

Downtown Papillion Redevelopment Area

Scoring Criteria for Invitation for Redevelopment Proposals (IFRP)

1. Relationship to General Objectives - 40 Total Points	
20 points	Manner in which the Redevelopment Proposal conforms to the City's goals as described in this Invitation for Redevelopment Proposals.
15 points	Manner in which the Redevelopment Proposal conforms to the objectives in <i>The Papillion Plan</i> (City's Comprehensive Plan).
5 points	Conformance with all applicable building and zoning ordinances and all other applicable City ordinances.
2. Background and Experience of the Developer/Development Team - 80 Total Points	
10 points	Experience of the proposed Developer/Development Team who will be responsible for the Redevelopment Project(s).
10 points	The success of the Developer/Development Team's past projects, especially projects which are similar to the Proposed Project.
10 points	The Developer/Development Team's property management experience, including other similar projects.
10 points	The overall architectural and design quality of prior projects of the Developer/Development Team.
5 points	The Developer/Development Team's experience in working with public entities.
15 points	The Developer/Development Team's history of the timeliness and completion of prior projects.
15 points	The Developer/Development Team's history of completing projects as originally proposed.
5 points	Status of any litigation regarding the Developer/Development Team's past projects.
3. Financial Capability of the Developer/Development Team - 40 Total Points	
10 points	The Developer/Development Team's ability to provide sufficient equity/financial support for the Proposed Project.
10 points	The Developer/Development Team's ability to secure any necessary debt financing.
10 points	Evidence of the Developer/Development Team's ability to fund the Redevelopment Project until its completion.
10 points	Closing of permanent financing and project stabilization.

4. Redevelopment Project(s) Specific Criteria - 140 *125 Total Points	
25 points	The overall architectural and design quality of the proposed Redevelopment Project(s).
10 points	The relationship of the proposed Redevelopment Project(s) in conjunction with the overall Downtown Papillion Redevelopment Area.
*15 points n/a	The overall ability of the Redevelopment Proposal to successfully redevelop all four City-owned parcels in three separate phases, or a portion of the parcels thereof.
15 points	The overall intent of the Developer/Development Team to preserve and maintain the historical significance of Downtown Papillion.
25 points	The type and extent of public support, investment, and/or involvement required of the proposed Redevelopment Project(s).
10 points	The manner in which the proposed Redevelopment Project(s) responds to the existing and future market and community needs.
5 points	Anticipated success and viability of the proposed Redevelopment Project(s).
15 points	The extent to which the proposed Redevelopment Project(s) will serve as a catalyst for other redevelopment in the Downtown Papillion Redevelopment Area, including public improvements being improved as part of the proposed Redevelopment Project(s).
5 points	Projects similar to the Redevelopment Project(s) being proposed in the Redevelopment Plan in which the Developer/Development Team was involved and the success of such projects.
15 points	The extent to which the Developer/Development Team exhibits commitment to implementing the Redevelopment Project(s) in a timely manner, providing a detailed timeline for each phase of the Redevelopment Proposal.
300 *285 Total Points (*points revised by SAC during scoring meeting)	