



REQUEST FOR PROPOSALS FOR DEVELOPER
RELATED SERVICES (#013-25)

THE BANKS – LOT 24

HAMILTON COUNTY
CITY OF CINCINNATI, OHIO

ISSUE DATE: FEBRUARY 3, 2025
PROPOSAL DUE DATE: APRIL 9, 2025

ABOUT THE BANKS

PUBLIC PARTIES:	Hamilton County, Ohio, City of Cincinnati, Ohio
FUNDING PARTNERS:	State of Ohio, Ohio Departments of Transportation and Development, Federal Highway Administration, Federal Transit Administration, Economic Development Administration, OKI Regional Council of Governments
DEVELOPMENT SITE:	±18.5 Acres of Prime Urban Riverfront Property
PUBLIC INVESTMENT SINCE 1997:	\$1.7 Billion by Hamilton County and City of Cincinnati
PROJECTED ADDITIONAL PUBLIC INVESTMENT:	±\$200 Million
PROJECTED PRIVATE INVESTMENT:	±\$800 Million - \$1 Billion
MAJOR PUBLIC IMPROVEMENTS UNDER CONSTRUCTION OR TO BE CONSTRUCTED:	Completion of ±\$100 Million Parking Garage & Intermodal Facility
MIXED-USE DEVELOPMENT:	Residential Square Footage: 1 million – 1.8 million Retail Square Footage: 200,000 – 400,000 Office Square Footage: 500,000 – ±3 million Hotel Square Footage: 200,000 – 400,000
DEVELOPMENT TIMELINE:	April 2008 – April 2030
PROJECTED JOBS CREATED:	More than 5,000
PROJECTED NEW RESIDENTS:	±3,000
PUBLIC PARK GREEN INITIATIVES:	Solar, geothermal heating and cooling along with green roofs and sun-shading of interiors, LEED certified.



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APPENDICES

Form A: Request for Qualifications; Form B: Relevant Experience

REFERENCE DOCUMENTS

Links to the documents referenced herein, can be found below:

- Central Riverfront Urban Design Master Plan, along with The Banks Master Plan, as revised and amended, may be found here: <http://6nx.0e0.myftpupload.com/wp-content/uploads/Appendix-B-Urban-Design-Master-Plan-as-Amended.pdf>
- Banks Joint City-County Policy for Small Business Enterprise, Economic Inclusion And Workforce Development and the Responsible Bidder Requirements <http://6nx.0e0.myftpupload.com/wp-content/uploads/Appendix-A-The-Banks-Joint-Policy-and-Responsible-Bidder-Requirements.pdf>
- General Declaration of Covenants, Conditions and Restrictions [11294 / 2231 \(09-0154964\) Document Detail | HCRO](#)

SUMMARY

Overview

The purpose of this Proposals ("RFP") is to solicit proposals with respect to the development of Lot 24 of The Banks, located on Cincinnati's riverfront.

Hamilton County, Ohio (the "County") and the City of Cincinnati, Ohio (the "City") (referred to collectively as the "Public Parties"), are seeking qualifications and proposals from experienced Developers of mixed-use projects for the development of Lot 24 of The Banks Project.

The response to this RFP should include:

- Statement of Qualifications
- Proposal for the near-term development of a ±2.5-acre site (*Lot 24*)

Developer Proposals Due: 11:00 am EST April 9, 2025

The complete Schedule is as set forth on page 14.

The Public Parties seek to retain a Developer, or development teams, with exceptional experience and capability to continue the transformation of The Banks Project into a thriving, innovative development that offers a unique mix of uses including major league sports, national and regional entertainment venues, academic, cultural, arts, residential, retail and commercial uses.

A potential Developer's demonstrated performance in urban waterfront development, and its stated approach to coordination and collaboration with public entities and community stakeholders in this region are important evaluation criteria for this RFP.



THE BANKS, CINCINNATI CENTRAL RIVERFRONT - 2024

ABOUT THE BANKS PROJECT

The Banks Project Overview

The Banks Project, including two professional sports stadia, is a 198-acre destination point and community for people across the region.

The Banks Project spans the width of Cincinnati's Central Business District and extends over more than eight city-size blocks along the Ohio River waterfront. The Banks Project, which is being developed in multiple phases, currently includes two professional sports stadia for the Cincinnati Reds and Bengals, the National Underground Railroad Freedom Center, the Cincinnati Reds Hall of Fame and Museum, a 17,500 seat arena, a 171 room AC Marriott "lifestyle" hotel, 338,000 office tower, an award-winning 45-acre riverfront park, over 592 luxury apartment units, 97,000+ square feet of retail, in excess of 8,600 public parking spaces, access to multiple modes of transportation and transit, cultural events, and numerous retail and dining options.



The Greater Cincinnati Region

The Greater Cincinnati area is a progressive three-state, 15-county metropolitan region linking Southwest Ohio, Northern Kentucky and Southeast Indiana and over 4,800 square miles.

The region is the thirtieth largest metropolitan area in the United States and is geographically diverse: ranging from the dense urban setting of Downtown Cincinnati, to bustling suburbs, and the rolling Appalachian foothills in the eastern part of the region.

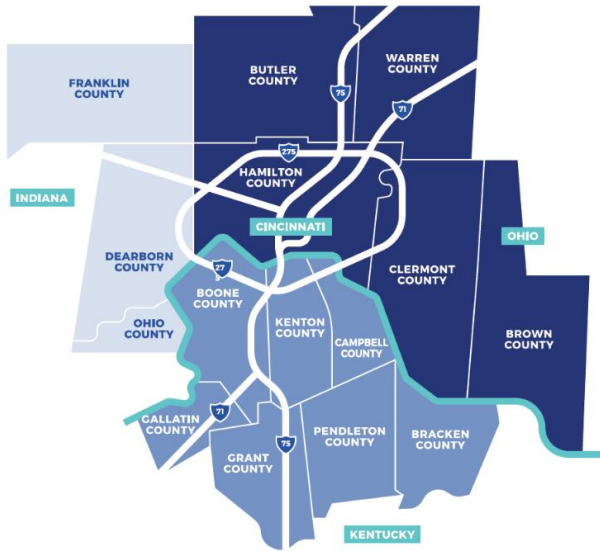
Greater Cincinnati's heavy corporate presence has long been considered an economic asset, providing the region with tens of thousands of high-paying jobs and attracting strong entrepreneurial talent.

Several Fortune 500 companies are headquartered in Greater Cincinnati, such as Kroger, Procter & Gamble, Western & Southern Financial Group, Fifth Third Bank, American Financial Group, Cintas and GE Aerospace. The Kroger Company employs over 20,000 people locally, making it the largest employer in the city; the other four largest employers are Cincinnati Children's Hospital, TriHealth, the University of Cincinnati, and St. Elizabeth Healthcare.



ABOUT THE BANKS PROJECT

The Greater Cincinnati region is also home to multiple institutions of higher education including the University of Cincinnati, Xavier University, Mount St. Joseph University, Miami University and Cincinnati State Technical and Community College. In addition, the region boasts three major league sports franchises – the Cincinnati Reds [MLB], Cincinnati Bengals [NFL] and FC Cincinnati [MLS], and one of the most vibrant arts scenes in the country. Cincinnati is poised to grow our population, grow our economy, and grow our cultural vibrancy.



Cincinnati made the list for "America's 100 Best Cities 2024," which was put together by bestcities.org using six different metrics including product (institutions, attractions and infrastructure), diversity of people, and prosperity (employment and corporate offices). The region boasts the largest investment in riverfront development and the urban core of its city in the nation.

AMERICA'S 100 BEST CITIES 2024

"Cincinnati has simmered with vibrancy for a few years now, and as second-tier cities ascend, its time has come. Already an economic force—with a top 25 Fortune 500 ranking—the city is investing in its ability to get business done." bestcities.org

TRACKING THE REGION

CINCINNATI BY THE NUMBERS

2.3M

Total Population

1.1M

Total Jobs

\$142B

Regional Real GDP

96.8

Cost of Living Index

ABOUT THE BANKS PROJECT



The Banks is creating a diverse, pedestrian-friendly urban neighborhood. The mixed uses - consisting of office, residential housing, sports, parks, museums, specialty retail, restaurants, entertainment and hotel space, with ample parking adjoining multiple modes of transit and transportation, is active nearly 24 hours a day, seven days a week. The Banks serves as the focal point of the Greater Cincinnati region, providing a variety of attractions that promote public enjoyment and appreciation of Cincinnati's waterfront.

The Banks is uniquely situated at Cincinnati's front door of the historic Roebling Suspension Bridge and the National Underground Railroad Freedom Center (the "Freedom Center"). The Banks stretches south from Cincinnati's Central Business District, fronting on the Smale Riverfront Park and from west to east between Paycor Stadium and the Heritage Bank Center. The ongoing revitalization of Cincinnati's Central Riverfront is a historic opportunity that reconnects the City to its heritage along the waterfront, completes major transportation and transit improvements and enhances the image of the entire region.



The Banks Project is a marquee, mixed-use development that incorporates residential, office, retail, park and entertainment venues, stadia for the Cincinnati Reds (Great American Ball Park) and the Cincinnati Bengals (Paycor Stadium), two museums (National Underground Railroad Freedom Center and Cincinnati Reds Hall of Fame and Museum), complex reconfiguration of major interstate highways (Interstate 71 and Fort Washington Way) and other transportation, transit and social infrastructure improvements to leverage an estimated \$1 billion in private development.

ABOUT THE BANKS PROJECT

THE BANKS PRIVATE DEVELOPMENT SUMMARY

	<u>DEVELOPMENT AS PLANNED</u>	<u>DEVELOPMENT TO DATE</u>
RESIDENTIAL	1,470-3,070 Units	592 Units
RETAIL/ENTERTAINMENT	250,000-400,000 sq. ft.	141,907 sq. ft.
OFFICE	600,000-1.5 million sq. ft.	338,000 sq. ft.
HOTEL	200-400 rooms	171 rooms

TENANTS AT THE BANKS

DINE

- THE PARK
- THE STRETCH
- TASTE OF BELGIUM
- RUTH'S CHRIS STEAKHOUSE
- MOERLEIN LAGER HOUSE
- TIN ROOF
- YARDHOUSE
- JEFFERSON SOCIAL
- JIMMY JOHN'S
- HYDE AT THE BANKS
- KILLER QUEEN
- RED LEPRECHAUN
- THE FILSON
- E&O KITCHEN
- FISHBOWL
- HOLY GRAIL
- CONDADO TACOS
- STREET CORNER MARKET
- BET MGM SPORTSBOOK
- NATION KITCHEN

ENTERTAINMENT/SPORTS

- ANDREW J. BRADY MUSIC CENTER
- GREAT AMERICAN BALL PARK
- CINCINNATI BLACK MUSIC WALK OF FAME
- NATIONAL UNDERGROUND RAILROAD FREEDOM CENTER
- PAYCOR STADIUM
- SMALE RIVERFRONT PARK
- THE ESCAPE GAME
- CINCINNATI REDS HALL OF FAME & MUSEUM
- ROEBLING EVENT CENTER

STAY/LIVE

- AC HOTEL CINCINNATI
- CURRENT AT THE BANKS
- RADIUS AT THE BANKS

THE PUBLIC INFRASTRUCTURE

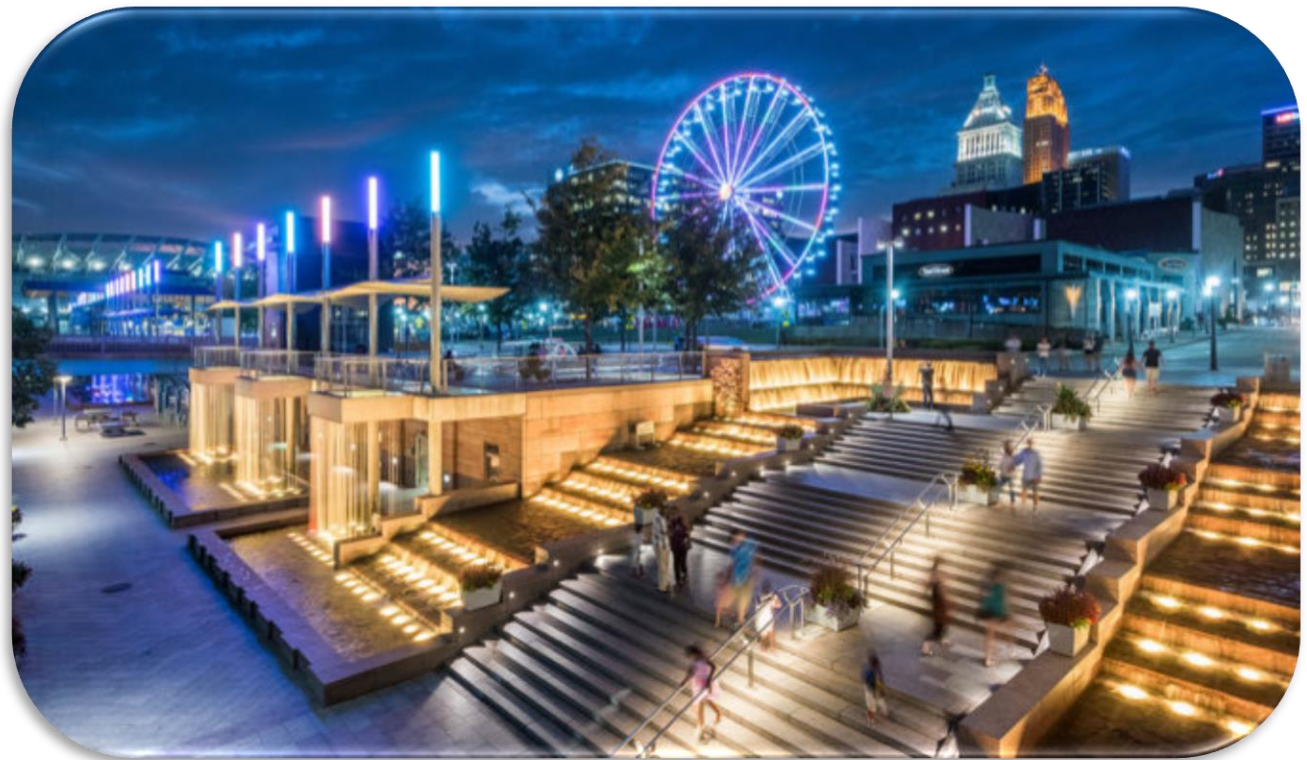
Public Infrastructure – Parks, Parking and More

John G. and Phyllis W. Smale Riverfront Park serves as the front door to the City of Cincinnati. Smale Riverfront Park was named in honor of John G. and Phyllis W. Smale. John, the former Chairman of Procter and Gamble, presented a \$20 million dollar gift to the Cincinnati Parks Foundation for the construction of a park that has been nationally recognized.

Smale Park is a 25-acre park located along the banks of the Ohio River in downtown Cincinnati. It is the largest in a series of public parks along the river that provides a dynamic foreground for two professional sports venues (Great American Ball Park and Paycor Stadium), the National Underground Railroad Freedom Center and The Banks.



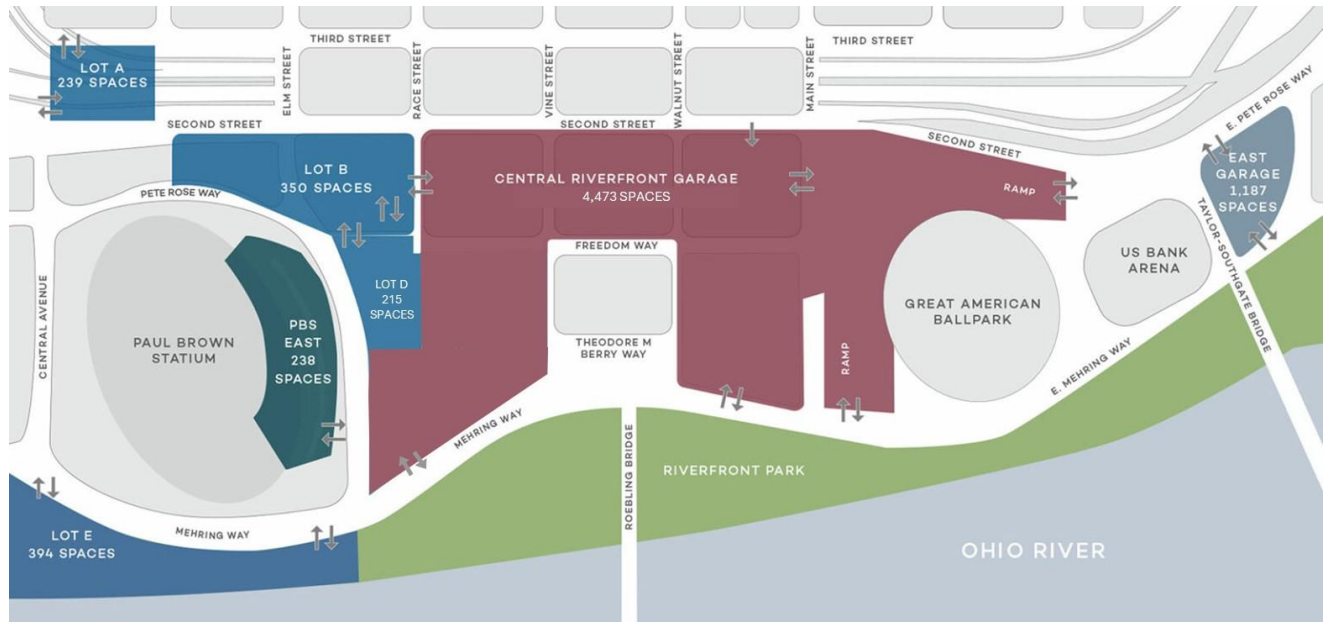
Smale Park's many and varied features—including fountains, walkways, gardens, event lawns, playgrounds and a carousel—contribute to the emotional and physical health of its citizens; to the economic vitality of the region and to the exceptional quality of life and experience to be cultivated and enjoyed throughout the area. A wonderful location to view the bustling activity along The Ohio River Trail, and a place to gather and celebrate as a community.



THE PUBLIC INFRASTRUCTURE

The Banks Intermodal Transit and Parking Facility

The Banks mixed use development utilizes the multi-level Intermodal Transit and Garage Facility and Development Podium, spanning eight city blocks, as Cincinnati's transportation/transit hub, linking people traveling by automobile to bus service, park-n-ride, carpool, vanpool, rideshare service and other transportation alternatives. The Banks Facility leverages public transportation improvements to stimulate substantial private investment by providing a podium structure above. The Banks mixed-use development contains residential, office, hotel and retail space on 18 acres on the riverfront adjacent to the Central Business District. The Banks Project has created a neighborhood on the Cincinnati riverfront that utilizes The Banks Facility as its foundation.



Located directly above one of the nation's largest contiguous parking facilities, The Banks Project offers 8,600 parking spaces within and proximate to The Banks Intermodal Transit Facility, which includes access to buses, the streetcar and bicycles.

Additional below-podium parking and support structures within The Banks Project parking system will be constructed in anticipation of the development of each future development lot. The Banks Parking Facility provides not only safe, convenient parking, but also structural support, lifting the entire 18-acre riverfront site out of the flood plain.

As a result of an investment in excess of \$1.7 billion in stadia, park and public infrastructure improvements to date, the Public Parties have constructed Paycor Stadium, Great American Ball Park, The Banks Intermodal Transit Facility, Smale Riverfront Park, a new street grid within The Banks Project and the Riverfront Transit Center, and reconstructed and relocated Fort Washington Way. The City and the County have also jointly funded public infrastructure for the balance of the necessary street and utility infrastructure, which funding derives primarily from federal and state grants, local revenue and tax increment capture from the private development in The Banks. Public and private funding have created 45 acres of greenspace, proximately located to Sawyer Point Park, Yeatman's Cove, as well as Theodore M. Berry International Friendship Park - all of which includes walking and biking trails along the riverfront.

THE PUBLIC INFRASTRUCTURE

The Banks Facility is designed to integrate with the Central Riverfront Street grid network, as well as Greater Cincinnati's transit network. A well-lit and attractive east-west walkway within each level of The Banks Facility helps orient pedestrians and provides access to several elevator cores and stairs.

Parking is a critical feature in completing The Banks Project. It is also a major asset in retaining current commercial tenants and new commercial clients and attracting shoppers to downtown Cincinnati and the riverfront.



Depiction of Completed Banks Parking Facility with Over ±9,300 Riverfront Accessible Parking Spaces

DORA

Designated Outdoor Refreshment Areas (DORA) are a popular economic development tool used by the City, allowing patrons 21 and older to enjoy alcoholic beverages while strolling within designated boundaries and using official DORA cups purchased from participating businesses. The DORA at The Banks spans over 82 acres from west of Paycor Stadium to east of the East Garage near Heritage Bank Center, and encompasses 18 participating establishments and ample public plazas and green spaces, providing the ultimate sports and entertainment destination.

The entire Banks area, from west of Paycor Stadium to east of the East Garage, directly adjacent to the Heritage Bank Center, is an 85-acre DORA district that allows guests to take their beverage purchased from one of the 18 Banks establishments and explore public plazas and green spaces. With dozens of restaurants and bars, The Banks is the ideal sports/entertainment district.

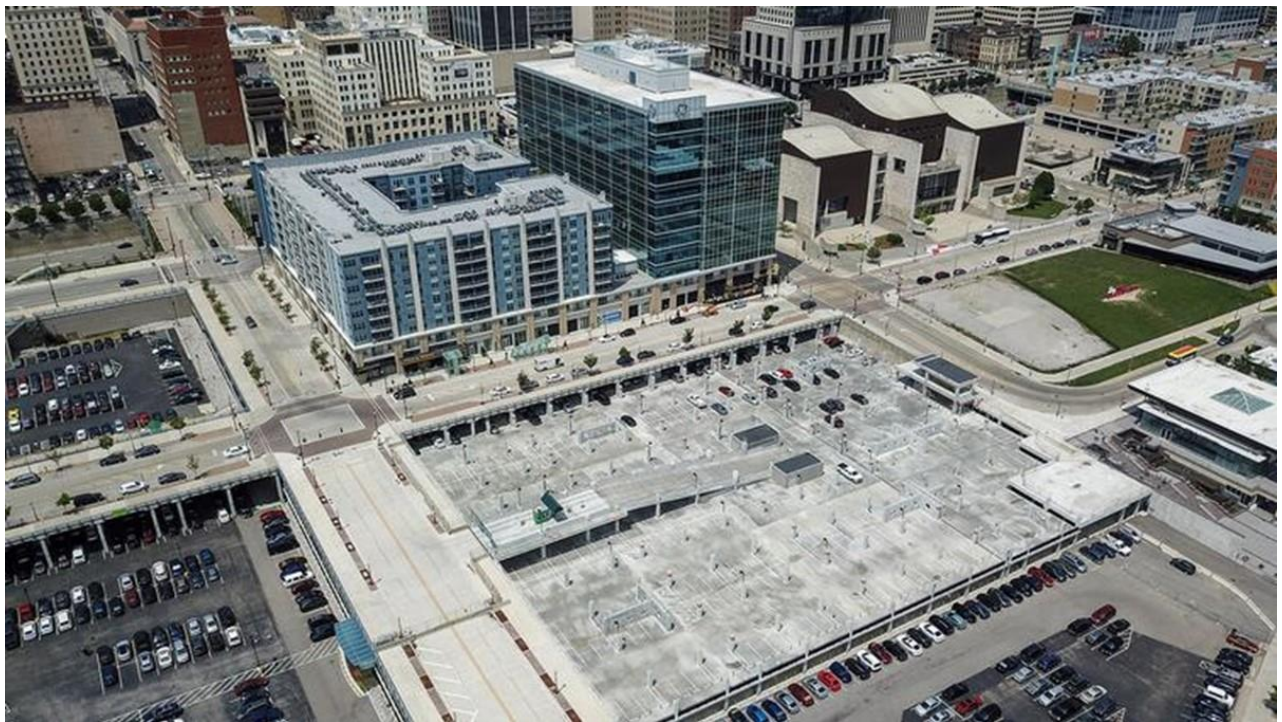


THE BANKS DORA DISTRICT

THE DEVELOPMENT OPPORTUNITY

The Banks Project Opportunity

Hamilton County and the City of Cincinnati are seeking Qualifications and Proposals from Developers with respect to the Lot 24 of The Banks as depicted below:



Situated directly *east* of Paycor Stadium, *north* of the Andrew J. Brady Music Center and outdoor Event Lawn; *south* of the Radius apartment & retail complex and the 191 Rosa Parks 12-story 338,000-square foot office tower; and *adjacent* to the historic National Underground Railroad Freedom Center, Lot 24 of The Banks is shovel-ready for development.

THE DEVELOPMENT OPPORTUNITY



The Lot 24 site is approximately 113,150 square foot area available for development. The Public Parties have completed the necessary infrastructure construction that consists of the below-podium support structure and parking facilities. The Lot 24 infrastructure has been designed to provide structural support for up to 500,000 – 900,000 square feet of mixed-use development. This development podium has also been designed to accommodate additional private above-podium parking facilities.



Lot 24 Looking West Towards Paycor Stadium

Please note that The Banks is zoned by the City of Cincinnati as “Planned Development District” and is governed by the 2008 Urban Design Master Plan, as amended, which may be accessed at www.thebankspublicpartnership.com

Please also note that certain Development Guidelines set forth in the Lease Agreement between Hamilton County and the Cincinnati Bengals are also applicable to certain of the development areas.

DEVELOPMENT TEAM

The Developer

The Public Parties' goal is to work with a well-financed development partner with experience and a proven record of developing, but creating value in connection with development of an entire mixed-use district. The City and the County intend to utilize a public/private partnership framework that allows that partnership to implement a plan for continued development of The Banks, with a strong emphasis upon commercial uses as a walkable and thriving neighborhood.

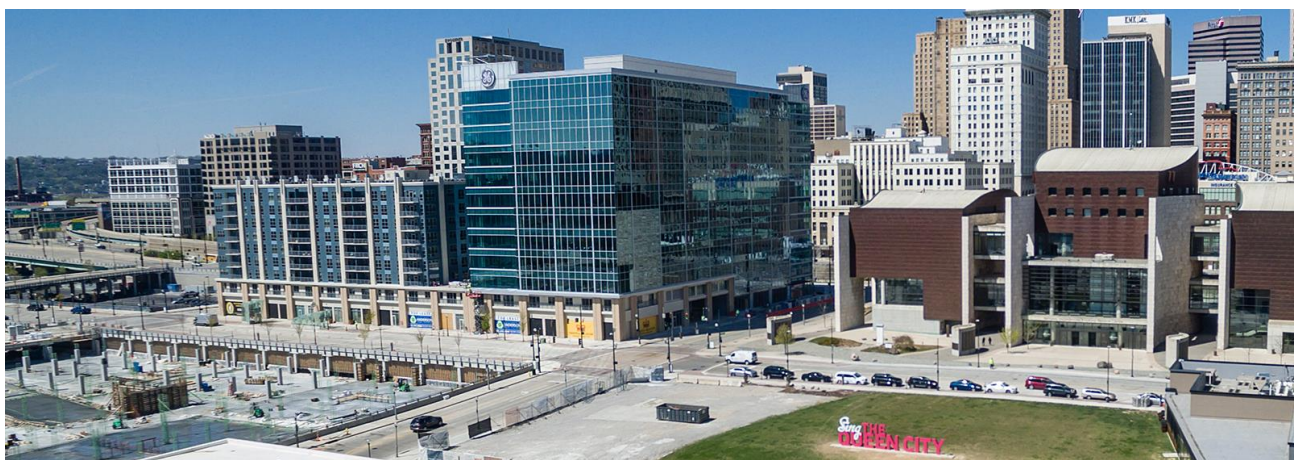
Obligations of The Developer

Among the Agreements to be executed by a Developer will be a Development Agreement (an "Agreement"). Such Agreement will describe specifically the development to be constructed on Lot 24, and will contain safeguards, such as rights of reverter, ensuring that the Public Parties' expectations as to any proposed project are fully met and that the project is constructed substantially as proposed. The Agreement will define development rights, if any, as well as other conditions precedent as determined by the Public Parties. Any Agreement will be subject to the approval and execution by the Public Parties.



Pursuant to Redevelopment Agreements between the City and the County, necessary property rights to the Development Lot will be conveyed to the Developer on a fee or lease basis, as determined necessary for development. Any such conveyance or lease shall be subject to conditions precedent and subsequent to protect the interests of the public in the Development Lot.

The Developer will work with appropriate Public Party departments to develop a site design plan, a phasing plan and schedule, and detailed financial plan that will help to realize the needs of the developer while meeting the project goals, and also present a plan for maintenance and operation, leasing, community relations and stakeholder engagement.



DEVELOPMENT TEAM

The Public Parties staff will work with the Developer to ensure that the entire project is reviewed and approved in a manner consistent with the standards identified by the Public Parties and the City's Zoning Code.

The Developer's designs shall be in compliance with the Urban Design Master Plan governing The Banks, as adopted by the Public Parties in 2008, as amended, the "General Declaration", any applicable "Specific Declaration", and the Development Guidelines set forth in the Lease Agreement between the County and the Bengals, as amended.

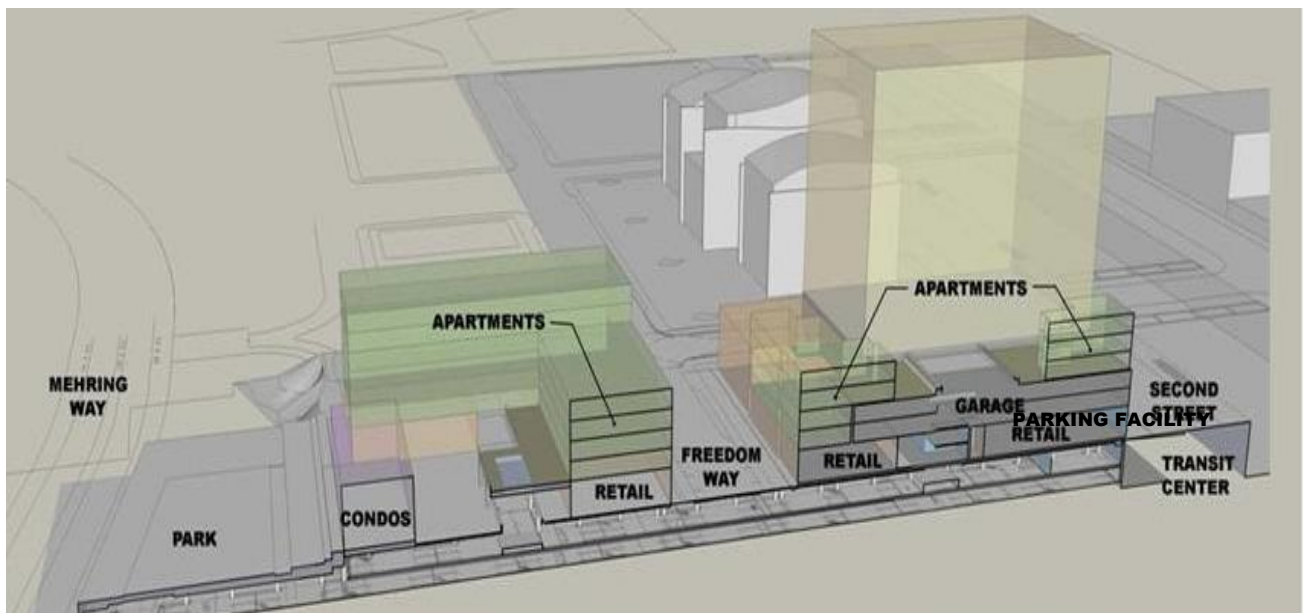
The selected Developer will be responsible for all development activities, including formulating a development program, preparing all architectural and engineering plans, undertaking any necessary private infrastructure



improvements and completing vertical improvements.

The Development Lot will remain subject to an existing General Declaration applicable to all real property within the entire Banks Project and the terms of which are available upon request. The General Declaration includes parameters within which private improvements may be constructed and operated within the Project. In part because the Development Lots are located directly above and adjacent to the County-owned Banks Parking Facility, the Development Lot

will be subject to a Specific Declaration, describing the rights and obligations of the applicable parties with respect to necessary parking and other easements, use of the Development Lot, and potentially other adjacent development lots. The existing General Declaration can be found on the Hamilton County Recorder's office: OR 11294, Page 2231 [11294 / 2231 \(09-0154964\) Document Detail | HCRO](#)



Cross-Section Depicting Typical Banks Public/Private Development Elements

PROCESS AND SELECTION SCHEDULE

Process

Potential Developer(s) for Lot 24 of The Banks are asked to submit a detailed response to this RFP outlining their proposal for development of Lot 24, along with specific information on their experience in developing urban mixed-use projects and the expected components of their development team.

It is anticipated that upon receiving the RFP responses, the City and County Banks Project Teams will review the submissions and will determine a set of finalists for further review and an in-depth interview based upon the extent to which those submissions meet the standards and qualifications contained in the Qualifications Evaluation Criteria.

At the conclusion of that process, the City and County Banks Project Teams will recommend one or more of the finalists as the Developer to the City and County. Over the longer term, it is expected that the City and County will provide input toward strategic planning decisions and development for The Banks. The Developer or Developers will also be expected to work with local businesses and property owners to encourage their ongoing participation in shaping the future of The Banks.

The City and County will also weigh any potential Developer's ability and willingness to provide broader public benefits beyond improvements that serve only the Development Lot. Contributions may include, by way of example only, a commitment to assist in the development of community facilities within the Project, infrastructure and transportation improvements serving the development, programming at The Banks and enhancement and maintenance of public areas within and/or adjacent to the development areas. A specific definition of potentially appropriate improvements which would benefit both the development and the public at large will be clarified prior to execution of any agreements with the Developer or Developers.



PROCESS AND SELECTION SCHEDULE

Initial Review and Evaluation

Members of The Banks Project Team will conduct an initial review of all submittals received for completeness. Incomplete submittals will be rejected and the submitting Development Teams will be eliminated from further consideration. The Project Team will evaluate complete submittals and select the highest ranked Development Teams to interview. The Public Parties reserve the right to request additional information from Development Teams and may elect to visit Development Teams' completed projects.

Selection of Development Team

Following the interviews, The Banks Project Team will recommend to the Public Parties the Development Team or Teams that (1) best meet the needs as set forth in this RFP, (2) are best qualified, and (3) are best able to complete the various elements of The Banks Project in a manner that meets the development objectives outlined herein. The selected Developer will be expected to enter into an LOI for the purpose of entering into an Agreement or Agreements with respect to The Banks Project.

RFP Process Schedule

The key dates for this development opportunity are as outlined herein. The Public Parties may revise these dates as it deems necessary or appropriate.

Issuance of RFP:	2/3/2025
Written Questions Due	12:00 noon EST 2/24/2025
Responses to Written Questions	3:00 pm EST 3/12/2025
Developer Statements of Qualifications and Proposals Due	11:00 am EST 4/9/2025
Short list of Development Teams	4/16/2025
Short list of Development Teams Interviews	Weeks of 4/21/2025 & 4/28/2015
Recommendation of Development Team or Teams	Week of 5/7/2025

Terms and Conditions

Discretion and Authority of the Public Parties:

- Reserves the right to reject any and all respondents at any time, to waive minor irregularities, and to terminate any negotiations implied in this RFP or initiated subsequent to it.
- Reserves the right to request clarification of information submitted, and to request additional information from any Respondent.
- Reserves the right to revise this RFP and the RFP evaluation process. Note: Such revisions will be announced in writing to all RFP respondents depending upon the timing of the change.
- Reserves the right to award to the next most qualified respondent, if the successful respondent does not execute within a specified deadline an LOI after selection.

PROCESS AND SELECTION SCHEDULE

- Determine from the information submitted in the responses, the most qualified developer or development team to meet the stated duties as evaluated under the criteria set forth herein.
- The issuance of the RFP and the receipt and evaluation of submissions do not obligate the Public Parties to select a developer and/or enter into any agreement.
- Any submission does not constitute business terms under any eventual agreement.
- The Public Parties will not pay costs incurred in responding to this RFP.
- The Public Parties may cancel this process without liability at any time prior to the execution of any agreement.
- The Public Parties may award a contract for developer services for each of the remaining lots to separate developers, depending on the proposals submitted and the qualifications of developer.

Firms responding to this RFP shall disclose all existing client relationships which may impact the Public Parties and/or the Public Parties' selection of a firm to represent it and/or any pending or existing litigation against the Public Parties. The Public Parties shall be the sole decision-maker about whether a conflict exists between its interests and those of the firm's other clients.

All responses will become the property of the Public Parties and will not be returned. Information of a confidential nature will be kept confidential during and after the selection process as permitted by law when respondents properly identify such information. The City and County are political subdivisions of the State of Ohio and, as such, are subject to the Public Records Act (Section 149.43, Ohio Revised Code) of the State of Ohio. Notwithstanding any statement herein to the contrary, the Public Parties handling of any confidentiality obligations is subject to the limitations of this paragraph. Records (as defined by Ohio Revised Code §§ 149.011 and 149.43) related to this Agreement may be subject to disclosure under the Ohio Public Records Laws.

The Public Parties are equal opportunity employers and will select Developers without regard to age, handicap, religion, creed or belief, political affiliation, race, color, sex, or national origin.

QUESTIONS

Questions regarding this RFP process must be directed in writing (e-mail or mail) to the below contact. The responses to all questions will be in writing. If questions are deemed substantive to the submittal and evaluation process, a list of questions and responses to all registered respondents will be distributed through an RFP Addendum(s).

The deadline for submitting questions shall be 12:00 noon EST 2/24/2025

Contact

Questions and Inquiries regarding all aspects of this RFP should be directed to:

Gina Richmond
Purchasing Agent
Todd B. Portune Center For County Government
138 East Court Street, Room 507
Cincinnati, OH 45202
purchasing@hamiltoncountyohio.gov

SUBMISSION REQUIREMENTS

Development Teams will be evaluated based on their relevant experience, expertise, management team and structure, funding, financial resources and development vision.

Development Teams must submit complete packages including the following in the order indicated to be considered:

Summary Statement

Include a summary statement highlighting the Development Team's respective key qualifications and experience.

Clearly identify the proposed Development Team members and their respective roles and the individual team members to be dedicated to The Banks Project. Identify the principal point of contact/project manager who will be authorized to make representations on behalf of the Development Team.

Development Team, Management Team and Structure

Identify the Developer entity, each member of the Developer entity, each member's percentage of ownership of the Developer entity, each member's respective roles and responsibilities, mission statements, and the individual who represents each member. Indicate the managing member of the Developer, the financial partner, etc. Provide an organizational chart that illustrates the members of the Developer entity.

Experienced and professional senior-level management team dedicated to contributing to the overall success of The Banks Project throughout its life, from design through completion. *References will be checked to evaluate the consistency, professionalism and responsiveness of teams.*

Given the unique nature of The Banks project and its utmost importance to the region, it is essential to fully understand the experience and capabilities of all key members of the proposed development team. Resumes of all key project team members to be involved in the project are required and should include: education and professional qualifications, relevant experience, and details regarding the specific role proposed for the project. Identify the person who will represent the Development Team in meetings with the Public Parties, Shareholders and the community, and provide description of position within the Development Team.

Consulting Members of Development Team

Identify professional consultants collaborating with the Development Team including architects, land use planners, engineers, traffic consultants, etc.

In addition, please provide any relevant background data on all participating firms and entities, potentially including the disciplines below and others considered appropriate, who will play a role in the project:



Lot 24 Garage Ribbon Cutting Ceremony

SUBMISSION REQUIREMENTS

- Architect/Urban Designer-Planner
- Civil Engineer
- Construction Manager/Contractor
- Cost Estimator
- Developer
- Equity Partners
- Landscape Architect
- Lender(s)
- Marketing Specialist/Broker

Relevant Experience

Experience of the team serving a primary role in completing high-quality, mixed-use developments. Proven experience working with urban and waterfront projects are additional factors for consideration. Experience working closely with both public and private entities are additional considerations.

Provide a description of projects that highlight the Developer's experience serving in a developer role in comparable or analogous mixed-use commercial developments. Relevant Projects must be described using the form attached hereto as Form A. It is recommended that selected projects include visuals to best communicate the project vision. Please list references familiar with Developer's work.

Financial Resources

Provide evidence of financial resources necessary to contribute to the planning and development of the remainder of The Banks Project, demonstration of a history of maintaining equity/cash positions throughout the lives of similar projects. Specific criteria evaluated include:



SUBMISSION REQUIREMENTS

- Developed and completed projects similar in scale, complexity and nature;
- Demonstrated funding/financing capability;
- Positive support from lenders and joint venture partners;
- Public/Private Partnership experience and performance;
- Financing structures utilized for development and comparable projects; and
- Financing difficulties.

Provide clear evidence of financial resources to plan, acquire and develop the property in accordance with the development vision, including:

- Members of the Developer Team who are responsible for securing funding/financing for the project;
- Copies of audited financial statements of responsible entities for the three (3) most recent calendar or fiscal years. Financial statements should include balance sheet, unencumbered liquid assets, income statement, and accompanying notes;
- Anticipated amount of debt and equity needed and to be secured by the Developer for completion of the project;
- Required rate of return, if any, for this development. Describe the requirement(s) if applicable.

The Public Parties recognize the sensitive nature of the financial information requested in this RFP. Such information may, therefore, be submitted under separate cover and labeled "Confidential." This information will be used solely for purposes of evaluation and will be kept confidential to the fullest extent allowed by law.

Indicate whether any member of the Developer (Development Team) or any partnership, joint venture, and/or LLC in which any member of the Developer (Development Team) was a member has ever declared bankruptcy or participated in a restructuring of debt commitments of a distressed property. If applicable, describe the project(s) and circumstance(s).

Development Vision

Development vision that reflects an understanding of and commitment to the objectives, standards, and land use parameters for The Banks Project and best demonstrates an understanding of the vision of the Public Parties.

Describe the Development Team's vision to create a unique, high-quality project that reflects the Public Parties' development objectives. Architectural renderings of the vision are not required but may be helpful in the evaluation of proposals.



SUBMISSION REQUIREMENTS



Economic Inclusion Implementation Plan/Responsible Bidder Requirements

Please indicate if your firm is certified by the City of Cincinnati and/or the State of Ohio. Please describe any efforts you have made on past projects to include minority-owned, small and female-owned businesses and any steps you intend to take to include minority-owned and female-owned businesses for this project.

Set forth your experience in complying with economic inclusion plans on past projects. Consultant shall submit a plan for compliance with The Banks Joint City-County Policy for Small Business Enterprise, Economic Inclusion And Workforce Development and the Responsible Bidder Requirements (“The Banks Joint Policy”). The Joint Policy, enacted by both the City and the County in 2008, promotes business opportunity for small business enterprises, including minority owned and women-owned firms, in the areas of contracting and business ownership by using strategies such as outreach, marketing and oversight. The Joint Policy may be accessed via the link in the Reference Section above.

Litigation

Describe all judgments and pending litigation against the Developer and members of the Development Team.

Proposals and Qualifications Due

In order to be considered for selection, prospective developers should submit a complete response to the RFP. Each respondent must initially submit Fifteen (15) bound copies, one (1) unbound copy, and one (1) USB drive containing the proposal of each response to this RFP. Additional copies may be required from the finalists. The prospective Developer shall make no other distribution of the responses.

SUBMISSION REQUIREMENTS

Copies shall be submitted and must be received by **11:00 am EST** on 4/9/2025 at the following address:

Gina Richmond
Purchasing Agent
Todd B. Portune Center For County Government
138 East Court Street, Room 507
Cincinnati, OH 45202
purchasing@hamiltoncountyohio.gov

It is the responsibility solely of the respondent to see that its qualifications are received by the date and time stated in this RFP. No oral submittals will be considered. Materials in response to the RFP may not be submitted via facsimile or e-mail. Responses may be sent by mail or hand delivered; however, if sent by mail, the responsibility of their timely delivery is wholly upon the respondent. Late proposal responses are not accepted.

The name of the Developer and title of the project must appear on the outside front cover of each binder. Each page of the response must be numbered consecutively from the beginning of the response through all appended material. The Public Parties reserve the right to reject any unsolicited modifications or additions received between the submission date and selection of the finalists.



THE BANKS – REQUEST FOR QUALIFICATIONS

Response Form A

Section 1: GENERAL INFORMATION

BUSINESS NAME:

CONTACT NAME AND TITLE:

BUSINESS ADDRESS:

PHONE NUMBER:

FAX NUMBER:

FEDERAL TAX IDENTIFICATION NUMBER:

YEARS IN BUSINESS:

NO. OF EMPLOYEES:

STANDARD INDUSTRY CODE:

SECTION II: CLASSIFICATION OF BUSINESS

TYPE OF BUSINESS (Circle all categories that apply)

RETAILER RESTAURANTSUPPLIER DESIGN CONSTRUCTION OTHER

ARE YOU CERTIFIED BY THE CITY OF CINCINNATI, HAMILTON COUNTY IN THE FOLLOWING CATEGORIES: (Circle)

SMALL BUSINESS MINORITY BUSINESS WOMEN OWNED BUSINESS

SECTION III: DESCRIBE YOUR INTEREST IN THE BANKS

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The undersigned declares the foregoing statements are true and include all information necessary to identify and explain the operations and ownership of the company.

Signature

Name and Title

Date

THE BANKS – REQUEST FOR QUALIFICATIONS

Response Form B

Relevant Experience

Note: Limit the table to five pages total per project, including up to three pages for the table and two pages for project photographs, drawings, etc.

Project Title:	
County, State:	
Type of Development:	1) Mixed-use 2) Urban Infill 3) Redevelopment
Project Description Size, mix of land uses, location and entitlement process:	
Similarities to the Site:	
Size of Project/Number of Acres:	
Construction State Date:	
Construction Completion Date:	
Construction Cost (Hard Costs)	
Provider/Amount of Long Term Financing – both Debt and Equity:	
Contact for Equity Financing:	
Contact for Debt Financing:	Name: Company:
Project Manager:	Phone:

Developer Members (if applicable)	Managing Members/Companies:
Project Team Members (Please identify all team members being proposed for the Site who also worked on this project. Please indicate any leading roles played by proposed team members.)	Name: Role/Company:
	Name: Role/Company:
	Name: Role/Company:
	Name: Role/Company:
	Name: Role/Company:
Local Government Reference:	Name/Title: Phone: E-Mail Address: Role of Agency/Local Government
Amount/Type of public investment in the project:	

Please return both forms by 11:00 am EST April 9, 2025 to:
Gina Richmond
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Cincinnati, OH 45202
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