



Town of Ignacio

Town Property Development Request for Proposals

March 2024

General Information:

The Town of Ignacio (Town) has several vacant parcels of property that have development potential within the Town corporate boundaries. These properties vary in size and are within Mixed Use Development, Residential and Community/Public zoning districts. The parcel details are listed below:

| Parcel Name | Parcel Location | Parcel Size | Parcel Zoning |
|--------------------|------------------------|--------------------|----------------------|
| Slaughter House | CR 320B | 5.8 acres | Community/Public |
| Ignacio South | El Paso Road Alley | 3.3 acres | Community/Public |
| Goddard Avenue | Goddard Avenue | 7 lots | Mixed Use |
| Cedar Street | Cedar Street | .5 acre | Community/Public |

The Town acquired the above properties with a vision and objective to utilize these properties for the promotion of economic development and the expansion of affordable housing. In two instances land was also acquired to expand the corporate boundaries on limited non-tribal lands.

At this time, the Town is considering development proposals for the above properties with the intent of establishing a Public/Private Partnership (P3) that will fulfill developer objectives and the desired Town economic development benefits and affordable housing objectives.

Proposal Requirements:

Interested applicants shall submit a proposal detailing their development objective for a specified property listed above. The proposal shall provide specific details on the development including intended uses, anticipated facility improvements, number of housing units, estimated cost, number of new jobs, development schedule and timeline, detailed and measurable economic benefits, individual or company details, development history and desired partnership with the Town. Please include any information that will help illustrate or define the proposed project. Site details with drawings and other supporting information will be very useful to the Town in reviewing the proposal.

Interested applicants are encouraged to meet with the Town Manager to discuss the proposal and to pose questions or seek additional site details and information.

Selection Process and Criteria:

This RFP is the initial step in developing a P3 development on Town owned property. All proposals will be reviewed by the Town Board and consider development viability and fulfillment of desired Town outcomes. Ideally, a favorable proposal will portray a clear development plan that can be executed within local development constraints, fulfill economic or housing outcomes and do so in a timely manner.

The Town will request a formal presentation from desired proposals and may request additional information be addressed during the presentation. Proposals with clear development potential and fulfillment of desired outcomes will require additional future work between the applicant and Town to formalize a P3 with complete development criteria for all parties. Additionally, all approved development plans will have to abide by all Land Use and Development Code requirements.

The Town is not obligated to accept any proposals and will work with applicants to gain a full and clear understanding of the proposal prior to making a final decision.

Submittal:

All information must be received by 5:00 p.m. on May 31, 2024. Interested applicants shall submit all necessary information in hard copy and digital format to the addresses below:

Hard Copy:

Town of Ignacio
PO Box 459 or 540 Goddard Avenue
Ignacio, Colorado 81137

Digital Copy:

mgarcia@townofignacio.com

For Questions or More Information:

Questions regarding this Request for Proposals should be directed to Mark Garcia, Town Manager at 970-563-9494 or mgarcia@townofignacio.com.