



City of Frontenac, Kansas

313 East McKay Street • Frontenac, Kansas 66763 • Tel. No. (620) 231-9210

Request For Proposals: *North Industrial Park Development Site*



The City of Frontenac is requesting proposals for the development of North Industrial Park Lot 6. The City hopes to locate a tenant in the last available lot in the Industrial Park to promote development and expand the City's tax base.

Prospective developers are invited to submit proposals for the available site. Proposals must be received at City Hall, 313 E. McKay Street, Frontenac, KS 66763 by 4:30 p.m. on January 10, 2018.

Disclaimer and Disclosure

The City may withdraw this RFP at any time, may accept or reject any or all proposals, and may waive any irregularities in proposals at its discretion. This RFP does not create any obligation on the part of the City, its officials, or employees to any developer, and the City, its officials, or employees shall not be liable for any action or non-action taken by the City in relation to this RFP. Developers should note that all proposals and information provided are subject to public disclosure as required by State law.

Available Sites

See attached survey and map. The sites will be sold, or leased, “as-is” without any representations or warranties.

Acreage:	1.60 acres
Zoning:	Currently C-S (Highway Service), but the City is open to a possible zoning change.
Asking Price Per Acre:	Purchase or Lease with the possibility to negotiate to zero.
Highway Access and Proximity:	This is a frontage road property to Highway 69 and is 24 miles to I-49.
Airport Access and Proximity:	5 miles to the Pittsburg, KS Airport 30 miles to the Joplin, MO Regional Airport
Covenants & Restrictions:	None
Building Height Restrictions (Yes/No):	No

Special economic development zone:	No
Top five private employers in local market:	Sugar Creek Packing, Ainsworth Pet Nutrition, USD 249, City of Frontenac, O'Brien Redi-Mix
List and overview of local incentives:	IRBs,CDBG, Property Tax, Water and Sewer abatements

UTILITY INFORMATION :	
Electric Provider:	Westar
Specifications of Power Available:	New Substation Installation in progress less than 5 miles south of the site.
Location of the Line:	New transmission line is on the West side of Highway 69 and the site is on the East side of the 4-lane highway.
Natural Gas Provider:	Kansas Gas
Line Size and Pressure:	6 inch, 100lbs
Location of Line:	Frontage easement
Water Provider:	City of Frontenac
Line Size:	6 inch
Location of Line:	Frontage easement
Current Pressure and Flow Test at Site:	41 lbs
Wastewater Provider:	City of Frontenac
Line Size:	6 inch
Location of Line:	Connection would be made at property boundary
Service Type (Gravity or Force Main):	Force Main
Plant Capacity and Location Relative to Site:	City Lagoons are 2.5 miles southwest of site
Telecommunications Provider:	Craw-Kan, Zach Adams (620)724-4683
Bandwidth of Existing Telecom Network:	1 GBPS X 1GBPS Fiber Network

TALENT INFORMATION:**RESPONSE:**

Workforce Composition:	Areas of Employment: Services 39.8%, Retail Trade 19.5%, Manufacturing 13.1%
Average Wage Level:	\$12.35/hr, for Crawford County \$4,184 monthly avg. for the Pittsburg Micropolitan Area
Size of Labor Pool within 25 Miles:	100,000
Size of Labor Pool within 50 Miles:	150,000

Process for Selecting Developer(s)

The City Council and staff will review the proposals and select a developer for the available sites.

The following criteria will be used to evaluate the proposal(s):

- 1) Tax base created (i.e. – estimated assessable value at full construction)
- 2) Land use and development design
- 3) Job Creation/Retention
- 4) Building size and space needs
- 5) Long-term commitment of the developer to the project and the Frontenac area
- 6) Financial ability of the developer to undertake the project (additional information/documentation may be requested)

The City reserves the right to reject all proposals for any reason at its sole discretion, regardless of whether a proposal conforms to the RFP requirements. If the City does not select a development proposal, or if a selected developer is unable to finalize a developer’s agreement with the City, the City reserves the right to advance other development proposals.

City Assistance

The City will consider providing financial assistance and incentives based on the overall scope and economic impact of the proposed development.

The City reserves the right to negotiate the purchase price or lease for any site after proposals have been submitted.

Zoning

All sites in the North Industrial Park are zoned Commercial-Service Highway District. No uses are permitted as a matter of right within the district. All uses within this District are conditional, requiring a public hearing and consideration of specific site factors and impacts on surrounding land uses. Developer may be required to apply and be approved for a Special or Conditional Use prior to the project’s starting.

Steps after Selection of Developer(s)

Following the selection of a project developer, the City and developer will enter into a Development Agreement that will include, but is not limited to, the following:

- 1) Description of any potential incentive / participation by the City.
- 2) Developer guarantees for any requested assistance and other form of City assistance.
- 3) Schedule and/or phasing plan for the development.

Questions

All questions related to this RFP should be directed to:

Brad Reams

City Administrator

Phone: 620-231-9210

Email: cityadmin@frontenacks.net

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