



**PERKINS TOWNSHIP
REQUEST FOR QUALIFICATIONS AND PRELIMINARY DEVELOPMENT
PROPOSALS**



REQUEST ISSUE DATE: January 6, 2023

RESPONSE DEADLINE: February 21, 2023 – 3:00 P.M.

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INTRODUCTION

Perkins Township is accepting qualifications and preliminary development proposals from developers for new construction on Permanent Parcel #32-60844.080, Hull Road. This property is located close to U.S. 250/Milan Road. The Township borders the City of Sandusky, Margaretta Township, Huron Township, Milan Township, and Groton Township, all of which are in Erie County. Perkins Township is located less than 2 miles from Lake Erie, a short ferry ride to the Lake Erie Islands and approximately three miles from the Cedar Point Amusement Park and the Cedar Point Sports Facilities, which is partially located within the Township. Two major waterparks, Kalahari and Great Wolf are also located in the Township. Perkins Township is the epicenter of retail in Erie County with an abundance of stores, including “big box” retail, on the U.S. Route 250 Corridor and within the Sandusky Mall.

Perkins has great access to the highway system as Ohio State Route 2, US Route 250, Ohio State Route 4, and U.S. Route 6 traverse through Perkins Township. Access to the Ohio Turnpike is just a few miles south.

The total population of Perkins Township is approximately 12,000. However, seasonally it is estimated that around 11 million visitors travel to the area due to all the recreational and entertainment attractions in Perkins Township, the City of Sandusky, the Lake Erie Islands and surrounding communities. The average age of residents is 45 years old, and the median household income is \$69,924.

At the conclusion of this process, the Township hopes to select a developer to begin negotiations concerning the purchase and development of this site. An executed development agreement will be required, prior to sale, outlining specific development requirements that must be met as part of the sale.

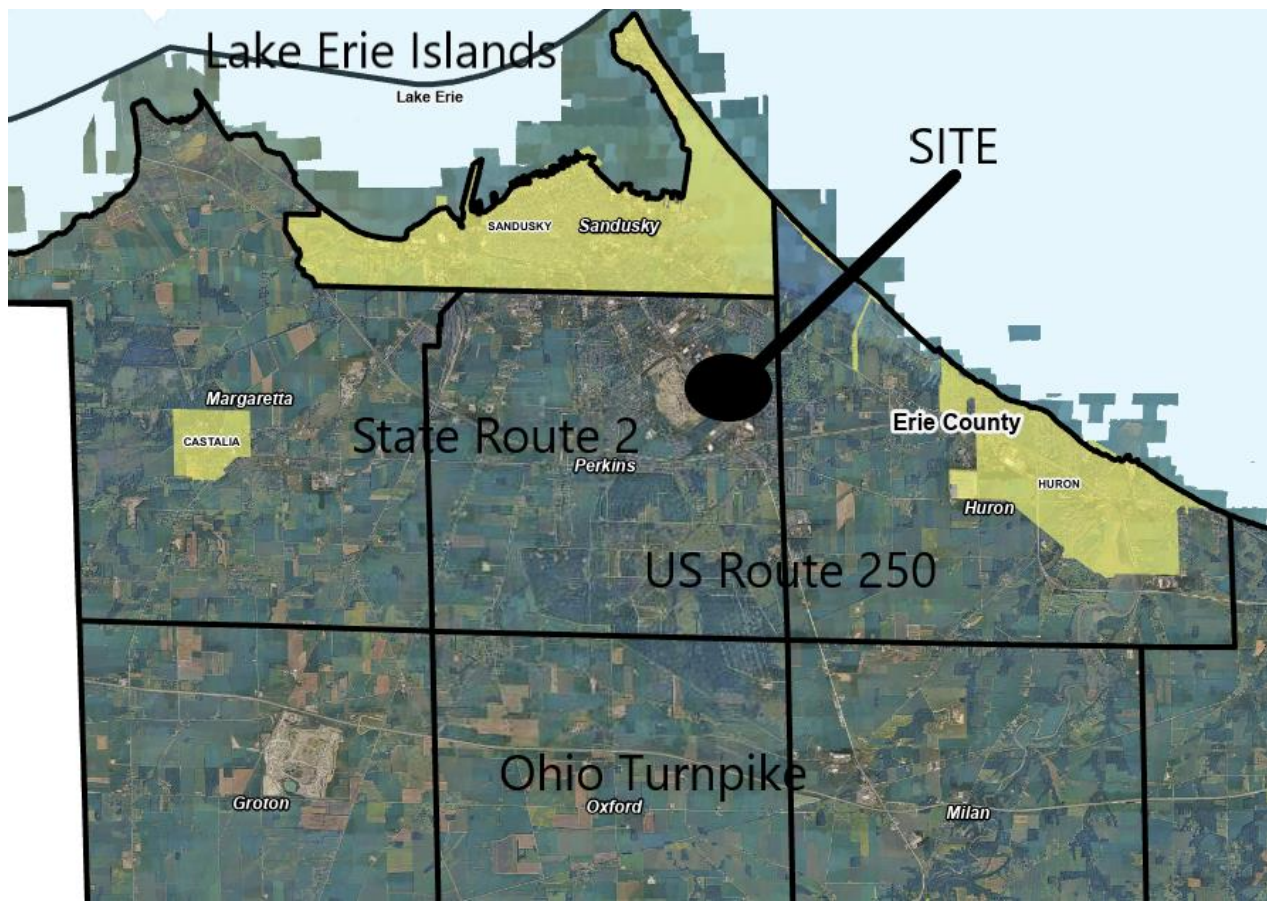
SITE SPECIFICS

The subject property is 4.41 acres with approximately 940 feet of frontage on Hull Road. The property is currently zoned Professional Business Office, but the Future Land Use map calls for Mixed Use development. This site abuts large scale commercial development found to the south, west and to the northwest. Multiple-family and single-family development is found to the north across Hull Road. The Township would be open to rezoning the property to accommodate either a mixed-use development or owner-occupied multifamily development that would complement and benefit the Township.

Perkins Township is located approximately halfway between the cities of Cleveland and Toledo.



The site is near US Route 250, State Route 2, and the Ohio Turnpike.



Adjacent Land uses include commercial, residential, park and tourism.



SUBMISSION REQUIREMENTS (Limit of fifteen pages total)

Development Team Information (including key members for the project and their experience)

Relevant Development Experience

Financial Capacity

Proposed Development Vision

- Narrative

- Conceptual Design and renderings

- Estimated Budget

Proposed timeline and process to include:

- Due diligence

- Financing

- Design and Engineering

- Permitting

- Construction

- Completion

- Sales/Leasing

SUBMISSION INSTRUCTIONS

Four (4) sets of qualifications/proposals must be submitted in a sealed envelope with the developer's name, address and "Hull Road Proposal" provided on the outside of the envelope. An electronic version must also be submitted on a flash drive. Submission must be made to:

Perkins Township

Community Development

2610 Columbus Avenue

Sandusky, Ohio

All questions can be submitted by e-mail to angieb@perkinstownship.com

EVALUATION CRITERIA

Qualifications/Proposals will be evaluated on the following:

- Development Team Qualifications

- Development Concept and Vision

- Economic and Fiscal Impact

- Development Timeline

- Resource Availability and Needs

EVALUATION PROCESS

- Request for Qualifications and Proposals becomes available January 6th.

- Deadline for submission February 21st.

- Interviews with selected development teams in March.

- Presentation by the final selected team to the Board of Trustees for consideration in April.

- Purchase agreement and contract development and negotiations begin in May.