



**REQUEST FOR QUALIFICATIONS  
INFILL DEVELOPMENT OF VACANT PROPERTIES  
DEVELOPER PRE-QUALIFICATION LIST  
(2<sup>ND</sup> POSTING)**

**City of Belleville, Illinois  
Economic Development, Planning & Zoning Department  
2300 W. Main Street, Suite M112  
Belleville, Illinois 62226  
(618) 233-6810, Ext. 1251**

**Introduction**

The City of Belleville, Illinois (population 44,478) is the county seat of St. Clair County and is located approximately 10 miles southeast of St. Louis, Missouri. The City is seeking a developer(s) to complete the construction of single-family homes on one or more City-owned vacant properties in Belleville. The respective properties are in established neighborhoods and are currently vacant. The purpose of this Infill Development Program is to provide a process for developers to partner with the city to provide opportunities for redevelopment of vacant, bypassed and underutilized land owned by the city where infrastructure already exists, that is competitive with conventional development and/ or redevelopment. The city shall designate such properties that are eligible for projects under this Infill Development Program.

**Scope of Project**

The City is seeking qualifications from experienced developers to be placed on a prequalification list to be considered for future site-specific construction, of single-family residential homes, on identified vacant lots throughout the City. Future selection, of developers with specific projects, will be determined via a future RFP(s) identifying project locations and project scopes. All developers responding to future site-specific RFP's, pertaining to this program, must be identified on the prequalification list.

Future designs of new single-family homes must conform to/compliment the character of the existing neighborhood. The City will reserve the right to decline any proposal and/or design. The homes will be sold as an owner-occupied single-family residential home only. Any selected

developer(s), for future specific projects, must purchase the respective property or properties from the City of Belleville for the sum of \$1.00 each. The developer will be required to and agree to comply with all existing and applicable Federal, State, County and Local laws and ordinances. Developer(s), for future site-specific projects, will be required to enter into a development agreement with the City of Belleville that will determine the responsibilities of each party. Future project respective properties, that are located within the Belleville Enterprise Zone, will be eligible for the exemption of Illinois sales tax on certain building materials that are incorporated into the property. Properties located within a local historic district will be subject to approval of a Design Review Request by the Historic Preservation Commission. Future site-specific projects will be subject to compliance with the President's executive order no. 11246, as amended (prevailing wage).

### **To Be Included in Submission**

Five (5) copies of the qualification packet.

One (1) electronic copy of qualification packet on a USB flash drive.

Qualifications Statement (See below).

Any future City assistance that may be anticipated/requested (if applicable).

### **Contents of the Qualifications Statement**

The City is seeking RFQ submissions that address five broad points.

#### **1. Developer qualifications.**

Provide a biography describing the respondent's members' individual qualifications and history, years in business, location(s), ownership, organizational structure and key staff who would be committed to this project.

#### **2. Team structure.**

Provide a description of the team, including any sub-contractors. Resumes of personnel assigned to any future project, including examples of comparable projects must be included.

#### **3. Prior experience.**

Provide examples of the developer's previous experience with comparable projects. Said examples should emphasize projects that are of similar scope. Include descriptive information such as the character of these projects, the scope of the developer's involvement and location of the project. Prior project experience in Belleville, if applicable, should be highlighted.

#### **4. Understanding of the site and the City's goals and objectives.**

Provide a brief narrative explaining your team's impression of potential site(s) with respect to the opportunities and constraints created by the physical character and context. Express an understanding of any future projects.

#### **5. References.**

Provide a list of at least three (3) current references that have relevant knowledge concerning the developer's ability to perform similar projects. Names, affiliations, addresses, and current telephone numbers of all references must be provided.

## **Timeline & Approval Process**

July 25, 2022                      Request for Qualifications is advertised.

September 30, 2022              Deadline to receive Qualification Proposals.  
4:00 p.m. CST

Respond to:      City of Belleville Infill Development Program (Developer Pre-Qualification)  
                         c/o Clifford Cross, AICP  
                         Director of Economic Development, Planning & Zoning  
                         2300 W. Main Street, Suite M112  
                         Belleville, Illinois 62226  
                         (618) 233-6810, Ext. 1251  
                         [ccross@belleville.net](mailto:ccross@belleville.net)