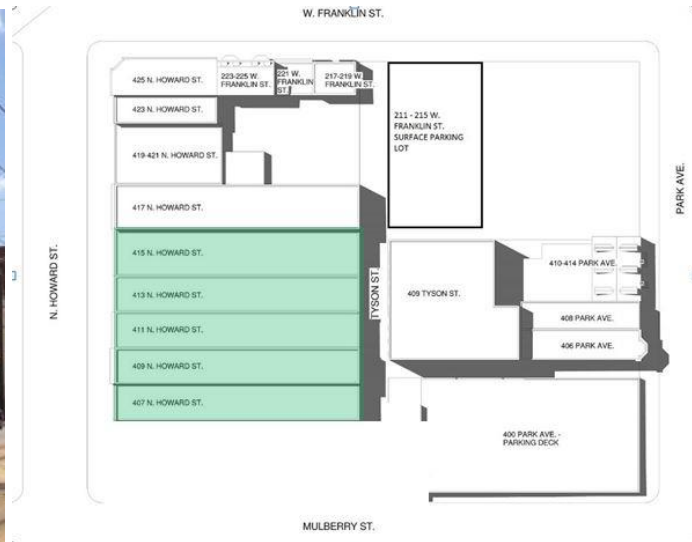


**Request for Proposals (RFP)**  
**407 through 415 North Howard Street**  
**Issue date: Thursday, March 9, 2017**  
**Proposals due: April 10, 2017**



The City of Baltimore Development Corporation (BDC), on behalf of the Mayor of Baltimore (the “City”), is seeking written proposals from developers experienced with the adaptive reuse of properties in historic districts. This solicitation is for the purchase and redevelopment of City-owned property located in the Bromo Tower Arts & Entertainment District (“Bromo Arts District”). The intent of this RFP is to promote thoughtfully integrated new construction and the adaptive re-use of property (herein referred to as “the Site”) in a fashion that will achieve the City’s job generation, tax revenue generation, and ground floor activation objectives.

Developers can bid on one, some or all properties in the Site. The Site is within the Market Center National Register Historic District. Maintaining the character of the Historic District is an overarching goal of this RFP, and thus incorporation of historic preservation principles in the Site - where technically and economically feasible - is encouraged.

- A. Be advised that all Proposals submitted in response to the RFP should comply with the City’s new Zoning Code, which takes effect in June 2017. Please contact the Planning Department for guidance on the new zoning code and any applicable Urban Renewal Plans.
- B. The Site is located within the Market Center National Register Historic District. The properties in the Site are subject to a 2001 Memorandum of Agreement (MOA) between the Maryland Historical Trust (MHT) and the City.

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All proposals should include, but are not limited to the following components:

1. a project narrative with the project name,
2. the proposed ownership structure,
3. purchase price and terms,
4. conceptual plans,
5. a project feasibility statement,
6. a 10-year operating pro forma, sources and uses statement and development schedule,
7. a narrative on team experience and resumes,
8. evidence of equity and financing. Letters of investment interest from debt lenders and perspective equity financiers are expected. All financial information shall be treated with the strictest confidence allowed by law.

The “selected” Developer team agrees that it will not solicit press coverage or answer unsolicited questions about its development program from print, radio, television, social media or electronic media until it has secured an Exclusive Negotiating Privilege with the BDC.

Awarded developers will be required to comply with Employ Baltimore Executive Order and the City of Baltimore’s Minority and Women’s Business Enterprise Program Ordinance.

All proposals must be received no later than Noon EST on Monday, April 10<sup>th</sup>. Four (4) hard copies of the Proposal and one (1) electronic version of the Proposal on a flash drive are required. All materials must be submitted with a \$400 non-refundable fee made payable to the City of Baltimore Development Corporation.

Proposals should be mailed or hand delivered to:

Baltimore Development Corporation  
36 South Charles Street, Suite 2100  
Baltimore, Maryland 21201  
Attention: Kimberly Clark, Executive Vice President