



HISTORIC GAS PLANT SITE REQUEST FOR PROPOSAL

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REQUEST FOR PROPOSAL
FOR THE PUBLIC/PRIVATE COLLABORATION FOR
THE DEVELOPMENT OF THE HISTORIC GAS PLANT SITE
ST. PETERSBURG, FLORIDA

The City of St. Petersburg ("**City**") invites proposals (each a "**Proposal**") from private developers or development teams (each a "**Proposer**") interested in undertaking development of the portion of the Historic Gas Plant Site described below ("**Property**"). The City is looking for a developer or development team that can execute at a high level, with experience working with municipalities in developing large and complicated sites, and whose proposed project would provide synergy with the portion of the Historic Gas Plant site currently reserved for a Major League Baseball stadium ("**Stadium Property**").

SECTION 1. PROPERTY DESCRIPTION

The Historic Gas Plant Site is located in the heart of the City and is approximately 86 acres ("**Area**"). The Property for which Proposals are sought pursuant to this Request for Proposal ("**RFP**"), consists of six individual parcels comprising 58.89 acres of developable land. The Stadium Property is approximately 17.3 acres. Additionally, an optional parcel ("**Optional Property**"), consisting of 2.02 acres of developable land, may be included in Proposals. The Property, Stadium Property, and Optional Property are illustrated in Exhibits "A" and "B" of this RFP. The final determination of all land to be included in the development (as described in Section 17) has not been made, and the property subject to such an agreement may be more or less than the Property described herein.

The City and Tampa Bay Rays Baseball, Ltd. (formerly known as Tampa Bay Devil Rays, Ltd. and referred to as the "**Rays**") entered into an Agreement for the Use, Management and Operation of the Domed Stadium in St. Petersburg, including the provision of Major League Baseball on April 28, 1995 (such agreement as amended, "**Use Agreement**"). The term of the Use Agreement runs through the end of the MLB season occurring in the year 2027. In 2002, the City determined that due to court rulings regarding liability for the payment of ad valorem property taxes it was in the best interest of the public that the City transfer ownership of the Property (defined in the Use Agreement as the "**Dome**") to Pinellas County, Florida. The Agreement For Sale between the City and Pinellas County dated October 17, 2002 ("**Agreement for Sale**") provides for the transfer of ownership of the Property from the City to Pinellas County and reacquisition of ownership of the Property by the City upon the occurrence of certain events including the termination of the Use Agreement. The City and Pinellas County executed the Tropicana Field Lease-Back and Management Agreement concurrently with execution of the Agreement for Sale. The Use Agreement was not affected in any material respect by the change in ownership of the Property.

An appraisal of the Property is currently underway and is expected to be complete in fall 2022. Once complete, the appraisal will be available on the City's website. The zoning for the Property, as illustrated in attached Exhibit "C", consists primarily of a mix DC-1 and DC-2 (Downtown Center) and a modicum of IT (Industrial Traditional) on a small non-contiguous parcel to the southwest ("**Zoning**"). Additional zoning and development regulation information can be found

on the City's website by following this link: <http://www.stpete.org/LDR>. The complete Property and Optional Property are located within a Qualified Opportunity Zone Census Tract.

SECTION 2. LOCAL AREA

St. Petersburg has a population of 260,778, making it the fifth largest city in Florida. It combines the amenities and variety that any large city has to offer, while providing a small-town neighborhood feel. This unique lifestyle is rooted in its sunshine – 361 days a year of sunshine and an average daytime temperature of 83 degrees.

In the early 1900s, at a time when most waterfront cities had ports and industrial plants, a crusading newspaper editor named W.L. Straub pressed this city to make its waterfront a public park. Today, over 100 years later, St. Petersburg has the third largest downtown waterfront park system in North America, after Vancouver and Chicago. Aside from waterfront parks, our City offers the largest network of cycling and pedestrian trails in the Southeast, with over 225 city parks and 69 miles of BlueWays Paddling trails. For additional information on St. Petersburg's parks visit: <http://www.stpeteparksrec.org/parks/>.

St. Petersburg is home to desirable waterfront neighborhoods, offering an abundance of homes rich in the Mediterranean tradition, mid-century, and modern architectural styles. Surrounding downtown, the city has several quaint, historic neighborhoods where bungalows cozy up to brick streets, and neighbors congregate on front porches. Downtown itself has become one of the most vibrant residential neighborhoods, more than doubling the number of housing units in the last ten years to over 11,000 currently built or under construction, from townhouses to mid-rise apartments to high-rise condominiums. For information on St. Petersburg neighborhoods visit: <https://tinyurl.com/Neighborhood-Profiles>.

Downtown St. Pete is the most walkable large-scale geographic area within the entire Tampa Bay region. Enhanced pedestrian access exists in most areas of downtown, which features extra wide tree-lined sidewalks, enhanced pavement materials, street furniture, outdoor cafes, two grocery stores, and safety features such as bollards and count-down pedestrian signals at intersections – all designed to enhance the pedestrian experience. Downtown St. Pete scored a “Walk Score” of 90 (100 being the maximum) and a “Bike Score” of 93, indicating daily errands do not require a car. (Source: walkscore.com)

Detailed demographic information on the city, including economic drivers, competitiveness and prosperity indicators can be found in our annual State of the Economy presentation at: <https://tinyurl.com/SOTE2020>

The Tampa Bay Partnership releases an annual competitiveness report, tracking key measures in economic vitality, innovation, infrastructure, talent, civic quality, and performance outcomes of the Tampa Bay region. The report can be accessed at: <https://www.tampabay.org/research/regional-competitiveness-report>. The Partnership also released an Equity Report for the Tampa Bay Region, which can be accessed at: <https://tinyurl.com/TBPREP>

The St. Petersburg Downtown Partnership's 2022 Downtown St. Pete Development Guide provides information on the area's office market, housing market, major employers, hotels, arts & culture, events, retail, transportation, and more. It can be viewed at: <https://tinyurl.com/SPDP2022Guide>

On July 6, 2020 the City opened the St. Pete Pier™, a dynamic, 26-acre waterfront playground that will serve residents and visitors for generations to come. The new St. Pete Pier™ is the place to stroll, bike, dine, drink, shop, swim, take in a concert and more. Additional information related to the pier's amenities can be found at www.StPetePier.org.

SECTION 3. SITE HISTORY

Prior to the construction of Tropicana Field in 1990, then known as the Florida Suncoast Dome, the property was a predominately African American community of several small neighborhoods collectively known as the Gas Plant neighborhood. This area included the large natural gas storage tanks that are the source of its name, but the area also included a substantial African American population with over 2,000 residents, a public school, religious facilities and many businesses. The Gas Plant neighborhood was connected to other historically African American neighborhoods to the south, including the 22nd Street South business district, now referred to as the "Deuces Live" district, by the City's grid street system. A portion of the area, now west of 16th St S, was also home to the Oaklawn Cemetery from 1889 to 1949, as well as the Moffett and Evergreen cemeteries. Additional information on these cemeteries can be found in Section 11.1.19.15.

The construction of I-275 and I-175 in the late 1960s and early 1970s caused much dislocation and removal of connective segments of street grid effectively isolating Gas Plant from the surrounding neighborhoods to the south and west. By 1973 the City had begun developing plans, under the authority of the Community Redevelopment Act of 1969 (Florida Statutes 163.330, Part III), to redevelop portions of the "Intown" area of St. Petersburg. By 1978, after the mandatory studies and surveys, the Gas Plant Area was declared an area of slum and blight by the City's Community Redevelopment Agency (which has the same members as City Council), and, as such, appropriate for a community redevelopment project. Gas Plant was further designated as the #2 priority Intown redevelopment area, after the #1 Jamestown Area.

The Gas Plant Redevelopment Plan included the area bounded by 1st Avenue South, I-175, 9th Street South (now Dr. Martin Luther King Street South) and 16th Street South. According to documentation in the Gas Plant Redevelopment Plan there were 296 total structures, 475 housing units (in 262 structures), 19 commercial structures, 6 industrial structures and 9 institutional structures that were displaced. Eighty one percent of the structures were rated to be in deteriorated or dilapidated condition. There were 27 businesses and 859 total employed persons in the Gas Plant Area. According to the Gas Plant Redevelopment Plan, the City was to acquire and demolish substandard structures and accessory buildings, rehabilitate suitable dwelling units and assist property owners to secure financial assistance if necessary, relocate families, individuals, and commercial establishments in acquired structures in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and create substantial public improvements to encourage new development, primarily commercial and residential uses east of 11th Street South and industrial uses west of 11th Street South. However, those promises went unfulfilled.

In 1986, City Council voted to modify the redevelopment plans for the area in order to accommodate the construction of a stadium for major league baseball and the Downtown Master Fire Station and Fire and Rescue Headquarters. During this period (early 1980s) the Gas Plant Redevelopment Plan was merged into the larger Intown Redevelopment Plan and the Stadium

Development of Regional Impact approval (which was later merged into the larger Intown Development of Regional Impact). Ultimately, the accommodation of a major league baseball stadium, and associated parking areas, required additional acquisitions beyond what was proposed in the Gas Plant Redevelopment Plan, including the Laurel Park Housing complex immediately to the west of the Gas Plant Redevelopment Area. The only remaining structures from the Gas Plant Redevelopment Plan era are the former Graham Rogall housing project (now a privately-owned apartment building) and the U-Haul business at the SW corner of 1st Avenue South and Dr. Martin Luther King Jr. Street.

In February 1990, the Florida Suncoast Dome was opened. The first Devil Rays game, in the newly named Tropicana Field, was played in March 1998.

For more information on the history of this site, please refer to *St. Petersburg's Historic African American Neighborhoods*, by Rosalie Peck and Jon Wilson, published by The History Press and the Gas Plant Redevelopment Plan at <https://tinyurl.com/GasPlantRedevelopmentPlan>.

SECTION 4. TAMPA BAY RAYS

The Rays are an American professional baseball team competing in Major League Baseball (MLB) as a member of the American League (AL) East division. Since its inception, the team's home venue has been Tropicana Field. Following nearly three decades of unsuccessfully trying to gain an expansion franchise or enticing existing teams to relocate to the Tampa Bay Area, an ownership group led by Vince Naimoli was approved on March 9, 1995. The Tampa Bay Devil Rays began play in the 1998 MLB season. Following the 2007 season, Stuart Sternberg, who had purchased controlling interest in the team from Vince Naimoli two years earlier, changed the team's name from "Devil Rays" to "Rays", now meant to primarily refer to a burst of sunshine rather than a manta ray, though a manta ray logo remains on the uniform sleeves. The 2008 season saw the Rays post their first winning season, their first AL East championship, and their first pennant (defeating the rival Boston Red Sox in the ALCS), though they lost to the Philadelphia Phillies in that year's World Series. Since then, the Rays have played in the postseason in 2010, 2011, 2013, 2019, 2020, and 2021. In 2018, an affiliate of the Rays purchased the Tampa Bay Rowdies, a USL soccer team based in St. Petersburg.

As stated previously, the Use Agreement (<https://tinyurl.com/MLBRaysUseAgreement>) remains in effect through the end of the MLB season occurring in the year 2027.

Any sale or lease of development or "air" rights (as described in Section 3.05 of the Use Agreement) prior to the end of the 2027 MLB season is subject to the terms and conditions of the Use Agreement and requires approval of the Rays, not to be unreasonably withheld. For example, any development would need to be conducted in a manner that does not unreasonably impair Rays' operations or patron access to the Property during the term of the Use Agreement. Replacement parking, though not necessarily on-site, must also be addressed. Further, the City must obtain approval of Pinellas County prior to the sale or lease of air rights, which approval shall not be unreasonably withheld if the proposed sale or lease furthers the purposes of or is consistent with the approved Community Redevelopment Plan for the redevelopment area.

Based on the foregoing, it is possible that the sale or lease of air rights and commencement of development (i.e., commencement of construction) may not occur until the Use Agreement terminates.

SECTION 5. HISTORIC GAS PLANT DISTRICT DEVELOPMENT EFFORTS

In preparation for the Property's development, the City has undertaken numerous efforts aimed at engaging the community and soliciting input on desired uses. These efforts include, but are not limited to:

- Four Community Conversations were held, with over 1,000 residents participating in the process, to determine public priorities for the redevelopment of the site (<https://tinyurl.com/MayorsCC>);
- The creation of two Conceptual Master Plan development scenarios for the Area, with and without a new stadium (<https://tinyurl.com/TropMPScenario1>) and (<https://tinyurl.com/TropMPScenario2>);
- A smart city, sustainability, and healthy community plan targeted at the Area's development, referred to as Guidance for Tropicana Field Site Redevelopment Concepts Technical Report (<https://tinyurl.com/GtTFSRCTR>);
- The development of the One Community Plan, including "19 Big Ideas" for the economic growth of south St. Petersburg (<https://onecommunitystpete.com/>);
- A marketing committee, led by the St. Petersburg Economic Development Corporation, that will promote the site to the business community;
- The development of a Community Benefits Program aimed at ensuring specific community benefits are realized for projects that include City participation;
- The creation of a downtown development council, led by the St. Petersburg Downtown Partnership, intended to discuss development action related to the site and surrounding downtown area;
- Duke Energy's Site Readiness Program, which assesses the Area's infrastructure and makes specific recommendations for improvements;
- A Downtown Mobility Study, which defines a vision for multimodal mobility in greater Downtown St. Petersburg, tests improvement strategies against mobility, livability, and economic vitality performance measures, and identifies projects and programs to advance into implementation or further project development. The study was accepted by the City and Forward Pinellas in spring 2022;
- City and community participation in the Bloomberg Harvard Cross-Boundary Collaboration Program, which identified opportunities to redevelop the site in an equitable way that honors the history of the area's residents by putting them at the center of its future. See their presentation at <https://tinyurl.com/BloombergHarvard>;
- Discussions with key community partners on specific education, innovation, and business development programs that could be housed on the Property; and
- Approval of a minimum of \$75M in TIF funding earmarked for infrastructure improvements from the Intown CRA, which has been approved by the City and Pinellas County and may be utilized for stadium specific infrastructure improvements.

SECTION 6. RELEVANT PLANNING EFFORTS

The primary portion of Property lies within the Intown Community Redevelopment Area ("Intown CRA"). The Intown Redevelopment Plan was adopted to implement the Intown CRA tax increment financing district and includes a general redevelopment strategy for improving the area. The Tax Increment Financing District and Redevelopment Trust Fund (TIF) for the Intown CRA (Intown CRA Dependent Special District) was approved in 1991.

<https://tinyurl.com/IntownRP>

The western portion of the Property is located within the Intown West Community Redevelopment Area. The 123-acre CRA lies north and west of Tropicana Field and is bounded by I-175, I-275, Burlington Avenue North, and Dr. Martin Luther King Jr. Street. The Intown West Redevelopment Plan (IWRP) and redevelopment trust fund were established in 1990. It was created to capitalize on the development of Tropicana Field and the eventual award of a Major League Baseball franchise. This plan recognized the neighborhood would become in the future a "key gateway area and a high activity node related to stadium activities." Specific issues the Intown West Plan attempts to address include little or no development focus, physical deterioration of structures and properties, poor visual identity and lack of a unified architectural theme or development pattern.

<https://tinyurl.com/IntownWestRP>

The Property is located just north of the South St. Petersburg Community Redevelopment Area (SSCRA), created to provide a sustainable and durable source of financing to support programs and investments to remedy blight and poverty in south St. Petersburg. The 4,700-acre SSCRA is the largest in St. Petersburg and one of the largest in Florida. This CRA is comprised of Greater Childs Park, more than twenty neighborhood and business associations, and two Florida Main Street Districts. Both the South St. Petersburg Redevelopment Plan and redevelopment trust fund were approved in 2015.

<https://tinyurl.com/SSPCRA>

The Property is located in the western part of downtown which is anchored by a Florida Main Street organization, the EDGE District (<http://www.edgedistrict.org>), that plans, promotes, and advocates an eclectic, vibrant community while preserving its unique character. The organization follows the nationally recognized Main Street approach which employs a full-time executive director with volunteer committees concentrating on design, promotions, economic vitality and organization issues. In the past few years the Intown CRA and the EDGE District have seen a major increase in development activity including renovations and new construction of urban residential, retail, restaurant, and hotel uses. The EDGE District Improvement Plan ("EDGE Plan") was developed in 2016 and adopted in early 2017 to guide future improvements in the EDGE District. Recommendations include delineation of EDGE District boundaries, providing additional public parking, improving Central Avenue streetscape, enhancing Booker Creek, creating additional public gathering spaces and improving Baum Avenue.

<https://tinyurl.com/EDGEImprovementPlan>

The EDGE District Economic and Market Assessment provides an analysis of regional market conditions that then narrow into a more focused evaluation of the EDGE District's trade area - a

geographic area that encompasses the EDGE District and serves as the basis for evaluating key real estate market supply and demand factors impacting the area's redevelopment potential.

<https://tinyurl.com/EDGEMarketAssessment>

A Main Street Resource Team comprised of four interdisciplinary downtown professionals met with the EDGE Business District Association in March 2015 to provide an assessment and recommendations focusing on the Main Street Approach.

<https://tinyurl.com/MainStreetResourceTeam>

The Central Avenue Revitalization Plan's ("Central Plan") goal is to create a unified vision for all seven miles of Central Avenue that allows the individual districts to develop and maintain their unique identities.

Although the Central Plan has a corridor-wide focus, it also recognizes the importance of each of the districts in making Central Avenue a unique and vibrant urban corridor experience.

<https://tinyurl.com/CentralAveRPf>

The Warehouse Arts District/Deuces Live area is west of the site and covers a very large, diverse, and interesting area of south St. Petersburg—rich with arts, cultural history and dynamic pockets of reinvestment. An action plan for the area was completed in 2018 and identifies basic infrastructure (sidewalks, street trees, lighting, etc.), progressive steps (streetscapes, road diets, bike lanes, etc.) and transformational projects (signature parks and streets) that are responsive to the opportunities of individual places, while working to create a more unified, consistent infrastructure for the overall region.

<https://tinyurl.com/WADADeucesPlan>

A Complete Streets Policy began in 2015 and a Complete Streets Implementation Plan was developed in 2019. In addition to the many aspirational goals embodied by Complete Streets, a fundamental principle that provides complete networks, guiding the approaches and designs is increased safety and comfortable mobility options for all modes of travel. The plan includes elements desired for the future streets and trails that surround and traverse the Property.

http://www.stpete.org/transportation/complete_streets.php

The SunRunner Bus Rapid Transit (BRT) project will utilize 1st Avenue South and 1st Avenue North, connecting Downtown St. Petersburg to the gulf coast beaches. This transportation project is intended to attract new ridership, support local revitalization and economic development plans, enhance tourism with fast, convenient transportation, and support the unique character of the area, while providing cost-effective service. The project received a funding announcement of \$21.8M from the Federal Transit Administration in May 2020 and will start operations in 2022. The BRT project will have a stop along the north edge of the Property.

<https://psta.net/about-psta/projects/sunrunner/>

The St. Petersburg Area Chamber of Commerce and the City, in partnership with the community, have completed, and are vigorously implementing, the comprehensive economic growth plan entitled the "Grow Smarter Strategy." The Grow Smarter Strategy is the blueprint to enhance the City's competitive position and attract and retain quality and diverse economic growth now and

in the future. The City is interested in building off of this success with new office space in the area surrounding the Property.

<https://growsmarterstpete.com/>

StPete2050 began as a citywide conversation about the future of St. Petersburg. The result is a vision plan organized around ten priority community themes that were identified during the engagement process. StPete2050 will help inform future decisions and guide plans, programs, and services throughout the city and in support of its sustainable, resilient, and equitable growth over the next 30 years. The Plan was completed in May 2021.

<http://www.stpete2050.com>

The City of St. Petersburg has developed a comprehensive 10-year plan to address housing affordability by expanding existing programs and introducing new solutions. The plan began in 2020 and will be funded through various public and private sources. The plan will impact approximately 7,000 households, improving life for 19,000 community members across the city. The plan focuses primarily on supporting low- and moderate-income households but will also offer solutions for middle-income households and above.

https://www.stpete.org/housing/affordable_housing.php

The Downtown St. Petersburg Mobility Study defines a vision for multi-modal mobility in the greater Downtown area, looking at ways to improve mobility, livability and economic vitality. The focus of potential improvement projects is concentrated around key corridors in the downtown, including one-way pairs and other priority arterial roadways. Specifically, the Study identifies opportunities to address key one-way pair roadways, including evaluation of conversion to two-way operations for 8th/Dr. MLK Jr. Streets and 3rd/4th Streets; changes to I-175 and I-375, including the potential removal, partial removal, or re-design, with the intent to lessen their effect of physical barriers; transit and trail access; and general mobility improvements.

<https://forwardpinellas.org/document-portal/dtsp-mobility-study-action-plan/>

In July 2021, the City of St. Petersburg adopted a Community Benefits Agreement Program, aimed at ensuring equitable economic growth. The Program requires projects receiving public assistance greater than 20% of the overall construction cost for projects valued at more than \$2 million, or \$10 million in public assistance regardless of the overall construction cost, provide benefits to the community that may include activities in the following areas: affordable and/or workforce housing; environmental resiliency and sustainability; public infrastructure; workforce development; neighborhood health and safety; and equitable economic opportunities. The development of the Property will be subject to the Community Benefits Agreement Program.

<https://tinyurl.com/StPeteCBAProgram>

In April 2021, the City of St. Petersburg released the Minority and Women-Owned Business Enterprise (M/WBE) Disparity Study. The study evaluated the contracting practices of the City of St. Petersburg, particularly the award of contracts to Minority and Woman Business Enterprises. The study was conducted to ensure that the M/WBE program is narrowly tailored and in compliance with applicable federal regulations and relevant court rulings. As part of the study recommendations, the City is pursuing the implementation of a M/WBE Program to remedy the documented disparity in the award of both prime contracts and subcontracts to M/WBEs.

<https://tinyurl.com/SPDisparityStudy>

The City of St. Petersburg commissioned a study team led by University of South Florida, in partnership with several community members, to examine both the historical and modern-day impact that structural racism has had on the lives of Black people in the City of St. Petersburg. The examination and identification of the factors of structural racism that specifically impact Black residents and communities in St. Pete as they relate to education, the criminal-legal system, and economic development within St. Petersburg were evaluated. The study was accepted by City Council in December 2021.

<https://tinyurl.com/StPeteSRS>

SECTION 7. INTENT

Notice is hereby given that the City invites Proposals in undertaking an equitable public private collaboration with the City for the equitable development of the Property consistent with the existing Zoning designations.

SECTION 8. UTILITIES

The Property has access to all typical utilities. However, development may require extensive relocation of utilities. All potable water, reclaimed water, wastewater and stormwater utilities is the responsibility of the developer team to plan and construct according to the City Standards, of which will be transferred to the City if located within a Public ROW unless otherwise noted during development of the site. Land must be set aside for an electrical substation on site. Reference the Duke Site Readiness Report in Section 11.0.19.18. A centralized chiller plant may be considered for the overall site. Interested parties should rely on their own research and experts for counsel.

SECTION 9. PROPERTY TAXES

The selected Proposer will be responsible for property taxes commencing on the date the selected Proposer is contractually granted control of the Property or portions thereof.

SECTION 10. TWENTY-THREE GUIDING PRINCIPLES OF DEVELOPMENT

The City has led significant public discussions on the community's desire for development. The development must address the City's need for affordable housing. Successful proposals will prioritize housing affordability and should look to maximize the number of affordable and workforce units on site and demonstrate significant positive impact for St. Petersburg residents. Proposers should incorporate innovative solutions to address the City's housing goals and this site should include a mix of housing that addresses the needed supply for very-low income, low-income, moderate-income, and middle-income households. Proposers can offer additional solutions, which may include but are not limited to, providing affordable and workforce units off-site; partnering with other entities to provide additional units off-site, including rental and ownership product; and/or a financial contribution to the construction of affordable units city-wide.

Community feedback has created several guiding principles of development, which are set forth below.

1. The development will be a public private collaboration that incorporates the goals of the City, which have been informed by the community. See Section 11.0.19.20 for additional community input.
2. The development will be a collaboration with the City, Pinellas County, Rays, and the selected Proposer to identify and develop the appropriate infrastructure to fully support the proposed development, including future growth.
3. The development will honor the site's history and provide meaningful and significant opportunities for economic equity and inclusion, in both the construction and ongoing operations of the development. See Sections 11.0.19.16 (Disparity Study) and 11.0.19.17 (Structural Racism Study) for additional information.
4. The development will provide jobs, entertainment, mixed-income housing, and family-oriented places that promote equitable economic development for the surrounding community.
5. A significant portion of the created jobs will align with the Grow Smarter Strategy described in Section 6.
6. The development will provide a continuous equitable workforce development element designed to provide training and placement for the jobs created on-site during development and upon conclusion of the development and will include opportunities for apprenticeships, youth mentorships and training.
7. The development will connect the site to the surrounding neighborhoods using a variety of transportation modes and connectors. In addition, the development will connect and synergize with the Stadium Property.
8. The development will tie into the regional multi-modal transportation network.
9. The development will celebrate and enhance the cultural diversity and authenticity of the City.
10. The development will connect to south St. Petersburg physically, economically, and emotionally.
11. The developer will implement a strong community outreach program, seeking input from all community stakeholders.
12. The development will include conference space attached to a major flagship hotel. Proposers should demonstrate the demand for conference space in their response.
13. The development will include space for research, innovation, and higher education uses, with the goal of including institutions listed in Section 11.1.6.
14. The development will include childcare facilities for residents and employees of the site.
15. Booker Creek and the Pinellas Trail will be central features of the development and green space will be featured throughout the development, featuring Florida-Friendly landscaping and vegetation.
16. The development will include a significant contiguous open space component and public gathering space.
17. The development will include opportunities for arts and culture throughout the site.
18. The development will include opportunities for small businesses and small, independent retail and commerce.

19. The development will provide community benefits consistent with the City's Community Benefit Program adopted in July 2021. The Community Benefit Program addresses employment goals, living wages, small business participation, workforce training opportunities, affordable housing, childcare opportunities and early childhood programs, transportation and mobility improvements, sustainability initiatives and other needs important to the City and important to the continuous improvement of the South St. Petersburg Community Redevelopment Area (SSCRA), as referenced in Section 6.
20. The developer will remediate any potential environmental issues on the site, including any future recommendations from the Oaklawn Cemetery Ground Penetrating Radar Study as identified in Section 11.0.19.15.
21. The development will incorporate smart city technologies, Health and Equity in All Policies strategies, healthy urban planning and design elements, healthy building design elements, Complete Streets Implementation Plan strategies, strategies consistent with the City's Integrated Sustainability Action Plan, and sustainability and resiliency policies.
22. The development will substantially address the need for affordable ($\leq 80\%$ AMI) and workforce ($\leq 120\%$ AMI) housing, including on-site and off-site housing opportunities, with affordable housing comprising at least 50% of the affordable/workforce housing mix. Proposers should incorporate innovative options to address the City's housing goals, especially as it relates to the need for additional affordable and workforce housing units.
23. The development will address intentional equity, including but not limited to opportunities for MBEs and WBEs as informed by the Disparity Study (Section 11.0.19.16) and the Structural Racism Study (Section 11.0.19.17).

SECTION 11. DEVELOPMENT ELEMENTS TO BE ADDRESSED BY PROPOSERS

The development elements set forth below are based on the guiding principles of development described in Section 10 above. A well-crafted Proposal will address as many elements of this section as possible.

11.0. General Development

- 11.0.1. An intensive, sustainable, vibrant, urban, mixed-use, and mixed-income community that creates a unique experience and strong sense of place for all people.
- 11.0.2. The project follows the guiding principles and overall vision of the Tropicana Field Conceptual Master Plans.
- 11.0.3. Architecturally significant, unique designs, with integrated distinctive public open spaces, is expected.
- 11.0.4. Demonstration of market feasibility for proposed plan.
- 11.0.5. Equitable job creation plan (quantity and quality of jobs), emphasizing employment opportunities for residents of the South St. Petersburg CRA and other traditionally under-invested neighborhoods and reflective of the Grow Smarter Strategy referenced in Sections 6 and 11.0.19.12. The City is prepared to negotiate

an employment plan for permanent job creation and placement of residents of the South St. Petersburg CRA and other under-invested communities.

- 11.0.6. It is a goal of the City that a significant amount of the construction jobs for the project will be filled by south St. Petersburg residents. Proposals must reflect how this expectation will be realized, including an estimated percentage of the expected construction jobs set aside for south St. Petersburg residents and Proposers' plan to achieve that goal.
- 11.0.7. Establish an equitable workforce development program to include job training opportunities for residents of the South St. Petersburg CRA and other traditionally under-invested neighborhoods. It is expected that the selected Proposer will coordinate with St. Pete Works!, a workforce collaborative supporting equitable workforce development in St. Petersburg (<https://stpeteworks.org/>), and post-secondary institutions to develop equitable workforce training programs for South St. Petersburg CRA and other residents and link them to temporary jobs during construction and full-time employment post development. Opportunities for youth mentorship and on-the-job training should also be incorporated into the proposed workforce development program.
- 11.0.8. Significant participation of small business enterprise (SBE) companies in the overall development and construction of the project, consistent with the City's SBE program. The City expects to see how this issue will be implemented in the Proposal, including an estimated percentage of the expected SBE participation.
- 11.0.9. Proposers will be subject to goal setting on the part of the City to support participation by M/WBE-owned businesses and are expected to adhere to all City ordinances, current and future, which support equity in contracting for Small, Minority, and Women-owned businesses. The City expects to see how this issue will be implemented in the Proposal, including an estimated percentage of the expected MBE & WBE participation.
- 11.0.10. Connect the Property with the existing surrounding communities through elements including, but not limited to, reintroducing and connecting the street grid with a complete streets focus that integrates linkages such as sidewalks, bikeways, trails, shade, and crossings and demonstrate that the development has positive equitable impacts beyond the site boundary.
- 11.0.11. Plans shall connect the Property to the southern side of I-175 and incorporate appropriate elements from the Downtown Mobility Study, including how it would connect the project site to the southern side of I-175 in both its current and potential future configuration, should that section of the highway be removed or scaled back and potentially produce more developable land area.
- 11.0.12. Create vibrant pedestrian/street level activities and spaces that are appropriate for the City's urban vision and promote active transportation. A comfortable pedestrian environment includes pedestrian-scale lighting and provides ample room for street trees that promote shade and street furniture outside of pedestrian paths.

- 11.0.13. Incorporate the history of the Gas Plant District neighborhood prior to the construction of Tropicana Field, using imagery, plaques, replicas of significant buildings, and stories told through interpretive history.
- 11.0.14. Incorporate public art throughout the site, including opportunities for the Woodson African American Museum of Florida and the St. Pete Arts Alliance to participate.
- 11.0.15. Develop a design plan, which includes public input, which must be approved by the City.
- 11.0.16. Demonstrate that the proposal adheres to the City's vision of a downtown with an active 24/7 environment.
- 11.0.17. Demonstrate how the proposal complements the Vision 2020 Element of the Comprehensive Plan (<https://tinyurl.com/Vision2020CP>) and the Vision 2050 planning effort.
- 11.0.18. Demonstrate how the development will incorporate current and upcoming technology and Smart Cities concepts, such as fiber optic networks, 5G connectivity, etc., and other elements from the Guidance for Tropicana Field Site Redevelopment Concepts Technical Report.
- 11.0.19. Development incorporates applicable items from the following plans and initiatives. Several of these efforts were previously described in Section 6.
- 11.0.19.1. Executive Order - 2017-01 – Sustainable St. Petersburg;
<https://tinyurl.com/SustainableSP>
- 11.0.19.2. Healthy St. Pete – 2018-04 Health in All Policies (HiAP) Executive Order. Proposer should utilize HiAP Decision – Support Tool (Health Impact Assessment, Health Lens Analysis, Health Planning Matrix, or other acceptable alternative) to evaluate the health impacts of the proposed development prior to implementation. The assessment should be done in accordance with requirements of the City's "Health in All Policies" initiative in coordination with the Healthy St. Pete Division. It should determine potential effects of the project alternatives on the health of the population, as well as recommendations for enhancing health benefits and mitigating negative health consequences, and recommendations for monitoring and managing those effects as necessary;
<https://www.healthystpetefl.com/health-equity/>
- 11.0.19.3. Integrated Sustainability Action Plan;
https://www.stpete.org/residents/sustainability/plans_policies.php
- 11.0.19.4. Guidance for Tropicana Field Site Redevelopment Concepts Technical Report;
<https://tinyurl.com/GfTFSRCTR>

- 11.0.19.5. City's Community Benefit program, which establishes a series of community benefits for projects that receive City funding or participation for development, as further described in Sections 6 and 10 of this RFP;
<https://tinyurl.com/StPeteCBAProgram>
- 11.0.19.6. Storefront Conservation Corridor Plan (provided as an example of retail space preferable to the City);
<https://tinyurl.com/StorefrontConservation>
- 11.0.19.7. EDGE Improvement Plan;
<https://tinyurl.com/EDGEImprovementPlan>
- 11.0.19.8. CRA Redevelopment Plans (Intown, Intown West, South St. Petersburg);
<https://tinyurl.com/SPCRAs>
- 11.0.19.9. Warehouse Arts Deuces Live Action Plan;
<https://tinyurl.com/WADADeucesPlan>
- 11.0.19.10. One Community Plan;
<https://onecommunitystpete.com/>
- 11.0.19.11. Downtown Waterfront Master Plan;
<https://tinyurl.com/StPeteDWMP>
- 11.0.19.12. Grow Smarter Strategy;
<https://tinyurl.com/GrowSmarterStrategy>
- 11.0.19.13. Complete Streets Implementation Plan;
<https://tinyurl.com/SPCompleteStreets>
- 11.0.19.14. Affordable Housing Strategy;
https://www.stpete.org/housing/affordable_housing.php
- 11.0.19.15. Oaklawn Cemetery Ground Penetrating Radar Survey;
<https://tinyurl.com/OaklawnCemetery>
- 11.0.19.16. St. Petersburg Disparity Study;
<https://tinyurl.com/SPDisparityStudy>
- 11.0.19.17. Structural Racism Study;
<https://tinyurl.com/StPeteSRS>
- 11.0.19.18. Duke Site Readiness Program;
<https://tinyurl.com/DukeSiteReadiness>
- 11.0.19.19. City of St. Petersburg's Pillars of Progress; and

<https://tinyurl.com/SPPillarsOfProgress>

11.0.19.20. Community Conversation Report.

<https://tinyurl.com/MayorsCC>

11.1. **Land Use**

- 11.1.1. Desired land uses include, but are not limited to a sustainable, market-feasible, mixed-use, high-intensity urban context including, retail, residential, hotel and conference space, office, recreation and open space, community and culture, education, research and development; other uses may be proposed.
- 11.1.2. Retail and entertainment uses should: i) complement existing retail & entertainment downtown and citywide; ii) support and service the proposed project and surrounding neighborhoods; iii) be primarily open air in a pedestrian oriented setting where buildings reflect the setbacks, orientation to public ROW and public spaces, massing and form that is characteristic of buildings in downtown St. Petersburg; iv) have consistently high-activity and foot traffic levels that promote a 24/7 urban environment; v) introduce new retailers to the market to the greatest extent possible; vi) prioritize local, independent retailers; vii) offer opportunities to existing south St. Petersburg businesses; and viii) provide destination retail and entertainment.
- 11.1.3. Residential should provide for a mix of housing opportunities including ownership and rental. Housing provided should be attainable at a variety of income levels, including affordable/workforce income levels. Proposers should incorporate innovative solutions to address the City's housing goals and this site should include a mix of housing that addresses the needed supply for very low-income, low-income, moderate-income, and middle-income households. Proposers can offer additional solutions, which may include but are not limited to, providing affordable and workforce units off-site; partnering with other entities to provide additional units off-site, including rental and ownership product; and/or a financial contribution to the construction of affordable units city-wide. Reference the Affordable Housing Strategy in Section 11.0.19.14. Housing which accommodates families (3 and 4 bedroom) should also be included. The cost of parking should be strongly considered in the development of residential space.
- 11.1.4. Desirable residential development for an urban project in downtown St. Petersburg would also include housing atop retail and commercial uses, live/work spaces as well as other multi-family housing types with an appropriate amount of parking that reinforces the City's vision for the project site as a vibrant pedestrian oriented, mixed-use community.
- 11.1.5. Office uses should be integrated into the urban development pattern by a vertical mix of uses and include incubator space for local small businesses with a focus on the city's five target industry sectors: marine & life sciences, financial services, data analytics, specialized manufacturing, and creative arts & design. Office space is a high priority of the City and should be maximized and not subject to any pre-leasing requirements for development. The City would prefer a Proposal which

includes office users that are either expanding within St. Petersburg or are new to the city. The City expects a portion of the office space should be reserved for under-invested businesses and entrepreneurs. Proposals must reflect how this expectation will be realized, including an estimated percentage of the office space reserved for under-invested businesses and entrepreneurs.

- 11.1.6. An Education/Tech campus should be incorporated into the design, with space for education, research, and innovation uses. The City is especially interested in an Education/Tech campus that includes a partnership with local higher-education institutions or Florida based high-education institutions for education space, including but not limited to:
 - 11.1.6.1. University of South Florida;
<https://www.usf.edu/>
 - 11.1.6.2. University of South Florida St. Petersburg;
<https://www.stpetersburg.usf.edu/>
 - 11.1.6.3. Johns Hopkins/Johns Hopkins Medicine;
<https://www.hopkinsallchildrens.org/>
 - 11.1.6.4. Eckerd College;
<https://www.eckerd.edu/>
 - 11.1.6.5. St. Petersburg College;
<https://www.spcollege.edu/>
 - 11.1.6.6. Pinellas Technical College; and/or
<https://www.pcsb.org/myptc>
 - 11.1.6.7. Other leading research college or university.
- 11.1.7. Hotels should include at least one four-star property, operated by a major chain and should include an integrated or connected conference center. The City is especially interested in a five-star property operated by a major chain and an integrated or connected conference center. Proposers should demonstrate the demand for conference space in their response. A market study for a hotel and conference space was performed as part of the Tropicana Field Conceptual Master Plans. It can be accessed at <https://tinyurl.com/HotelConferenceStudy>.
- 11.1.8. Open space components are encouraged to be connected, a prominent feature of the overall design, publicly accessible, and provide for a variety of programs which reflect diverse cultural interests and accommodate diverse ages and abilities. Open space should utilize Florida-Friendly vegetation, with the potential for fruit trees and/or orchards or community gardens for public use. A significant amount of contiguous open space should be included in the overall development. The selected Proposer will be responsible for the operation and maintenance of open space. For additional thoughts from St. Petersburg City Council on this subject, please see the June 11, 2020 Public Services and Infrastructure Committee

meeting at
http://www.stpete.org/boards_and_committees/recorded_city_meetings.php.

- 11.1.9. Integrate and enhance Booker Creek and the Pinellas Trail as part of the overall development concept. Buildings along the creek shall face towards it, as a primary means of entrance/exit, with secondary entrances along the Pinellas Trail. Taller buildings should include stepbacks to preserve a pedestrian friendly environment. Recommended improvements to Booker Creek should enhance water quality and flood mitigation approach.
- 11.1.10. Account for any improvements within the flood plain and approach to mitigate it.
- 11.1.11. Integrate the design of building entrances/exits with the urban street grid to direct pedestrians to desired crossing locations at corners (not mid-block).
- 11.1.12. Ongoing maintenance responsibilities for the open space areas are to be addressed.
- 11.1.13. Parking areas are to be within structures, located on-site and integrated into the development by including substantial ground-floor retail/office uses to ensure the parking structures do not disrupt the pedestrian-oriented development pattern. Parking structures should be designed to accommodate future repurposing and to support additional development above, if needed. Include direct access at street level to bicycle parking rooms, including showers and locker facilities for long term bicycle parking uses. Shared parking between Property uses and the Stadium Property uses shall be addressed in Proposals.
- 11.1.14. The City is aware that the COVID-19 pandemic had an impact on the demand of a variety of land uses. Proposers should explain how their Proposal addresses changing land use demands.
- 11.1.15. It is expected that Proposers bring innovative, futuristic, and cutting-edge development concepts to the table. It is also expected that Proposers maximize St. Petersburg's long-term competitive advantages in achieving the City's vision.

11.2. **Transportation**

- 11.2.1. Incorporate guiding policies from the Complete Streets Implementation Plan including, but not limited to, designing each roadway to its maximum desired operating speed, and providing adequate space for separated bicycle and pedestrian paths on both sides of all streets. Reference section 11.0.19.13.
- 11.2.2. Design corners and pedestrian crossings to include curb extensions, raised crossings, median refuges, and other physical design elements to shorten crossing distances and maintain the pedestrian-first environment.
- 11.2.3. Establish a connected network of bicycle facilities, which could include lanes at pedestrian level but separated from walkways and parking on both sides of each street. Maintain the separation at intersections with the inclusion of "protected intersection" design elements.
- 11.2.4. Connect to existing and proposed PSTA transit system routes and stations, including the SunRunner BRT project and Downtown Looper.

- 11.2.5. Coordinate with PSTA’s transit development program.
- 11.2.6. Design to allow for future additional mass transit opportunities.
- 11.2.7. Internal roadways should be dedicated public rights of way, two-way, and provide pedestrian-scaled intersection connections to the existing grid street system.
- 11.2.8. Identify any significant transportation improvements necessary to support the development.
- 11.2.9. Incorporate recommendations from the Downtown Mobility Study conducted by the City, FDOT, Forward Pinellas, including potential changes to I-175.
- 11.2.10. Include and expand the City’s bike share and scooter share program opportunities, throughout the site with street-level parking areas.
- 11.2.11. Incorporate relevant projects and recommendations from the Intown Redevelopment Plan, the Intown West Community Redevelopment Plan, EDGE District Improvement Plan, the Warehouse Arts District Deuces Live Action Plan, the South St. Petersburg CRA Redevelopment Plan, Integrated Sustainability Action Plan, and the Guidance for Tropicana Field Site Redevelopment Concepts Technical Report.
- 11.2.12. Incorporate the Pinellas Trail into the development with priority at street crossings, an appealing corridor, direct accesses to building bicycle parking rooms, and pedestrian-oriented uses facing the trail.
- 11.2.13. Integrate an Intermodal Facility at or near 1st Avenue South and 13th Street where the BRT station has been constructed that serves the BRT project planned for the 1st Avenues as well as Regional BRT connecting the Property to Gateway, West Shore, Tampa International Airport, Downtown Tampa and points further north.
- 11.2.14. Include a regional connectivity plan demonstrating how the site will connect with the overall Tampa Bay Region through a variety of transportation modes.
- 11.2.15. Identify opportunities for transportation-disadvantaged residents and employees to travel to and from the site.

SECTION 12. PROPOSAL REQUIREMENTS

Required Format

To ensure consistency, Proposer must submit fifteen (15) hard copies of the Proposal in 8 ½x11 inch format bound and clearly labeled “Proposal for The Historic Gas Plant District”. The Proposal should be individually tabbed for each of the items or parts listed below and include page numbers. The electronic version of the original proposal shall be in PDF or Microsoft Office format. Both the hard copy(s) and electronic copy(s) shall clearly identify the Proposer and the be labeled Proposal for The Historic Gas Plant District. The electronic version should be a continuous document in one file.

Part A – Development Team

Part B – Reference Projects, Experience, and Minimum Qualifications

Part C – Financial Information

Part D – Narrative Response

Part E – Depiction of the Development

Part F – Timing of Development and Development Phasing

Part G – Other

Part H - Delivery Deadline, Requirements, and Proposal Form

Part A - Development Team

In this section, Proposer must describe the proposed composition, organization and management of the development team including:

- Identifying the lead entity who will execute any agreement with the City, if selected;
- Identifying other entities who are expected to be a part of the development team along with their responsibilities and percentage of any ownership, recognizing that the development team (other than the lead entity) may evolve to best support the project and as needed to meet applicable requirements related to the selection of contractors and the purchase of professional services (see Section 18 for additional information);
- Demonstrating the proposed development team’s ability to work cooperatively with multiple clients and entities; and
- Identifying key individuals expected to be assigned to the development and their roles and responsibilities.

Part B - Reference Projects, Experience, and Minimum Qualifications

In this part, Proposer shall submit descriptions of at least five reference projects to demonstrate relevant experience. Such reference projects must include:

- At least one large scale public-private collaboration, mixed-use, multi-building urban project consisting of at least 25 acres or project cost of \$100,000,000.

Proposer shall also provide descriptions of:

- Any LEED certified projects;
- Any ENVISION certified projects;
- Any WELL Building Standard certified projects; and
- Any projects that incorporate specified community benefits.

Each project description shall contain at least the following information:

- Name of project;
- Reference and contact information for such project;
- Role of Proposer;
- Dollar amount of the project;
- Year started and year completed;
- Description of the project showing relevance to the development contemplated by this RFP; and
- Names of entities and key personnel that participated in similar project(s) and are

included in this Proposal.

Part C - Financial Information

In this part, Proposer shall provide information to demonstrate that Proposer has the financial resources to develop the Property, which information shall include:

- The amount of equity investment by each investment entity;
- Any public funding required for the project;
- Financial ability of Proposer and other entities who are a part of the development team (e.g., line of credit or other financial instrument or assurance);
- History of securing federal, state, and local sources of funding;
- Identification of operational and maintenance costs for site infrastructure, including open space; and
- Proposer shall also include a twenty (20) year cash flow analysis.

The City reserves the right to negotiate revenue streams generated from use of the Property. Proposer should demonstrate any available potential revenue streams and identify how the project's financials would be impacted, should the City elect to receive revenue generated from the use of the Property.

Part D – Narrative Response

In this part, Proposer shall provide a narrative response which includes:

- An introductory overview of development philosophy and expertise which demonstrates the Proposer's vision is consistent with the guiding principles of development described in Section 10 of this RFP;
- A description of how the Proposer plans to address and incorporate the development elements identified in Section 11 of this RFP;
- A description of how the Proposer plans to address the use of small businesses, minority businesses, and women-owned businesses in the construction and ongoing operations of the development, including estimated percentages of each element (recognizing that, at a minimum, the Proposer will be required to comply with all requirements of the St. Petersburg City Code now or hereafter in effect);
- A description of Proposer's community outreach program;
- A description of Proposer's approach to the City's Community Benefit Program;
- A description of Proposer's approach to coordinating development with the Stadium Property and how the development team will coordinate with the Rays; and
- A summary of how the historical context of the Gas Plant District will be honored and past promises fulfilled.

Part E – Depiction of the Development

In this part, Proposer shall submit general renderings, illustrations and other visual documents for illustrative purposes which include:

- Overall preliminary site plan in a readable format for reproduction and distribution;
- Prototype design details for public open space, right-of-way and other public spaces; and
- Color renderings, elevations and perspective views, or other illustrations which depict typical buildings and structures, streetscape scenes, and façade treatments of buildings. Such renderings, elevations and perspective views, or other illustrations must contain enough details to generally identify Proposer’s vision for the Property.

General renderings, illustrations and other visual documents (e.g., preliminary site plan) from the selected Proposer will be refined and evolve as such entity engages with the City and conducts community outreach.

Part F - Timing of Development and Development Phasing

In this part, Proposer shall address the following timing and phasing considerations:

- What portion of the proposed development could occur prior to the end of the 2027 MLB season if the required approvals set forth in the Use Agreement are obtained and what portions of development could not occur until the end of the 2027 MLB season;
- How the development phasing would support continued use of the current stadium and the construction of a new stadium;
- How the phasing plan advances civil infrastructure (i.e. public roadways, pedestrian walkways, public and private utilities) required to support the development of a new stadium;
- Proposed development schedule for providing permanent on-site structured parking to meet the opening days needs of the stadium.
- Proposed development schedule and phases, including an explanation of phasing and timeline to commence construction, for the Property. Proposer should estimate the amount of square footage to be built by land use type and the phase for such construction;
- The estimated number of years required to buildout each phase of the project; and
- Any guarantees or incentives (e.g., financial, deed reverter provisions or other form acceptable to the City) provided by the Proposer to ensure the development commences and is completed within the timeframe proposed.

Proposer should address transfer of land and lease rates and/or purchase price associated with the proposed transfer of land.

Part G - Other

In this part, Proposer shall provide general information on the following:

- Any direct and indirect economic impacts including both temporary/construction and permanent job creation, impact on existing businesses, tax revenues and any other identifiable economic impact including equitable participation and inclusion;
- Any requested financial participation by the City as it relates to Sections 10 and 11 of this RFP;
- Estimated total construction value of proposed development to include a breakdown of value for each type of land use; and
- How the project is beneficial to the community and the surrounding neighborhoods.
- Other information required by this RFP.

Part H - Delivery Deadline, Requirements, and Proposal Form

Proposals should be marked "Proposal for the Historic Gas Plant Site" and delivered by 10:00 A.M on November 18, 2022 as follows:

- By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Economic & Workforce Development Department, One Fourth Street North, St. Petersburg, Florida; or
- By United States Postal Service ("USPS") mail to City of St. Petersburg, Economic & Workforce Development Department, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

A signed Proposal Form, attached as Exhibit "D" to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty (\$250) dollars, must be submitted. Payment should be made in the form of a check, payable to the City of St. Petersburg.

Proposals received after the above specified time and date will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION 13. GENERAL INFORMATION

13.1. Proposer must provide an affirmative statement within their Proposal as follows:

"Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would, or could, have an adverse effect upon the Property or upon the ability of Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental investigations or similar proceedings pending or, to Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein."

13.2. Proposer must provide a primary contact name and numbers including phone and email.

SECTION 14. SCHEDULE

Issue RFP.....	August 26, 2022
Pre-proposal Meeting.....	September 14, 2022
Last day for questions.....	November 14, 2022
Proposals due by 10:00 A.M. EDT.....	November 18, 2022

The pre-proposal meeting will include:

- An overview of the site and relevant planning efforts;
- Brief presentations from city leadership regarding;
 - History of the site,
 - Economic development,
 - Transportation,
 - Public Works,
 - Environmental conditions,
 - Housing,
 - Sustainability, and
 - Development Services
- Private sector input from the City’s economic development partners and business and community stakeholders;
- Questions and answers; and
- Site information.

Additional information sessions may be scheduled at a later date and will be noticed at www.stpete.org/realestate or you may inquire through the City Contact in Section 19.

SECTION 15. INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarification related to this RFP must be directed to the City Contact identified in Section 18.

SECTION 16. SELECTION

All qualified proposals will be presented to the Mayor for his consideration and selection.

SECTION 17. SELECTION WITHOUT DISCUSSION

The Mayor may select a proposal without discussion if, in his sole discretion, it is determined to be in the public interest for the intended use.

SECTION 18. AGREEMENT AND COMPLIANCE WITH LAWS

Subsequent to the selection by the Mayor, the City and the selected Proposer will commence negotiations of one or more agreements for development of the Property. Nothing contained in this RFP shall be construed to limit the terms and conditions contained in any

agreement. Further, the City and Rays may independently enter into a variety of contracts related to the Stadium Property. Any agreement between the City and the selected Proposer is subject to approval by the St. Petersburg City Council.

The Proposer will be required to comply with all applicable laws. This may include, but is not limited to, laws regarding the construction or improvement of a public building, structure, or other public construction works (e.g. F.S. § 255.20) and the acquisition of professional architectural, engineering, landscape architectural, or surveying and mapping services (e.g. F.S. § 287.055). The extent to which such laws apply to portions of the project will depend on a variety of factors that have yet to be fully determined, including but not limited to the City's expenditure of funds and City ownership of improvements. At a minimum and without limiting the generality of the foregoing, Proposer must select the firm providing civil infrastructure services through the process set forth in F.S. § 287.055. Proposer is expected to be flexible in modifying its development process as necessary to meet all applicable requirements.

SECTION 19. CITY CONTACT

Brian Caper, Economic & Workforce Development Director
City of St. Petersburg, Economic & Workforce Development Department
Email: brian.caper@stpete.org (Note: Email is subject to public records law)

Additional information/copies of this RFP may be downloaded from www.stpete.org/realestate

SECTION 20. CITY RESERVATIONS

The City reserves the right to:

- 20.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
- 20.2. Issue an addendum to this RFP. If the City issues an addendum to this RFP after the deadline for submission of Proposals, any Proposers still under consideration by the Mayor shall be permitted to submit supplemental information in response to such addendum.
- 20.3. Waive irregularities in the proposals;
- 20.4. Reject or refuse any or all proposals;
- 20.5. Cancel and withdraw this RFP at any time;
- 20.6. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 20.7. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION 21. DISCLOSURE

Information included in this RFP regarding the Property is believed to be reliable; however, interested parties should rely on their own research and experts for counsel.

**SECTION 22. INFORMATION DESIGNATED A TRADE SECRET AND/OR
CONFIDENTIAL AND/OR PROPRIETARY**

All Proposals (including all documentation and materials attached to Proposals or provided in connection with this solicitation) submitted to the City are subject to Florida's public records laws (i.e., Chapter 119, Florida Statutes), which requires disclosure of public records, unless exempt, if a public records request is made. Proposals (including all documentation and materials attached to Proposals or provided in connection with this solicitation (even if in a separate electronic file)) submitted to the City cannot be returned. **THE CITY WILL NOT CONSIDER PROPOSALS IF THE ENTIRE PROPOSAL IS LABELED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY.**

If Proposer believes that its Proposal contains information that is a trade secret (as defined by Florida law) and/or information that is confidential and/or proprietary and therefore exempt from disclosure, then such information must be submitted in a separate electronic file and comply with the following requirements. In addition to submitting the information in a separate envelope, Proposer must include a general description of the information designated as a trade secret and/or confidential and/or proprietary and provide reference to the Florida statute or other law which exempts such designated information from disclosure in the event a public records request.

The City does not warrant or guarantee that information designated by Proposer as a trade secret and/or confidential and/or proprietary is a trade secret and/or confidential and/or proprietary and exempt from disclosure. The City offers no opinion as to whether the reference to the Florida statute or other law by Proposer is/are correct and/or accurate. Please be aware that the designation of information as a trade secret and/or confidential and/or proprietary may be challenged in court by any person or entity. By designation of information as a trade secret and/or confidential and/or proprietary, Proposer agrees to defend and indemnify the City, its employees, agents and elected and appointed officials ("Indemnified Parties") against any and all claims, demands and actions (whether or not a lawsuit is commenced) arising out of or in connection with Proposer's designation of information as a trade secret and/or confidential and/or proprietary and to hold harmless the Indemnified Parties for any award to a plaintiff for damages, costs and attorneys' fees, and for costs and attorneys' fees (including those of the City Attorney's office) incurred by the City by reason of any claim, demand or action arising out of or related to Proposer's designation of information as a trade secret and/or confidential and/or proprietary.

Failure to comply with the requirements above shall be deemed as a waiver by Proposer to claim that any information in its Proposal is a trade secret and/or confidential and/or proprietary, regardless of whether such information is labeled trade secret and/or confidential and/or proprietary. Proposer acknowledges, understands, and agrees that all information in Proposer's Proposal (not including information submitted in a separate envelope and designated trade secret and/or confidential and/or proprietary in accordance with the requirements in this section) will be disclosed, without any notice to Proposer, if a public records request is made for such information, and the City shall not be liable to Proposer for such disclosure.

Proposer acknowledges and understands that Proposer's Proposal, including the information submitted in a separate envelope and designated trade secret and/or confidential and/or

proprietary in accordance with the requirements in this section, will be distributed to City staff and City consultants to allow Proposer's entire Proposal, including the information submitted in a separate envelope, to be evaluated.

SECTION 23. DISQUALIFICATION

The City reserves the right to disqualify Proposers before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposers.

SECTION 24. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

SECTION 25. OUTSTANDING OBLIGATIONS TO THE CITY

City shall reject or disqualify a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

SECTION 26. CITY NOT RESPONSIBLE FOR PREPARATION COSTS

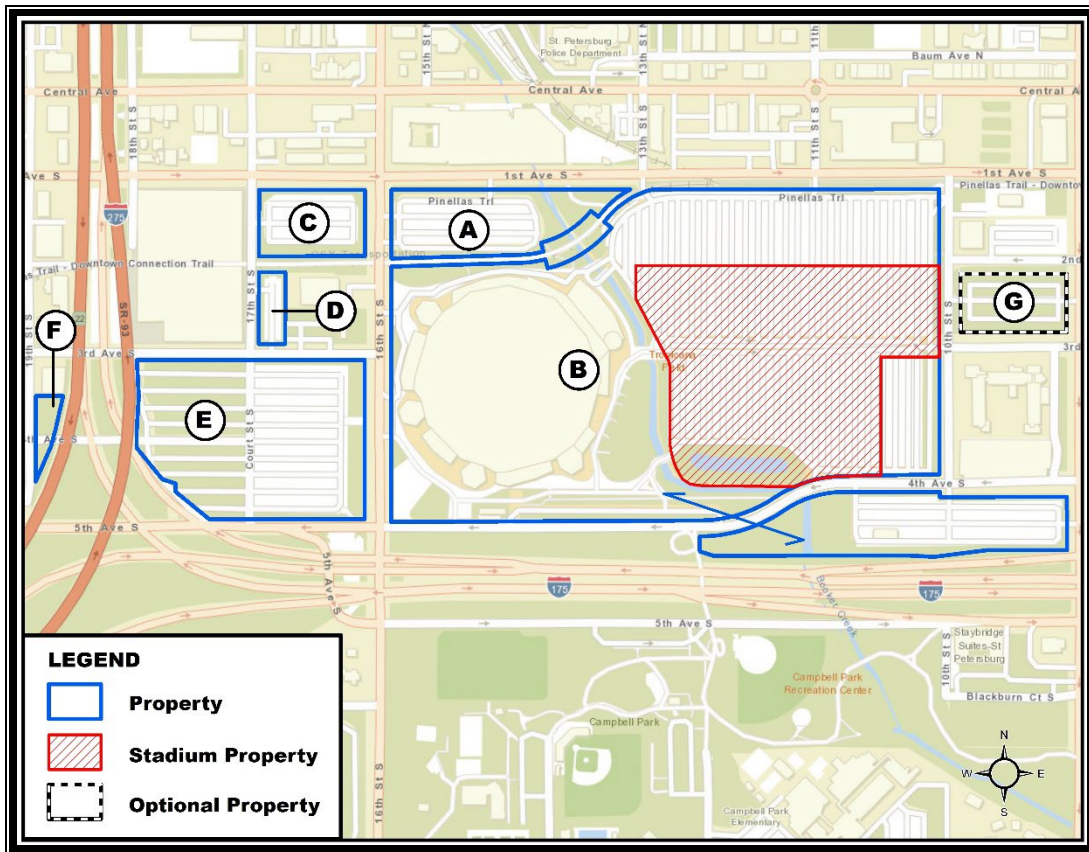
The City will not pay any costs associated with the preparation, submittal, presentation or evaluation of any proposal.

SECTION 27. PROHIBITED COMMUNICATION

Proposer and development team members, as well as their employees, agents, contractors, and representatives are prohibited from lobbying City Council, the Mayor, and City staff, relative to Proposer's Proposal or this RFP until the RFP selection and award processes have been completed. Non-compliance with this provision may result in disqualification of Proposer from consideration. Notwithstanding the foregoing, this provision shall not prohibit Proposer from (i) providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted, (ii) communicating with the City Contact identified in Section 18, (iii) making presentations requested as part of the evaluation process described in this RFP, (iv) if Proposer is selected by the Mayor, communicating with designated persons to facilitate compliance with applicable laws (as described in Section 18 of this RFP) and engaging in processes associated therewith, or (v) if Proposer is selected by the Mayor, engaging in contract negotiations.

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTIONS



Parcel A: SUNCOAST STADIUM REPLAT BLK 1, LOT 1
Parcel ID#: 24-31-16-86381-001-0010

Parcel B: SUNCOAST STADIUM REPLAT BLK 2, LOT 1 LESS INGRESS/ EGRESS FOR 4TH AVE S EXCLUDING THE PROPOSED BALLPARK BOX
Parcel ID #: 24-31-16-86381-002-0010

Parcel C: TROPICANA FIELD WEST PARKING AREA REPLAT BLK 1, LOT 1
Parcel ID#: 24-31-16-92418-001-0010

Parcel D: TROPICANA FIELD WEST PARKING AREA REPLAT BLK 2, LOT 1
Parcel ID#: 24-31-16-92418-002-0010

Parcel E: TROPICANA FIELD WEST PARKING AREA REPLAT BLK 3, LOT 1
Parcel ID#: 24-31-16-92418-003-0010

Parcel F: TROPICANA FIELD WEST PARKING AREA REPLAT BLK 4, LOT 1
Parcel ID#: 24-31-16-92418-004-0010

Parcel G: (Optional Property) 910 2nd Ave. S., including alley which is to be assumed vacated
Parcel IDs#: 19-31-17-74466-048-0010 & 19-31-17-74466-048-0110 (and vacated alley)

EXHIBIT "B"

AERIAL

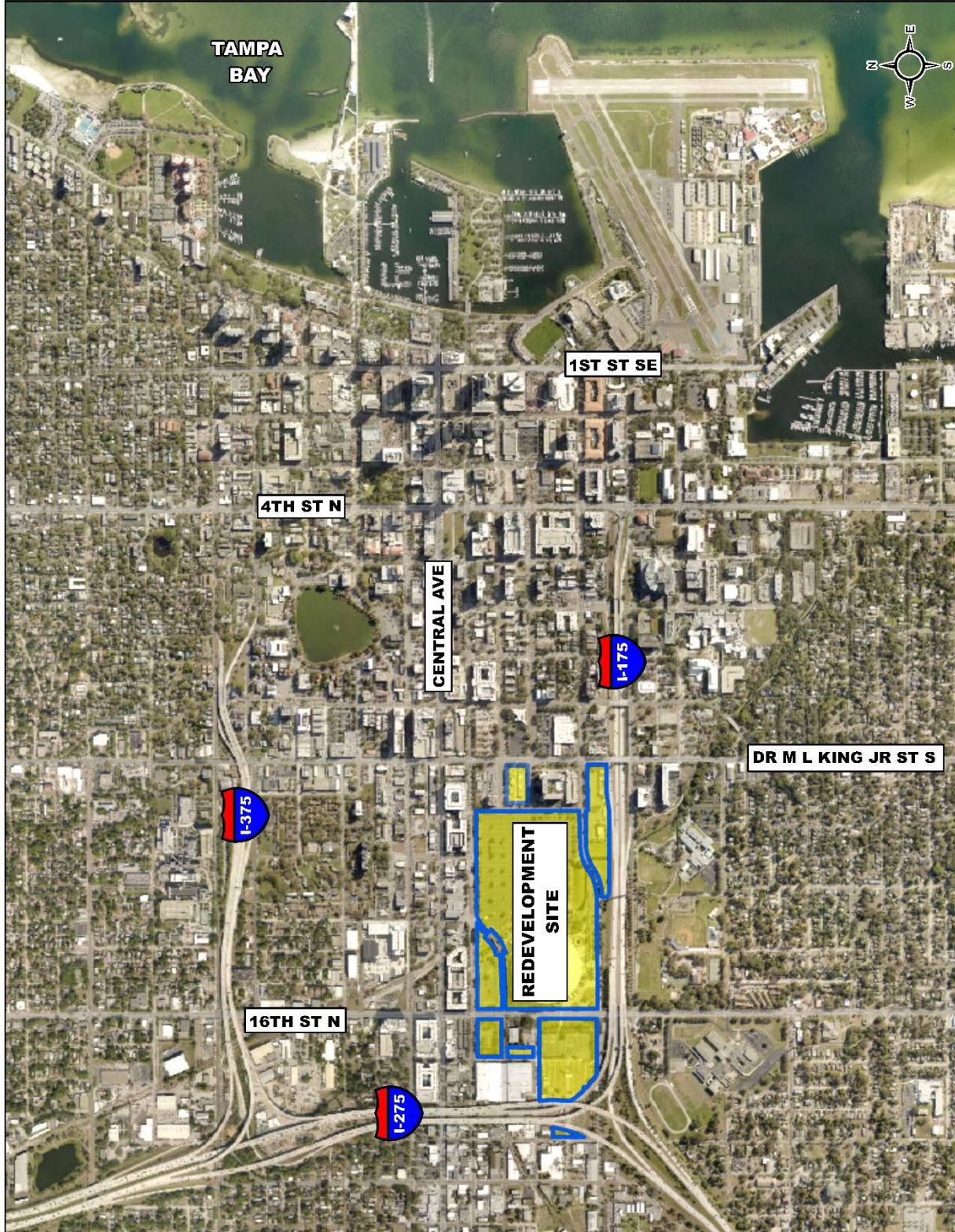
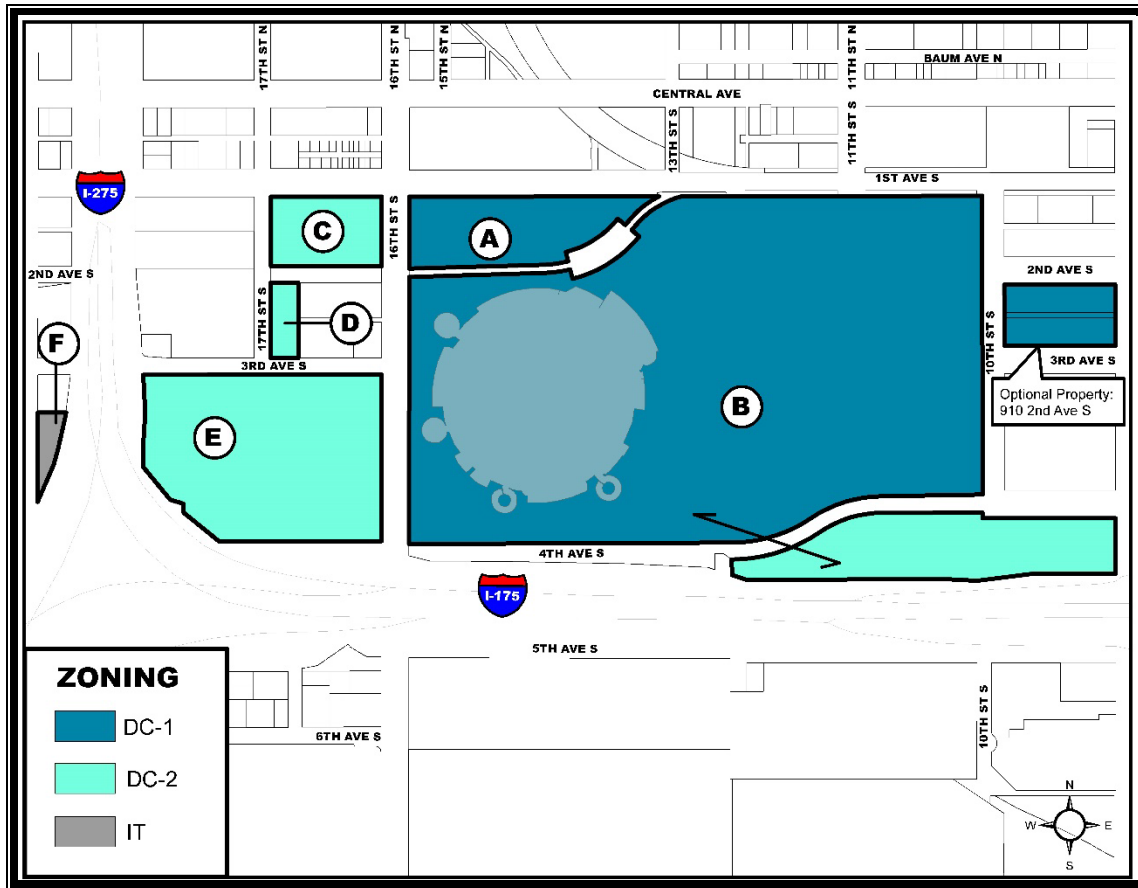


EXHIBIT "C"

ZONING MAP



Parcels A and a portion of B and Optional Property - Zoned DC-1 (Downtown Center)

A portion of Parcel B and Parcels C, D and E - Zoned DC-2 (Downtown Center)

Parcel F – Zoned IT (Industrial Traditional)

EXHIBIT "D"

PROPOSAL FORM

**REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT OF
THE HISTORIC GAS PLANT SITE
ST. PETERSBURG, FLORIDA, 33701**

Issue Date

August 26, 2022

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on August 26, 2022.

Name of Company/Organization

Proposal Contact Person

Signature of individual submitting proposal
for above Company/Organization

Contact Person E-mail address

Printed name of individual

Contact Person Phone

Date