

**IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220**

**Thursday, August 18, 2016
Idaho Falls City Council Chambers
680 Park Avenue**

Meeting Time: Noon

A G E N D A

1. Modifications, Additions, Changes to the Agenda
2. Approval of Minutes, July 21, 2016
3. Approval of Bills
4. Public Hearing on Fiscal Year 2016-2017 Budget and Resolution Approving Budget
5. Update on Kelsch Project
6. Report on Northgate Mile
7. Update on RAI Activities
8. Bonneville Hotel Project Presentations
 - a. The Housing Company
 - b. Thomas Development
 - c. Widmyer Corporation
9. Next Meetings: August 25, 2016 (Special Meeting)
September 15, 2016 (Regular Meeting)

If you need communication aids or services or other accommodations to participate, please call 612-8276 at least three to five days prior to the meeting so we can adequately meet your needs.

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

MEMORANDUM

TO: Board of Idaho Falls Redevelopment Agency
FROM: Brad Cramer, Executive Director
SUBJECT: Agenda Items, Regular Meeting, August 18, 2016
DATE: August 11, 2016

Approval of the FY2017 Budget

At the last meeting the Board approved the preliminary budget and also approved the setting and notice of a public hearing for August 18th. No comments have been received by staff since publication of the budget. No changes have been proposed since the last meeting.

Update on Kelsch Property Project

Staff (myself and Dana Briggs) have set up a weekly call with Jeremy Malone with the Oppenheimer Corporation to discuss any updates on the project. Oppenheimer has developed some alternatives for parking for the site which they will discuss with staff in the near future. They are also in the process of securing letters of intent for the retail, office, and residential space. They have met with Parks and Recreation to discuss the plaza and possible programming.

Bonneville Hotel Project

Proposals for the Bonneville Hotel were submitted July 15, 2016. The proposals were distributed to the Board as part of the staff report for the July 21, 2016 meeting. Staff and a separate committee have reviewed each of the proposals per the requirements and criteria of the RFP. Included in the staff report packet is a summary comparison of the projects, a summary of the responses from the review committee, and copies of their full responses. The review committee was instructed to use matrices prepared by staff that listed the RFP criteria, a box to enter "Yes", "No", or "Unsure" and space to make any comments. The "Unsure" option was made available because some of the criteria may have been outside of some of the members' expertise. The committee was also instructed not to provide any recommendations on which team to select. Rather, their reviews were strictly to look at the RFP requirements and note any red flags or concerns based on their areas of expertise.

Staff also issued a press release asking for public comment and posted portions of the proposals on the Agency's website. Staff received three emails which are included in the packet as well. Also included are the results from the section of the focus groups report completed by Agnew::Beck which addressed the Bonneville project.

The proposals in general are fairly similar. They followed the RFP requirements to look at

ground floor commercial and upper floor residential. The differences in the proposals are in some of the amenities provided, proposed layouts, and financing plans. As noted in the committee reviews, each proposal had RFP elements that were either missing or not clear. Some of these issues may need to be clarified prior to selecting the winning applicant On August 25.

IDAHO FALLS REDEVELOPMENT AGENCY

P.O. BOX 50220

IDAHO FALLS, ID 83405

July 21, 2016

Regular Meeting Minutes

Council Chambers

Call to Order: Chair Radford called the meeting to order at 12:00.

Members Present: Lee Radford, Thomas Hally (telephonic), Brent Thompson, Terri Gazdik.

Members Absent: Lee Staker, Kirk Larsen

Also Present: Kerry Beutler; Ryan Armbruster, Legal Counsel (via telephone).

Modifications to Agenda: None

Minutes: Brent Thompson moved to approve the minutes of June 16, 2016, Terri Gazdik seconded the motion and it passed unanimously,

Approval of Bills: Lee Radford presented the finance report dated July 21, 2016. The following bills were presented to be paid from the Snake River Allocation fund: Elam and Burk, \$2,645.05 for legal services; Rebecca Thompson, \$140.00 for transcription of minutes for 2 months. **Brent Thompson moved to approve the Finance Report, Terri Gazdik seconded the motion and it passed unanimously.**

Preliminary Budget Approval. Mark Hagedorn presented the Preliminary Budget. Hagedorn stated that they got the preliminary evaluation on property taxes back from the County. Hagedorn indicated they multiplied that by the perceived factor for the County and City. Hagedorn stated that with valuation rates going up and levy rates go down but the same amount of money is generated. Hagedorn stated there should be a \$20,000.00 increase from last year for property taxes. Hagedorn stated that interest rate is the same. Hagedorn stated that for expenditures including professional services and administration are the same as last year. Hagedorn indicated they increased the audit fees. Hagedorn stated that insurance is pretty close to last year. Hagedorn stated that they will have dues estimated at \$10,000.00. Hagedorn stated that leases went down as the lease on the parking lot is now owned by the County. Hagedorn stated that the OPA Agreements will go down by about \$300,000.00 as they are no longer paying the Walker's in the OPA Agreement. Hagedorn stated that the total budget is \$8,963,500.00. Hagedorn stated that the tentative public hearing for the Preliminary Budget is Thursday August 18, 2016. Hagedorn stated that the actual estimates for the budget will need to be published. Hagedorn stated that they will publish the budget in the paper the two Thursdays prior to the public hearing. Gazdik asked about the projected revenues under the River Commons being so low. Gazdik indicated that it drops from \$665,000 to projected \$500.00. Hagedorn indicated that is other sources of income, and not property taxes. Hagedorn stated that he will find an answer for Gazdik and get back to her. Armbruster stated that it was probably the note that was issued in conjunction with the last amendment with River Commons and consequently there would not be anything assumed in the next year. Gazdik asked on the capital expense for capital improvements for 2017 is there anything that ties back to the numbers before they were allocated. Hagedorn indicated that the capital expenditures on the Snake River Fund they are allocating \$1.5 million for the Bonneville building purchase. Gazdik asked for a schedule. Hagedorn indicated he could send a copy of what makes up the numbers. Gazdik stated that \$700,000.00 for the Bonneville and Kelsch projects; \$3.5 million for OPA Riverwalk Drive Project; \$245,000.00 for Pioneer Road. Hagedorn stated

that the Eagle Ridge place holders are the same as last year. Radford indicated that there is detail in the packet for the projected cash flow.

Terri Gazdik moved to approve the preliminary proposed budget and to approve the setting and notice of the public hearing for Thursday August 18, 2016, Brent Thompson seconded the motion and it passed unanimously.

Update on Bonneville Hotel Project/Review Schedule for Consideration of Proposals. Beutler stated that the Community Development Services office met with the committee the first part of the week and handed out packets for review. Beutler stated that the schedule is for the committee members to review the packets and go through the matrix and review each of the three proposals and return the comments back to staff by August 5. Beutler stated that staff will take the comments and compile them and prepare a staff report that will be sent out on August 11 in preparation for the meeting on August 18, where the proposals will be presented by each group. Beutler stated that the committee is made up of people that are interested in downtown. Radford confirmed that the group will look at the criteria and give comments on how well each of the proposals meet the criteria. Radford stated that they need more input from the public on the proposals. Radford stated that the determination will be made before the September meeting. Radford is interested in getting the proposals online and some public interest in the project. Radford would like public input as to which proposal seems to meet the criteria. Hally suggested that the public information person for the City print something and get it out to the public. Beutler agreed to interface and move the project forward. Radford suggested calling the Post Register or Idaho Business news to get coverage on the project.

Update on Kelsch Property. Beutler stated that they are still within the 120-day review time frame where they are working through the modifications to the proposal and those will be returned. Radford stated that Jeremy Malone will be in town and Radford will be meeting with him to see how the project is progressing. Gazdik asked what the expectation is for getting the revisions. Armbruster stated that the agreement has been signed by both parties. Armbruster stated that the Agreement has a schedule of performance and currently they are in the time frame they have to provide modifications to their proposed scope of development. Armbruster stated that they will enter into a DDA at the end of the schedule. Radford stated that they have executed the Exclusive Negotiation Agreement and are in the exclusive negotiation period and there are 3 more months before they will try to enter into the disposition and development agreement.

RAI Activities. Armbruster stated that the major item that is now moving forward are the Tax Commission rules that will implement House Bill 606. Armbruster stated there was a meeting of the Tax Commission Committee and they landed on the next to final draft of the rules and the rules will be formally published. Armbruster stated there will be one more opportunity for comment before they are taken up by the Commissioners in October and then they will become official. Armbruster stated there is one issue they are trying to get more flexibility from the Tax Commission concerning a particular certificate that has to be filed at a particular point and time. Armbruster stated that RAI is working on a matrix that will provide detail of where and when things have to be filed. Armbruster stated that in 2017 there will be certain things an agency has to file with the City and other things that have to be filed with Legislative Service Offices and then other things to be filed with the Tax Commission.

Radford stated that he and Armbruster have been asked to speak at a panel on August 9 in Boise, regarding urban renewal. Armbruster stated that the Idaho Business Review is having a sponsored breakfast meeting/work session. Armbruster stated that Radford, a couple of developers, John Burnell from Capital City Development and a few others, including Armbruster have been asked to speak.

Radford was asked by Rotary to give an update on the activities on Wednesday August 31, 2016.

Next Meeting is August 18, 2016 and will be a public hearing.

Brent Thompson moved to adjourn the meeting, Terri Gazdik seconded the motion and it passed unanimously.

Respectfully Submitted: Beckie Thompson

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF IDAHO FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF IDAHO FALLS, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF IDAHO FALLS AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Idaho Falls Redevelopment Agency of Idaho Falls, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Idaho Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Idaho Falls, Idaho (the "City"), on December 22, 1988, after notice duly published, conducted a public hearing on the Lindsay Boulevard Urban Renewal Plan (the "Urban Renewal Plan");

WHEREAS, following said public hearing the City adopted its Ordinance No. 1926 on December 23, 1988, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City, on December 10, 1992, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2084 on December 10, 1992, approving the Amended and Restated Urban Renewal Plan and making certain findings;

WHEREAS, the City, on November 14, 2002, after notice duly published, conducted a public hearing on the Second Amended and Restated Urban Renewal Plan (the "Second Amended and Restated Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2467 on November 14, 2002, approving the Second Amended and Restated Urban Renewal Plan and making certain findings;

WHEREAS, the City, on October 14, 2004, after notice duly published, conducted a public hearing on the River Commons Urban Renewal Plan (the “River Commons Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2256 on October 14, 2004, approving the River Commons Plan and making certain findings;

WHEREAS, the City, on October 14, 2006, after notice duly published, conducted a public hearing on the First Amendment to the Second Amended and Restated Lindsay Boulevard Urban Renewal Plan, concerning the Downtown Addition (the “Downtown Addition”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2685 on December 14, 2006, approving the Downtown Addition and making certain findings;

WHEREAS, the City, on December 13, 2007, after notice duly published conducted a public hearing on the Pancheri-Yellowstone Urban Renewal Plan (the “Pancheri-Yellowstone Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2731 on December 13, 2007, approving the Pancheri-Yellowstone Plan and making certain findings;

WHEREAS, the City, on December 11, 2014, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Eagle Ridge Urban Renewal Project (the “Eagle Ridge Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2978 on December 11, 2014, approving the Eagle Ridge Plan and making certain findings;

WHEREAS, the Agency has embarked on several redevelopment projects to revitalize the Project Areas in compliance with the Second Amended and Restated Urban Renewal Plan, the Downtown Addition, the Pancheri-Yellowstone Plan, the River Commons Plan, and the Eagle Ridge Plan;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2016, and ending September 30, 2017, by virtue of its action at the Agency’s Board meeting of July 21, 2016;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 18, 2016, at 12:00 o’clock noon, at the City Council Chambers in the City Annex Building, 680 Park Avenue, Idaho Falls, Idaho, a copy of which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, on August 18, 2016, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the City Council Chambers in the City Annex Building, 680 Park Avenue, Idaho Falls, Idaho, on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2017;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of Idaho Falls, and any other person or entity entitled to a copy of this Resolution and the Fiscal Year 2017 budget on or before September 1, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2017 Budget which was published on ____ and ___, 2016, and the same are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2016, and ending September 30, 2017.

Section 3: That the Chairman or Executive Director shall submit a copy of this Resolution and Budget to the city of Idaho Falls on or before September 1, 2016, and provide a copy of this Resolution to any other person or entity entitled to a copy of the Resolution and Budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Idaho Falls Redevelopment Agency of the city of Idaho Falls, Idaho, on August 18, 2016. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 18th day of August 2016.

APPROVED:

By _____
Lee Radford, Chair of the Board

ATTEST:

By _____
Teri Gadzik, Secretary

SUMMARY COMPARISON OF PROPOSALS

	Housing Company	Thomas Development	Widmyer
Number of housing units	36-37 units	44 units	40 units
First floor	Commercial, 4-5 residential units	Commercial, 4 residential units	Office, retail
Historic preservation	Commitment to following Secretary of the Interior standards and utilizing historic preservation tax credits	Commitment to following Secretary of the Interior standards and utilizing historic preservation tax credits	No specific details provided
Total Investment	\$10,891,488	\$8,220,893 (assumes reduction of building cost)	\$4,538,498
Relocation costs	\$130,000 approximately	\$300,000 budgeted	Not addressed
Commercial use	Arugula potential	To be addressed	Fire Pizza potential
IFRA assistance	At least \$550,000 (based on 5% of project)	Approximately \$1,530,000 in application	Requested but no specified amount
CDBG	\$50,000	\$100,000	Not addressed
Other Outside Funding Sources	<p>Low Income Housing Tax Credits: \$6,778,941</p> <p>Historic Tax Credits: \$1,585,061</p> <p>Other possible sources listed: New Market Tax Credits, HOME funds, Federal Trust Funds, Conventional Loan</p>	<p>HOME funds: \$1,289,361</p> <p>Tax-Exempt Bond Debt: \$2,958,062</p> <p>Low Income Housing Tax Credit Equity: \$349,446</p> <p>Idaho Falls Power Energy Conservation Grant: \$50,000</p> <p>Historic Tax Credits: 1,338,899</p> <p>Conventional Loan</p>	Not addressed
Time Frame	October 2016-May 2018	December 2016-June 2018 (or before)	Not addressed

Similar Projects	Whitman Hotel Emerson Housing Development Eagles Building First Securities Buildings Hotel Evanston Tomahawk Hotel Rainbow Teton Center MCS Advertising	(Staff only included renovation projects) O.E. Bell Building Earl Building Idahoan Foods D.L. Evans Bank 8 th and Fulton Boise City National Bank 401 and 413 W. Idaho St 8 th Street Market Place Sean Herrick Apartments California Square Gracehill Apartments First Step House Centennial Park Apartments RL Court Silverhills Apartments	Fort Ground Grill Sherman Arms Building Exchange Bank Building 405 E. Indiana
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PARCEL SPECIFIC PROJECT IDEAS

Bonneville project ideas

Most of the group discussions around the Bonneville parcel identified it as an area of great opportunity. The building was once a prominent destination, and the focus groups indicate that people would love for it to be restored or redeveloped as a core attraction once again. Some of the major takeaways and desires for the lot were:

- A ground floor restaurant to capture the nostalgia of the old Chinese restaurant
- Mixed use development that includes offices, retail, and housing
- Restoration of the building to a historic hotel
- Diverse urban housing that includes affordable, mid-range, and high-end units



Kelsch (Saving Center) project ideas

One of the primary takeaways from the focus group discussions regarding the Kelsch property was that the parcel is located at an entryway into the downtown, which highlights the importance of having an anchor institution and/or major feature to draw people to this location. Some of the ideas that were discussed for the lot were:

- Mixed use development including a grocery store, offices, apartments and retail facilities
- A visitors center and entrée into downtown
- A rooftop restaurant with a green terrace
- Small plaza or parklet space built into the proposed development

Brad Cramer

From: carol lenz <lenzladies@gmail.com>
Sent: Thursday, August 04, 2016 7:57 AM
To: Brad Cramer
Subject: Fwd: Bonneville Hotel

----- Forwarded message -----

From: carol lenz <lenzladies@gmail.com>
Date: Thu, Aug 4, 2016 at 7:55 AM
Subject: Bonneville Hotel
To: bcramer@idahofallsidaho.org

Good morning Mr. Cramer:

We have reviewed the three Bonneville Hotel proposals as listed on the Redevelopment Agency's home page. Although we have several questions, the proposal from **erstad architects is our #1** choice. Yes! to the second floor patio and Yes! to a roof-top garden.

Reading through the three proposals, we could not find where ADA access was addressed. Obviously an elevator would provide access to floors 2-5; however, what of the residences? Wider doors and hallways, a roll or walk-in shower, etc. would be expected.

Also, it was difficult to determine whether all the proposals would keep the residences as apartments, managed by an agency (definitely the impression from reading The Housing Company's proposal) or whether the residences could be purchased outright.

We would be interested in a three bedroom, two bath unit on either the second or fifth floor (price dependent of course). Doable by combining the two two-bedroom adjacent corner units or the adjacent two-bedroom and one-bedroom corner units. Would there be room to negotiate if individual sales are an option? Any clue what the proposed units would sell for? The Widmyer proposal (our #3) did list a rental range of \$650-\$695 per unit. Would anyone be able to rent at these prices or would a prospective resident have to qualify as low income? Any clue what The Housing Company's "affordable" rental rate would be? Would all of The Housing Company's units be low income?

Our impression is that the "front" of the building facing Constitution Way is basically facing North, the parking lot is East, the "rear" of the building faces South, and the side facing Park Avenue is West. Is that correct?

Finally, the article in the Post Register mentioned that a public hearing would be held on August 18. Where will the hearing be held and at what time? Directions?

Thank you so much. We are super excited for downtown Idaho Falls and are very interested in getting in on the "ground floor" of the renovation of the Bonneville Hotel. We are ready to put down a \$50,000 deposit to reserve at least a two bedroom residence on the second or fifth floor if available for individual sale. Please keep us informed.

Sincerely,
Roberta Lenz
Carol Lenz

Brad Cramer

From: Teresa Bateman <teresa.bateman1@icloud.com>
Sent: Tuesday, August 02, 2016 11:35 AM
To: Brad Cramer
Subject: Bonneville Hotel Renovation

My biggest concern is taking care of the low income individuals that are currently living there. I hope the city will have caseworkers that will help these people relocate to housing that is affordable to them.

Teresa Bateman
tebateman@aol.com
Sent from my iPad

Brad Cramer

From: Peter Ruppel <phruppel@sbcglobal.net>
Sent: Tuesday, August 09, 2016 2:18 PM
To: Brad Cramer
Subject: Bonneville Hotel Proposal

Dear Mr. Cramer--

Where are Meyer-Anderson's Tab G - Plan and Budget, Tab H - Construction Phasing Plan, and Tab I - Summary of Forecasted Cash Flows? The copy of the proposal on the City's website is missing these sections.

Thanks for your assistance.

--Peter Ruppel

Submittal: The Housing Company

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	
Vehicular access from A Street and/or alleyway	N	
Loading zones and service areas off of alley	Y	Vague information
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	Vague information in relation to Section 310

Other Comments

Proposal was informational with great detail as to how to accomplish the project.

Experience and resumes reflect acceptable past work especially with historic building renovations.

Vague information provided detailing the parking lot.

Vague information provided for the relocation of the residents.

Cost \$10,891,488

36 Units

Submittal: Thomas Development

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	
Vehicular access from A Street and/or alleyway	Y	
Loading zones and service areas off of alley	Y	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

Proposal was informational with great detail as to how to accomplish the project.

Experience and resumes reflect acceptable past work especially with historic building renovations.

The relocation of the residents compliant with the HUD regulations.

Cost \$8,220,893

44 Units

Submittal: Widmyer Corporation

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	N	Not enough information regarding the financing of the project, design and proposed improvements
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	N	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	N	
Be willing to execute a Disposition and Development Agreement (DDA)	N	
Execute release documents as attached at time of submission of proposals	N	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	N	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	N	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	
The restoration of the exterior of the building	N	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	
Vehicular access from A Street and/or alleyway	N	
Loading zones and service areas off of alley	N	
Contribution to development of downtown and local employment and economy	N	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	N	
Developer's expectations of the Agency for the project's success	N	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	N	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	N	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	N	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	N	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	N	

Other Comments

The company appears to have experience with redevelopment of historical buildings and has provided sites of reference. Their proposal lack information regarding the project plan, income projection, funding and relocating the residents.

Submittal: The Housing Company

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	The intro section prior to Tab A contains this information
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Included in intro letter as well as Tabs A, B, C, and D
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Tabs E and F include this information
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	Tab H includes this information
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	Tab I Includes this information
Be willing to execute a Disposition and Development Agreement (DDA)	U	I couldn't find specific reference to this in the proposal or their initial submittal.
Execute release documents as attached at time of submission of proposals	Y	Tab K includes this information

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	The summary of the project and floor plans identify housing above the first floor. The “Estimated Statement of project income and expense” shows the mix of low to moderate markets targeted. The project also relies on affordable housing tax credits. It is not clear how many units are truly market rate. There is also the possibility for live-work units
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	The summary identifies multiple commercial spaces, or combining the spaces into one large commercial space.
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior’s <i>Standards for Rehabilitation</i>	Y	The financial plan shows the anticipated use of historic tax credits
The restoration of the exterior of the building	Y	Identified in the summary. All windows to be replaced with like-type. Removal of natural stone and restoring main floor to period correct materials/windows.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	Not specifically addressed. The concept site plan shows the parking lot with new landscaping but nothing is shown in the project budget, timeline, or description.
Vehicular access from A Street and/or alleyway	U	Should say “Constitution” Street. Concept site plan shows access from Constitution and alley but nothing in description
Loading zones and service areas off of alley	N	Nothing specifically addressed
Contribution to development of downtown and local employment and economy	Y	Demonstrated by new business spaces for smaller tenants.

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	Budget indications full purchase price for the building but also notes that reduction in the cost may be part of the 5% contribution for the tax credits
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	See notes below. Need to check history on ground floor residential. CC-1 requires units to be above ground floor. If building is completely gutted there may not be any rights to restore residential to the main floor.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33		
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	Not familiar enough with the standards
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	Relocation plan outlined in summary and Tab G
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Team has experience with similar projects and good financing plan. May need to make sure that the required 5% contributions can be made via urban renewal.
Developer's expectations of the Agency for the project's success	Y	Basically the request seems to be \$440,000 as a 5% match required for tax credits. Dollar amount is within the budget to assist, but need to make sure that expenditure of funds is for eligible activities.

Other Comments

- Zoning does not permit residential on the main floor. Staff will need to determine if the existing units were “grandfathered” or if the entire main floor needs to be something other than residential
- Residential on the main floor facing Constitution and Park seems out of place. Shouldn’t commercial uses face the street?

Submittal: Thomas Development

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Tab 1 includes this information
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Tabs 1 and 8 include this information
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Tabs 2 and 3 and a portion of Tab 1 include this information
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	Tab 1 includes this information
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	Tab 6 includes this information
Be willing to execute a Disposition and Development Agreement (DDA)	Y	Tab 1, page 2 states, “We are willing to execute the Disposition and Development Agreement”
Execute release documents as attached at time of submission of proposals	Y	Tab 5 includes these documents

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	Tab 1 identifies there will 44 units including very low income through market
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Tabs 1 and 2 contain this information. The main floor is proposed to restaurant/café/retail/office
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	Tabs 1 and 6 indicate use of the tax credits. The text in Tabs 1 and 2 also references the Secretary of the Interior's standards
The restoration of the exterior of the building	Y	Tabs 1 and 2 reference restoration of the exterior of the building
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	Tab 1 references the parking lot and notes the City's parking requirement may need to be adjusted (the requirement has been changed to a 1:1 stall per unit ratio instead of the 2:1 referenced in the application)
Vehicular access from A Street and/or alleyway	Y	Tab 1 references access from the alley being retained
Loading zones and service areas off of alley	U	References to the alley access are found in Tab 1, but it doesn't specifically reference loading zones and service areas
Contribution to development of downtown and local employment and economy	Y	Introduction of quality apartments and small businesses to the downtown
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Relevant projects referenced. Very detailed pro-forma and budget, letter from SHPO, etc.

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	The specific ask was for the price of the building to be \$100,000. What will happen if the reuse appraisal is higher than that?
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	As with the other proposals, this project places residential on the ground floor. CC-1 requires dwellings to be above the ground floor, even though there are currently residences on the main floor now.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33		
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	Project references compliance with the standards
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	Very detailed relocation plan provided.
Developer's expectations of the Agency for the project's success	Y	There were specific requests in Tabs 1 and 6

Other Comments

- As with the other submittals, this one proposes residential on the main floor which is not in compliance with the CC-1 zone.
- Specific ask for building price to be \$100,000. What if the reuse appraisal is higher?
-

Submittal: Widmyer Corporation_____

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	1 st and 2 nd pages of text include this information
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Team members are identified along with other projects completed
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	N	Concept floor plan provided for upper floors but not the main floor. No site plan or building elevations provided.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	There were no specifics on the phasing or schedule of the project.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	The project pro-forma is provided. Financing options and funding sources not specifically identified.
Be willing to execute a Disposition and Development Agreement (DDA)	U	Not specifically identified or mentioned.
Execute release documents as attached at time of submission of proposals	N	This document and release was not included in the submittal.

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	Housing and estimated rents are identified and it suggests that they are a market rate, but not specifically stated.
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Applications identifies a potential restaurant for the main floor. However, the space is only identified as the former bar, which does not cover the entire main floor.
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	There is no reference to the tax incentives or the Secretary of the Interior's standards.
The restoration of the exterior of the building	U	There is no reference to any restoration of the exterior of the building.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	There is a reference to redoing the parking lot with landscaping, but no reference to the guidelines.
Vehicular access from A Street and/or alleyway	U	No reference to access points for the parking lot
Loading zones and service areas off of alley	U	No reference to loading zones and service areas
Contribution to development of downtown and local employment and economy	Y	Quality apartments and new businesses are proposed to be introduced to the building.
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	U	There are references to the other projects, the details of the Bonneville project are thin. Also, the cover letter expresses so many concerns with finances it is difficult to know how successful this project would be. Preferably the applicant would have contacted agency staff with some of these questions ahead of time.

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	No reference to the reuse value. There is a general request for agency assistance.
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	It seems like it fits within the purpose and requirements of the zone, but the main floor plans are incomplete and it is unknown if there is the introduction of residential on the main floor.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33		
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	N	There are no references to the exterior rehabilitation other than the introduction of glass on the corner of the main floor. No references to the Secretary of Interior's standards or Idaho Falls guidelines.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	N	There are no references to a relocation plan.
Developer's expectations of the Agency for the project's success	U	There is only a general reference to the fact that the project is not feasible without agency assistance.

Other Comments

Submittal: The Housing Company

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Details provide throughout the submittal.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Details provided.
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Details provided for each floor.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	Detail timeline schedule provided.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	Proforma, development and revenue estimates that demonstrate project viability all provided.
Be willing to execute a Disposition and Development Agreement (DDA)	U	Not found.
Execute release documents as attached at time of submission of proposals	Y	Provided in packet.

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	Subsidized housing not specifically mentioned, however, THC refers to low income housing tax credits being looked into?
As an alternative, a proposal for an historic hotel	N	Not found
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Detail provided
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	THC says they are looking at (6) different funding sources for the <u>residential component</u> in low income housing tax credits but does not mention the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i> .
The restoration of the exterior of the building	Y	THC team member with 25 plus years of experience in working with SHPO and the NPS is a benefit for the overall project.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	Not found, mentions adding shading to parking.
Vehicular access from A Street and/or alleyway	U	Not found
Loading zones and service areas off of alley	U	Not found
Contribution to development of downtown and local employment and economy	Y	Details provided
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	Not found
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	No reference to the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i> however; team member has 25 years experience working with SHPO and NPS.
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	No reference to the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i> however; team member has 25 years experience working with SHPO and NPS.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	U	Not sure if developer recognizes that federal funds used in the project trigger Relocation because the Concept Plan indicates that THC does not anticipate using any federal funding that would trigger the need for relocation. However, a section for a Relocation Plan is provided with restrictive language. Relocation needs to be defined more as it is triggered due any federal funding source especially on a rehab unit that already has LMI clients as residents.
Developer's expectations of the Agency for the project's success	Y	Provided

Other Comments

Application refers to the area as “old town” Idaho Falls and should be downtown Idaho Falls (sounds like Pocatello area)

Page numbers would be appreciated to refer to when providing feedback on the application.

Regarding information provided on the Summary page (at front of document). Summary should include disposition method for removal of items that may trigger environmental concerns and regulations.

Facade portion of the project is non descriptive and briefly discusses cleaning and restoring the exteriors’ missing or bricked up window openings.

Commercial space of 5000 square feet seems low to accommodate up to 3 different uses?

Budget of \$11,000,000 may utilize 5 to 6 funding sources. Throughout the document, in the Relocation narrative, they mention they “don’t anticipate using any federal funding that would trigger the need for relocation”, however; they identify (5) different federal funding sources that would trigger relocation.

Under Relocation they mention that relocation efforts would be carried out by their local area property manager in the Blackfoot area, why would we not work with the local Public Housing Authority or IHFA in Idaho Falls?

Relocation Plan at the back of application sounds restrictive. What does tenants in good standing actually mean and can we place stipulations on LMI clients who have not been legally evicted from the facility?

May want to revisit the relocation topic with the Fair Housing Council or Idaho Legal Aid office located next to the Bonneville Hotel for allowable practices and appropriate language to define what you propose to carry out with regards to relocation.

Submittal: Thomas Development Company

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Very detailed with all components.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Very detailed with all components.
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	Specifically mentioned in cover letter.
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	U	Not found.
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	Letter from SHPO included saying that the application and direction of the project are on track to be a viable, successful Federal Reinvestment Tax Credit Project.
The restoration of the exterior of the building		
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Vehicular access from A Street and/or alleyway	Y	
Loading zones and service areas off of alley	Y	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Timeline provided.
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	Language not found.
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	TBD - Exterior rehabilitation will require a detailed project design/scope for further review and recommendations provided by LOCAL Historic Preservation Commission and with final recommendation provided by SHPO.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	Addressed residential and business relocation efforts with detail and accuracy. Confidentiality of client names needs to be considered.

Other Comments

Statement made to make the Bonneville Hotel useful for 50-75 years; why not longer expectation?

Cover letter suggests they will request CDBG funds be used to construct intersection at Constitution and Park.

Clarification needs to be communicated to reflect that FY2017 CDBG funds will be requested to be allocated towards downtown façade improvement of the Bonneville Hotel for exterior façade improvements to remove facade materials on the ground floor and restore the buildings storefront look.

Façade improvement design will need to be reviewed by local Historic Preservation Commission and recommendation provided by the State Historic Preservation Office (SHPO).

Relocation efforts provided in great detail. Confidentiality of client names needs to be considered.

Submittal: Widmyer Corporation

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y ?	Cover Letter with details very basic and lacked detail of the project and their commitment. Floor plan lacked detail of vision for proposed use of space. Cover letter provided more detail on credentials and narratives of past projects. Not enough information provided regarding Relocation.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	N	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y ?	Very preliminary and lacking details requested in RFP.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	Timeline from start to finish not found.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y/N	Some project funding sources provided. Development and revenue estimates not provided.
Be willing to execute a Disposition and Development Agreement (DDA)	N	Not found
Execute release documents as attached at time of submission of proposals	N	Not found

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	N	Not enough info provided
As an alternative, a proposal for an historic hotel	N	Not found
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	Not found
The restoration of the exterior of the building	N	Propose to keep the look of the existing exterior and façade but no detail as to how they will work to maintain the historic features of the façade or use of potential funding sources.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	Suggests a parking lot “redo”. No design provided.
Vehicular access from A Street and/or alleyway	N	Not found.
Loading zones and service areas off of alley		
Contribution to development of downtown and local employment and economy	U	Local employment and economy not mentioned specifically.
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Cover letter and content provides a brief narrative of (4) past projects completed by Widener Corp. (no pictures included).

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	Not enough detail provided.
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	Not enough detail to determine.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	Not enough project detail with regards to historic preservation. No reference of the <i>Idaho Falls Downtown Design Guidelines</i> found.
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	Not enough project detail with regards to historic preservation. No reference of the <i>Idaho Falls Downtown Design Guidelines</i> found.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	U	Not enough detail with regards to Relocation. No reference found for Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i> .
Developer's expectations of the Agency for the project's success	N	Refers to their cover letter/application as an "idea" to gauge the level of interest the RDA would have in supporting the project.

Other Comments

Project is described as a “challenge” by Widmyer Corporation throughout the cover letter/application.

No Relocation language or historic preservation details provided. Very limited visual aids of proposed project.

No mention of other funding sources that may be engaged.

Submittal: Myers Anderson/Bateman Hall

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Yes	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Yes	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Yes	Conceptual plan consisted of comparison plans of the existing condition to the proposed. Conceptual plan also addressed the existing noncompliant exit access system on floors 2-5.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Yes	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Yes	Included letter of interest from a local business interested in a tenant space within the facility.
Be willing to execute a Disposition and Development Agreement (DDA)	No	
Execute release documents as attached at time of submission of proposals	Unsure	Is this the Release, Waiver and Indemnity Agreement?

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Yes	
As an alternative, a proposal for an historic hotel	No	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Yes	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Yes	Assume this is the Historic Tax Credit listed in bullet point 3 of the Financing section in the proposal.
The restoration of the exterior of the building	Yes	Conceptual exterior rendering provided.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Yes	Conceptual site plan provided which shows landscaping, but not located where visible access from the street would be blocked.
Vehicular access from A Street and/or alleyway	Yes	Access located from alley to the north. A street is two blocks away?
Loading zones and service areas off of alley	Unsure	Access off of alley shown on site plan, but no loading/service zones.
Contribution to development of downtown and local employment and economy	Yes	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Yes	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Unsure	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Yes	Do catering services include restaurants?
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	Yes	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Yes	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Yes	
Developer's expectations of the Agency for the project's success	Yes	

Other Comments

Proposed roof terrace design was executed very well as this skillfully incorporated the two new exit access stair enclosures for a compliant exit access system from the upper floors.

Submittal: **Erstad & Thomas Development**

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Yes	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Yes	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Yes	Well executed conceptual development plans including example of model unit, exterior elevations, renderings and floor plans addressing exit access issues. Also including comparisons with historic photos.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Unsure	Financial pro forma section including a construction phase for source of funding, but no development sequencing or timing and schedule of all such phasing appeared to be provided other than that shown in the relocation plan report.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Yes	
Be willing to execute a Disposition and Development Agreement (DDA)	No	
Execute release documents as attached at time of submission of proposals	Unsure	Is this the release, Waiver & Indemnity Agreement?

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Yes	
As an alternative, a proposal for an historic hotel	No	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Yes	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Yes	Letter provided from Idaho State Historical Society confirming this.
The restoration of the exterior of the building	Yes	Complete exterior drawings included in conceptual design package.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Unsure	Conceptual site plan for intersection improvements shows existing parking lot layout. The narrative references compliance with the downtown design guidelines although no actual conceptual plan for this was provided.
Vehicular access from A Street and/or alleyway	Yes	Access located from alley to the north. A street is two blocks away?
Loading zones and service areas off of alley	Yes	Access off of alley shown on site plan, but no loading/service zones.
Contribution to development of downtown and local employment and economy	Yes	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer,	Yes	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Unsure	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Yes	Do catering services include restaurants?
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	Yes	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Yes	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Yes	Very detailed relocation plan report provided.
market analysis, business plan, financial strength, and timeline		
Developer's expectations of the Agency for the project's success	Yes	

Other Comments

A well-developed presentation with professional architectural graphics, conceptual designs and historic background information. Although listed in the index the photo and video section was not included.

Submittal: Widmyer Corporation

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Yes	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Yes	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	No	Only conceptual floor plan provided for floors 2-5.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	No	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Yes	
Be willing to execute a Disposition and Development Agreement (DDA)	No	
Execute release documents as attached at time of submission of proposals	No	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Unsure	
As an alternative, a proposal for an historic hotel	No	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Yes	General statement of this by a single sentence in cover letter.
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Unsure	
The restoration of the exterior of the building	No	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Yes	Minimal description stating that parking lot to be redone and landscaping to added.
Vehicular access from A Street and/or alleyway	No	No site plan provided.
Loading zones and service areas off of alley	No	No site plan provided.
Contribution to development of downtown and local employment and economy	Unsure	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	No	
Developer's expectations of the Agency for the project's success	No	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Unsure	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	No	No information regarding this was submitted.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	No	No information regarding this was submitted.
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	No	No information regarding this was submitted.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Unsure	No information regarding this was submitted.

Other Comments

Minimal amount of information submitted. The conceptual development plan only consisted of a single floor plan of floors 2-5 which was essentially the existing layout. Nothing was shown addressing the existing non-compliant exit access system. By far the weakest of the presentations submitted.

Submittal: Housing Corporation

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Summarizes principals within the proposal.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	THC, 501(c) (3) nonprofit. Jerry Myers, architect. Bateman-Hall. Whitman Hotel as example of project.
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Elevation, bird's eye view of building and parking lot, concepts of each floor including basement, elevation of roof-top decks.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	Tab H, Construction Plan. "If full funding is available by end of calendar year, the construction process could start in March, 2017. 13-14 months for full renovation of the property."
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	Project budget, including revenues and expenses, operating income and expenses, cash flow, and rental income.
Be willing to execute a Disposition and Development Agreement (DDA)	U	Due to experience, assume the answer is yes but I did not locate such a statement in proposal. I may have missed it.
Execute release documents as attached at time of submission of proposals	Y	Included in proposal.

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	See page B-7. Same criteria as found in proposal from Thomas Development.
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	“Our hope is grocery outlet will want this space.....would offer deli/sandwich spaces as well as restaurant space.”
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior’s <i>Standards for Rehabilitation</i>	Y	See Financing Structure for historic tax credits as well as discussion of Jerry Myer’s experience under “Experience” and last paragraph of “Development Proposal.”
The restoration of the exterior of the building	Y	Based on elevation. Also paragraph discussing repair of original windows and interior storms. Use of Standards.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	Landscaping proposed but not along street line as discussed in design guidelines.
Vehicular access from A Street and/or alleyway	Y	See concept plan.
Loading zones and service areas off of alley	U	North staircase has door opening to alley but I did not find statement as with Thomas Development.
Contribution to development of downtown and local employment and economy	Y	Commercial uses will bring additional employment to downtown.
Probability of the proposed development’s success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Based on experience of Housing Company, Bateman-Hall, and Jerry Myers. Whitman Hotel as an example.

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	Based on financial data which shows land costs of \$1,500,000 and asks for assistance in amount of \$440,000 and CDBG contribution of \$50,000.
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	Y	Based on repair of windows, sketch of first floor improvements, and discussion on “Development Proposal.”
Exterior rehabilitation in compliance with the Secretary of the Interior’s Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	See above as well as experience of Jerry Myers. Unable to obtain tax credits without compliance and approval by SHPO.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	See G, Relocation Plan. Need to address businesses within building. Similar to process used for Brunt Building but need to review whether Agency is receiving any federal funds.
Developer’s expectations of the Agency for the project’s success	Y	Developer discusses need for community support of 5% of total development costs. “This will require the City to invest \$440,000 in cash, reduced fees, tax increment financing, or some other form of financial support.”

Other Comments

Table attached delineates a higher amount for community assistance. The contribution due to the reuse appraisal may meet this need, e.g. Thomas Development proposes a contribution of \$1,400,000 due to the reuse appraisal. The Housing Company may be proposing a competitive process and Thomas Development may not be using a competitive process for funding.

Submittal: Thomas Development

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Cover letter summarizes proposal and addresses issues.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Northwest Integrity Housing Company, Thomas Development, Erstad Architects, Kier Construction.
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Elevations (upper windows do not reflect historic design), concept plan for first to fifth floors, concept of one bedroom apartment, roof top deck. Intersection improvements (cost estimate for one corner only?; seems low for intersection as a whole). Bird's eye view of parking lot.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	Real estate closing, December, 2016. February, 2017, to February, 2018, construction. June, 2018, reopening.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	Total land costs reduced to \$100,000. Hard construction costs similar to Housing Company. Housing Company costs about \$700,000 more. Developer fees included in the pro-forma.
Be willing to execute a Disposition and Development Agreement (DDA)	Y	Stated clearly in cover letter.
Execute release documents as attached at time of submission of proposals	Y	Attached to proposal.

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	Cover letter states will be mixture of affordable and market rate and gives limits. Uses same figures as Housing Company. I did not find number as to affordable/market.
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Proposed office/retail/restaurant space depending on market response.
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	Commitment in pro-forma and architectural materials. Windows in initial concept do not reflect historic design. Replacement of windows may not follow Standards.
The restoration of the exterior of the building	Y	Initial meeting with SHPO staff. Discussion of interior elements.
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	Concept does not show any landscaping in parking lot. Guidelines suggest landscaping along street frontage. Landscaping proposed in public right-of-way.
Vehicular access from A Street and/or alleyway	Y	Stated in cover letter. Access to street and alley way.
Loading zones and service areas off of alley	Y	Stated in cover letter. Two doors open to alley.
Contribution to development of downtown and local employment and economy	Y	Commercial will increase employment in downtown.
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	Based on past experience of Thomas Development.

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	Unless reuse appraisal comes in higher than the amount of \$100,000 which is amount used in pro-forma.
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	Parking ratios may no longer be 2 spaces per one apartment. In addition, number of apartments is reduced.
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	Parking lot issue; also issue with materials on building and window replacement.
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	See above. Final project will need to meet Standards in order to obtain tax credits.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	Detailed plan in proposal. Budget of \$300,000 includes relocation of businesses.
Developer's expectations of the Agency for the project's success	Y	Contribution to cost of property (\$1,400,000) as well contribution to streetscape improvements. Budget of \$124,000 approximately may not cover entire intersection.

Other Comments

Submittal: _____Widmyer_____

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	Requests assistance from Agency.
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	Primarily residential experience. Own historic buildings in Coeur d'Alene. Familiar with urban renewal.
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	Floor plan for upper floors only. No exterior elevations.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	No time line or calendar provided.
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	U	Provided expected expenses. No explanation of funding resources.
Be willing to execute a Disposition and Development Agreement (DDA)	U	
Execute release documents as attached at time of submission of proposals	N	Release documents not in proposal.

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Mention Fire Pizza as a potential tenant.
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	Not discussed.
The restoration of the exterior of the building	U	"...we would keep the look of the existing façade and exterior."
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Vehicular access from A Street and/or alleyway	U	
Loading zones and service areas off of alley	U	
Contribution to development of downtown and local employment and economy	U	Commercial space likely to contribute to employment.
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	U	Appears as developer submitted proposal to gain more information prior to providing more complete proposal. See last paragraph of page 2 of text.
Developer's expectations of the Agency for the project's success	U	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	See above for statement.
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	U	No discussion of issue.

Other Comments

THE HOUSING COMPANY
MEYERS ANDERSON ARCHITECTS
Submittal: BATMAN-HALL GENERAL CONTRACTORS

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	X	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Vehicular access from A Street and/or alleyway	U	
Loading zones and service areas off of alley	U	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

OVERALL PROPOSAL WAS WELL ORGANIZED
AND COVERED ALL POINTS IN
RFP. ONLY POINT NOT COVERED
IN DETAIL WAS VEHICULAR
CIRCULATION, & LOAD/SERVICE
DELIVERIES.

Submittal:

THOMAS DEVELOPMENT

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	U	Timing & Scheduling were discussed but not phasing
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	TAB 6
Be willing to execute a Disposition and Development Agreement (DDA)	U	NEVER FOUND THIS DOC.
Execute release documents as attached at time of submission of proposals	Y	TAB 5

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Vehicular access from A Street and/or alleyway	Y	COVER LTR
Loading zones and service areas off of alley	Y	COVER LTR
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

THIS PROPOSAL WAS ORGANIZED AND A LITTLE OVER
THE TOP WITH SOME INFORMATION NOT
REQUIRED BY THE RFP. IT DEFINITELY
DEMONSTRATED RESEARCH, INTEREST
AND GOOD BACKING.

Submittal:

WIDMYER CORP.

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	CONFUSING COVER LETTER DID COVER BASIC DESIGN PLAN
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	WEAK 1-SKETCH - HAS SOME CODE ISSUE W/ EXISTING.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	U	SHOWED COSTS
Be willing to execute a Disposition and Development Agreement (DDA)	N	
Execute release documents as attached at time of submission of proposals	N	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	Pizza shop pg 2
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	U	
The restoration of the exterior of the building	U	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Vehicular access from A Street and/or alleyway	U	
Loading zones and service areas off of alley	U	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	NEED PARTICIPATION FROM Agency pg 2

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	NEVER ACTUAL STATED
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	U	

Other Comments

GENERAL PROPOSAL WAS WEAK —
+ MIGHT BE ABLE TO DO IT — ?
+ NOT A LOT OF SUBSTANCE TO REVIEW

Submittal: The Housing Company

Krisi Staten

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Vehicular access from A Street and/or alleyway	U	
Loading zones and service areas off of alley	U	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

Submittal: Thomas Development

Krisi Staten

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Vehicular access from A Street and/or alleyway	Y	
Loading zones and service areas off of alley	Y	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

Submittal: Widmyer

Krisi Staten

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	N	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	N	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	N	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	N	
Be willing to execute a Disposition and Development Agreement (DDA)	U	
Execute release documents as attached at time of submission of proposals	U	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	
The restoration of the exterior of the building	N	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Vehicular access from A Street and/or alleyway	N	
Loading zones and service areas off of alley	N	
Contribution to development of downtown and local employment and economy	N	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	U	
Developer's expectations of the Agency for the project's success	N	

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	U	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i>, especially pages 10-13, 14-19, and 32-33	U	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	U	

Other Comments

Submittal: The Housing Co. / MAA / B.H.G.C.

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	Y	
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	
Be willing to execute a Disposition and Development Agreement (DDA)	U	assumed
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	→ equivalent as a non-profit
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	
Vehicular access from <u>A</u> Street and/or alleyway	U	
Loading zones and service areas off of alley		
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	- implies donation (reduced price?)

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	- implied via \$1.5 mill payment in Pio Town
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	not specifically stated, but does
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	U	not specifically stated, but seems so
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	effectively
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	not required, but plan to do so

Other Comments

Generally compliant w/RFP

Detailed proposal

Local contractor

Higher costs, but ~~also~~ anticipate purchase @ \$1.5 mill

Feasibility is good w/ minimal return - relies on \$440 K donation

Would this entity remove the property from the tax rolls?

non-profit

Submittal: Thomas Dew.

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements	Y	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects	Y	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	Y	
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	U	general timeline only
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	Y	requesting donation of property and
Be willing to execute a Disposition and Development Agreement (DDA)	Y	
Execute release documents as attached at time of submission of proposals	Y	

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	Y	
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	Y	
The restoration of the exterior of the building	Y	
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	U	<i>general comment and exhibits only</i>
Vehicular access from A Street and/or alleyway		
Loading zones and service areas off of alley	Y	
Contribution to development of downtown and local employment and economy	Y	
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y	
Developer's expectations of the Agency for the project's success	Y	<i>basically, donate the property - plus \$322,000 grant from IFIDA</i>

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	Y	They assume it will have little reuse value
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	not stated, but does
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	Y	
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	Y	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	Y	

Other Comments

Generally compliant w/ RFP

Detailed proposal

Out of state contractor

Lower costs than THC, but asks for donation of the property and \$322K

Feasibility is good, but projection relies in part on 4

$$\begin{array}{rcl} \$1,500,000 & & \\ - 100,000 & \text{purchase} & \\ \hline + 322,000 & \text{cash from City / IERLA} & \\ \hline \$1,722,000 & \backslash \$172,000 \text{ year 1 NOI} & \end{array}$$

Does this entity qualify as a non-profit?

- will it take the property off the tax rolls?

Submittal: WIDMYER

Submittal Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements ✓	Yes	
Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects ✓	Yes	
Provide preliminary concept development plans including concept site plan, floor plans and building elevations	NO	no 1st floor no S.P. no elev.
Identify and proposed phasing or development sequencing proposed and the timing and schedule of all such phasing	NO	no schedule
Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability	U	p9. 3 states "we can spend \$4-5mil on project worth \$3.3mil - doesn't make sense"
Be willing to execute a Disposition and Development Agreement (DDA)	U	no mention, but assumed from tone of proposal
Execute release documents as attached at time of submission of proposals	U	no mention

Selection Criteria	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
A mixture of market-rate housing and subsidized or tax credit housing above the ground floor	U	- just discusses apartments in general
As an alternative, a proposal for an historic hotel	N	
Commercial or community uses on the ground floor including eating/drinking establishments, office support services, and offices/services	Y	
The use of the Federal Historic Preservation Tax Incentives Program or, if a tax exempt organization, the commitment to follow the Secretary of Interior's <i>Standards for Rehabilitation</i>	N	
The restoration of the exterior of the building	N	just that they will "keep the look"
Reconstruction of the parking lot into an efficient parking design with landscaping in accordance with the <i>Idaho Falls Downtown Design Guidelines</i>	N	"redo the parking lot" only and "provide a landscaped exterior".
Vehicular access from <u>A</u> Street and/or alleyway		
Loading zones and service areas off of alley	N	
Contribution to development of downtown and local employment and economy	N	indirectly implied by mentioning success of other projects
Probability of the proposed development's success—based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline	Y/N	cites other projects extensively; no market analysis, other than brief apt. rents. Expenses are shown - no timeline
Developer's expectations of the Agency for the project's success	Y	wants financial help

Other RFP Requirements	Y=Yes N=No U=Unsure	Comments/Evidence of Compliance
Developer is prepared to pay no less than the fair reuse value for the property	U	not mentioned, but ask for financial help from Aging or others
Project is consistent with the purposes and compliant with the requirements of the CC-1 Zone	Y	
Project is consistent with the <i>Idaho Falls Downtown Design Guidelines</i> , especially pages 10-13, 14-19, and 32-33	U	say they will open up restaurant and "keep the look of the existing facade and exterior."
Exterior rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation and the <i>Idaho Falls Downtown Design Guidelines</i>	U	
Developer shall be responsible for relocating residents and businesses in the Bonneville Hotel under Section 310 of the <i>Amended Snake River District Urban Renewal Plan</i>	N	not mentioned

Other Comments

Proposal is only slightly more than an expression of interest. Very short on details and doesn't acknowledge detailed requirements in the RFP.