similar industrial buildings that were constructed for four different manufacturing companies, all of which have intertwined histories.

Zoning and Use Requirements

The property affected by this proposal is located within the High Density/Mixed Use (MSRD3). This district is intended to provide appropriate development regulations for downtown Biddeford. Mixed uses are encouraged within the MSRD3 district. The grouping of uses is designed to strengthen the downtown's role as a center for trade, service, residential and civic life. The affected property is located within a local historic district that requires design review for exterior improvements in an effort to protect the historic character of the National Register District.

Description and Physical Appearance of the Affected Property

The building is located within the City of Biddeford's Mill District Historic District. The building is a 6 - story brick construction. There is a total of 80,000 square feet within the affected property, none of which, is currently occupied.

Laconia Mill #1 (now referred to as Building One) is a five-story red brick structure with a rectangular plan (33 bays long and 4 bays wide). The building is enclosed by a shallow pitched roof with two rectangular monitors. The roofline is defined by prominent brackets set under the deep eaves. At the center of each long elevation is a brick tower. The west tower is topped by a belfry, which was added in the late nineteenth century. Fenestration is symmetrical over most of the building and features modest window openings with rough-cut stone lintels and 2/2 wood double-hung sash. Principal access to the building is by means of a double-width entry at the base of the west tower (south face). This simple utilitarian entry appears to have replaced an earlier arched doorway. The entry currently holds a set of modern double doors and is topped by a wide lintel. The mill's interior remains very much intact, with only a small number of partitions having been added within the original large open spaces. The original interior mill spaces have painted brick walls, exposed framing, and hardwood floors. A two-story brick addition extends from the north elevation. This is the fragmentary remains of a long narrow

structure (c. 1860s) that once ran perpendicular to the main block. Most of this structure was removed, presumably when the connector was built.

Demographic Information

According to the most recent U.S. Census of 2000, the City of Biddeford's population was 20,942. The 2007 US Census Bureau population estimate for Biddeford indicates the population has grown by 652 persons since 2000 is now projected to be 21,595. Approximately 20% of the population is age 60 or older. The 2000 Census indicates that there were 8,636 households within Biddeford with 48.6% being owner-occupied. The Office 2000 Census indicates the 2000 per capita income in Biddeford to be \$18,214. Biddeford employment levels have shown a decline of 7.3% in people in the labor force since 2003. The unemployment rate in Biddeford for 2007 was 4.1%. The total assessed value of the Riverdam Mill is \$1,271,300.

The Proposal

In an effort to increase the tax base of the community, as well as create additional housing within the downtown area, the City of Biddeford intends to select a developer that will redevelop the identified property into a vibrant residential development. Specifically, the successful developer will be expected to construct all improvements within the codes and ordinances of the City of Biddeford.

The proposed development shall, at a minimum, include the construction of a minimum of sixty six (66) units (restricted to households earning 80% of area median income or less). The successful developer will also agree that all units will be operated and maintained in accordance with the HOPE VI requirements for the period of time that the initial residents occupy the building.

1. The initial occupant of an affordable unit developed with the benefit of HOPE VI Main Street funds must be a low-income family as defined in Section 3(b)(2) of the U.S. Housing Act of 1937, meaning a family whose income does not exceed 80 percent of the Area Median Income.
2. Prior to initial occupancy of the residential units the developer shall submit a written statement of its rent determination and resident grievance policies.

The development proposal shall include the following items:

1. Evidence of site control which shall include
 - a. A copy of any and all deeds for properties affected by the proposal under ownership of the developer, and/or
 - b. A copy of any and all purchase agreements for properties affected.
2. A narrative summary including a comprehensive description of:
 - a. The proposed project ownership structure.
 - b. The distribution and type of residential units and non-residential uses of the proposed project.
 - c. The terms and conditions of the proposed project financing including investments or other participation by City of Biddeford and private entities.
3. Identification of participating parties and the activities of each party in the development process. A disclosure of the relationship of the parties and whether there is any identity of interest between any party(ies).

4. A Program Schedule outlining the major benchmarks in the rehabilitation project.
5. Cost estimate for the proposed work that establishes reasonable costs for implementing the project.
6. Financing documentation of all development costs including but not limited to the cost of rehabilitation, architectural and engineering, surveys, permits, and other planning and implementation, tax credit syndication (if applicable), leveraged non-HOPE VI funds and in-kind services, construction, vs. permanent financing, including a discussion of any timing issues related to the financing, and the terms and conditions of any loans, and/or grants.
7. Proposed typical dwelling unit layout.
8. Outline of plans to support the use of higher energy and water efficiency standards in building construction than required in the Model Energy Code, including the use of Energy Star appliances.

The City of Biddeford shall make available grant funds to the successful developer in the amount of up to \$1 million. These grant funds shall be able to be utilized by the successful developer for the following purposes:

1. Predevelopment costs including administrative costs related to having staff work on the Main Street Housing Plan;
 - a. Fees and costs related to procuring goods and services from third parties in connection with eligible predevelopment activities such as architectural and engineering fees;
 - b. Relocation;
 - c. Limited community and supportive services, including costs dedicated to case management and services consistent with section 24(d)(1)(L) and 24(j)(3) of the 1937 Housing Act and Main Street NOFA, the developer may use an amount up to 15 percent of the total HOPE VI funds to pay the costs of community and supportive service programs.
2. Predevelopment Funds. Upon review and approval of the HOPE VI budget, as described in the HUD HOPE VI grant agreement will be available to the developer;
3. New construction and rehabilitation of Main Street-related affordable rental and homeownership housing;
4. Architectural and Engineering activities, surveys, permits, and other planning and implementation costs related to the construction and rehabilitation of Main Street related affordable housing;
5. Tax credit syndication;
6. Funding of moving expenses for low-income residents displaced as a result of construction or rehabilitation of the units funded by the Main Street Grant, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA);
7. Economic development activities that directly promote the economic self-sufficiency of low-income residents of the Project;
8. Management improvements necessary for the proper development and management of Main Street-related affordable housing, including, but not limited to:
 - a. Staff training (including travel) related to affordable housing development and management;

- b. Staff time and materials or contractor services to revise or develop:
 - i. Procedure manuals;
 - ii. Accounting systems, excluding accounting services
 - iii. Lease documents
 - iv. Resident screening procedures; and,
 - v. Data processing systems.
- 9. Costs of leveraging non-HOPE VI funds and in-kind services; and
- 10. Community and Supportive Services.

The Main Street Grant funds must NOT be expended on the following activities:

- 1. Redesign, rehabilitation, or reconfiguration of a severely distressed public housing project;
- 2. Demolition, sale or lease of the site, in whole or in part;
- 3. Administrative costs of the City of Biddeford;
- 4. Payment of legal fees;
- 5. Replacement housing and rental assistance under Section 8 of the 1937 Act; and
- 6. Transitional security activities.

The successful developer shall also be responsible for abiding by all rules and regulations for developers within the City of Biddeford's grant agreement with HUD. Rules and regulations set forth in the grant agreement and HUD regulations shall supercede any conflict between this RFP and the grant requirements. The developer certifies to the City of Biddeford that the development organization is not a debarred or suspended party with the Federal government. The developer shall also be responsible for grant administration, including the timely filing of all reports required by HUD. The City of Biddeford anticipates a total expenditure on the proposed project to be a minimum of \$15 million. Proposals shall be submitted for review by the Biddeford Review Team not later than 2:00 pm on June 26, 2009. Anticipated action by the City Council is expected at its July 7, 2009 meeting. The City of Biddeford reserves the right to reject any and all proposals. Candidates must submit five (5) hard copies and one electronic copy on a compact disk in pdf format of their Request for Proposals to SMRPC at 21 Bradeen St., Suite 304, Springvale, ME, 04083. Questions regarding this RFP should be directed to Chuck Morgan, Southern Maine Regional Planning Commission, 21 Bradeen St. Ste 304, Springvale, ME 04083, cmorgan@smrpc.org