

REQUEST FOR QUALIFICATIONS
Real Estate Broker – HARP & Downtown Area
URBAN RENEWAL AUTHORITY OF PUEBLO, COLORADO

I. INTRODUCTION AND DESCRIPTION OF THE PROJECT

The Urban Renewal Authority of Pueblo (URAP) is pleased to announce the following Request for Qualifications (RFQ), soliciting prospective licensed Real Estate Brokers who will act as an intermediary between URAP and potential buyers/developers of URAP properties. Following the RFQ submittals, the URAP will solicit “Requests for Proposals” (RFP) from those firms who are qualified through this RFQ process.

URAP has identified the following properties, located on or adjacent to the Historic Arkansas Riverwalk of Pueblo (HARP), that the contracted broker would be responsible for marketing and selling for future development in Downtown Pueblo. (See Exhibit A for lot locations).

1. **Lot 6** – Contains approximately 27,777 square feet from sidewalk to sidewalk. The developable area of the lot is 65% of the lot size configured in a manner, as the developer deems appropriate. The remaining 35% of the lot must remain open space/park area in accordance with the Great outdoors Colorado grant that currently applies to the site.
2. **Lot 8** – is 32,207 square feet and was the old Police building site. The new Veterans Bridge encumbers a portion of this property and will be required to remain on the property.
3. **Lot 9** – is 33,110 square feet and was also a portion of the old Police building site.
4. **Lot 10** – is approximately 17,708 square feet in area, including part of a vacated street
5. **Lot 11** – is 43,137 square feet and was the old Health Department site
6. **Lot 12** – is 49,692 square feet. The new Veterans Bridge encumbers a portion of this property and will be required to remain on the property.

Broker will be required to assist URAP in marketing the properties and selling it for the highest possible price under URAP terms. The buyers of the properties will be required to provide a schedule of development for the sites and conform to high architectural standards and uses that will stimulate user activity in and around the HARP area. Developments may be eligible for URAP incentives.

II. CONTENTS OF QUALIFICATIONS

Brokers shall submit one original and 6 copies of an RFQ response addressing the following items:

- A. The Broker's contact information;
- B. A narrative description of how the properties will be marketed, both locally and nationally;
- C. Evidence attracting various types of retail / commercial businesses such as, but not limited to: bookstore, movie theater, bowling alley, fitness center, and grocery store. Must demonstrate firm's past relationships with a variety of different national, state and/or regional retail businesses.
- D. Commissioning fees and any other fees that may be required;
- E. Your Firm's experience, performance record, and/or portfolio.

III. **INQUIRIES**

Inquiries regarding the RFQ's should be directed to:

Mr. Steven Meier – Interim Executive Director
Urban Renewal Authority of Pueblo
126 N. Mechanic Street
Pueblo, CO 81003
Phone: 719-542-2577
smeier@pueblourbanrenewal.org

IV. **SUBMITTALS**

RFQ responses should be submitted by July 2, 2010 by 4 p.m., clearly marked:

"Real Estate Broker" Proposal
Attention: Mr. Steven Meier – Interim Executive Director
Urban Renewal Authority of Pueblo
126 N. Mechanic Street
Pueblo, CO 81003

V. **SELECTION PROCESS**

- A. Procedure for qualifying Firms:

Step 1: Qualifications must be submitted to the Authority by June 25, 2010.

Step 2: A Selection Committee, comprised of URAP, HARP, and City representatives, will review qualifications and may conduct interviews of select candidates.

Step 3: Selection Committee will present its final recommendation of the firms who meet the required qualifications to the URAP Board for their approval on July 13, 2010.

Step 4: The URAP will send Request for Proposals (RFP) to those qualified firms.

B. The Authority does not agree to assume, pay, or to reimburse any cost, expense, or fee incurred or charged by any proposed Firm or any other party in connection with this solicitation.

EXHIBIT A

