



----- AGRICULTURAL OPPORTUNITY -----

Request for Proposals

SMALL-SCALE

FARMING OPPORTUNITY



Summary

The City of Urbana is seeking an agricultural tenant to lease the 6.99-acre site located at the intersection of Lincoln and Olympian Drives. The City will prioritize proposals for agricultural uses, which will benefit the community including but not limited to specialty crop production, value-added product development, and/or educational farms.

Contact

Interested parties may submit proposals and refer “pre-submittal” questions or concerns to:

Brandon Boys
Economic Development Manager
(217) 384-2444
bsboys@urbanainline.us

Property Description

Current Site Conditions

The 6.99 acre site is located at Lincoln Avenue and Olympian Drive in Somer Township in unincorporated Champaign County with a permanent index number of 25-15-29-400-023. The property is currently farmed with corn and bean crop.

Utilities

In an initial assessment, the City found no City utilities present at the site. The City makes no representations or warranties concerning utilities present at the site, and further investigation would be the responsibility of the lessee. The lessee may request access to water from the detention pond located to the north of the property. The tenant would contract and pay for all utilities, water, fertilizer, and other supplies used on the site.

Zoning

The selected tenant’s use of the premises is subject to all zoning regulations, restrictions, encumbrances, covenants, rules, ordinances, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction. With a location in un-incorporated Champaign County, agricultural use would be permitted by-right, heavier uses may require a special use permit.

Lease of Property

The lease rate and term are negotiable, subject to City approval. The tenant must obtain permission from the City prior to the installation of any permanent improvements or structures. The tenant will be responsible for removing any such improvements at its own expense upon termination of the lease.

PROPERTY DETAILS

SITE AREA

6.99 Acres

ZONING

Agriculture Permitted By-Right

RFP Issuance Date

August 2nd, 2019

RFP Responses Due

August 21st, 2019

Additional Information

The following documents are included as attachments to this RFP:

- Site Location
- Site Elevation (2008)
- Site Aerial Photography (1940, 1973, 1988, 2002, 2008, 2014, 2017)
- Site Flood Zone

Submittals

Desired Outcome

All agricultural uses will be considered, however, the City envisions agricultural uses, which will benefit the community including but not limited to specialty crop production, value-added product development, and/or educational farms. Priority will be given to uses which support the regional food economy, such as crops intended for direct human consumption, value-added product development for human consumption, and agritourism-related uses. Interested tenants are encouraged to submit proposals which represent the agricultural approach they believe would be most successful, even if it is not fully consistent with the desired outcomes described above.

Proposal Content Requirements

To be considered for this agricultural opportunity, interested parties must submit the following information:

1. **Project Concept** discussing the details of the overall concept of the proposed agricultural use.
2. **Proposed Schedule For Use** including the desired lease term
3. **Proposed Budget** including a description of funding sources and proposed lease price
4. **Agricultural Team's Experience** Please describe past experience as it relates to the proposed use and identify the project manager including contact information (i.e., phone number and email address).

The City reserves the right to accept or reject any or all proposals at its own discretion.

Proposal Review Criteria

The City is committed to a thorough and objective review of all qualifying proposals. Consideration will be given to the following criteria, which are not necessarily exhaustive:

1. The quality of the proposed project concept in terms of its alignment with the goals and vision set out in this RFP.
2. The qualifications and experience of the project team.
3. Proposed lease price.

Proposal Submission

Submit proposal electronically to: bsboys@urbanillinois.us

All proposals must be submitted before the submittal deadline of August 21, 2019.



NOTE: Subject site is located within the Beaver Lake Drainage District (Salt Fork Watershed)

1 inch = 500 feet

CITY OF URBANA

CITY OF URBANA

Saline Branch Drainage Ditch

Olympian Dr

W Olympian Dr

W Lincoln Ave

Squire Farm Rd


Squire Farm Rd

Willow Rd

W Oaks Rd

E Oaks Rd

Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

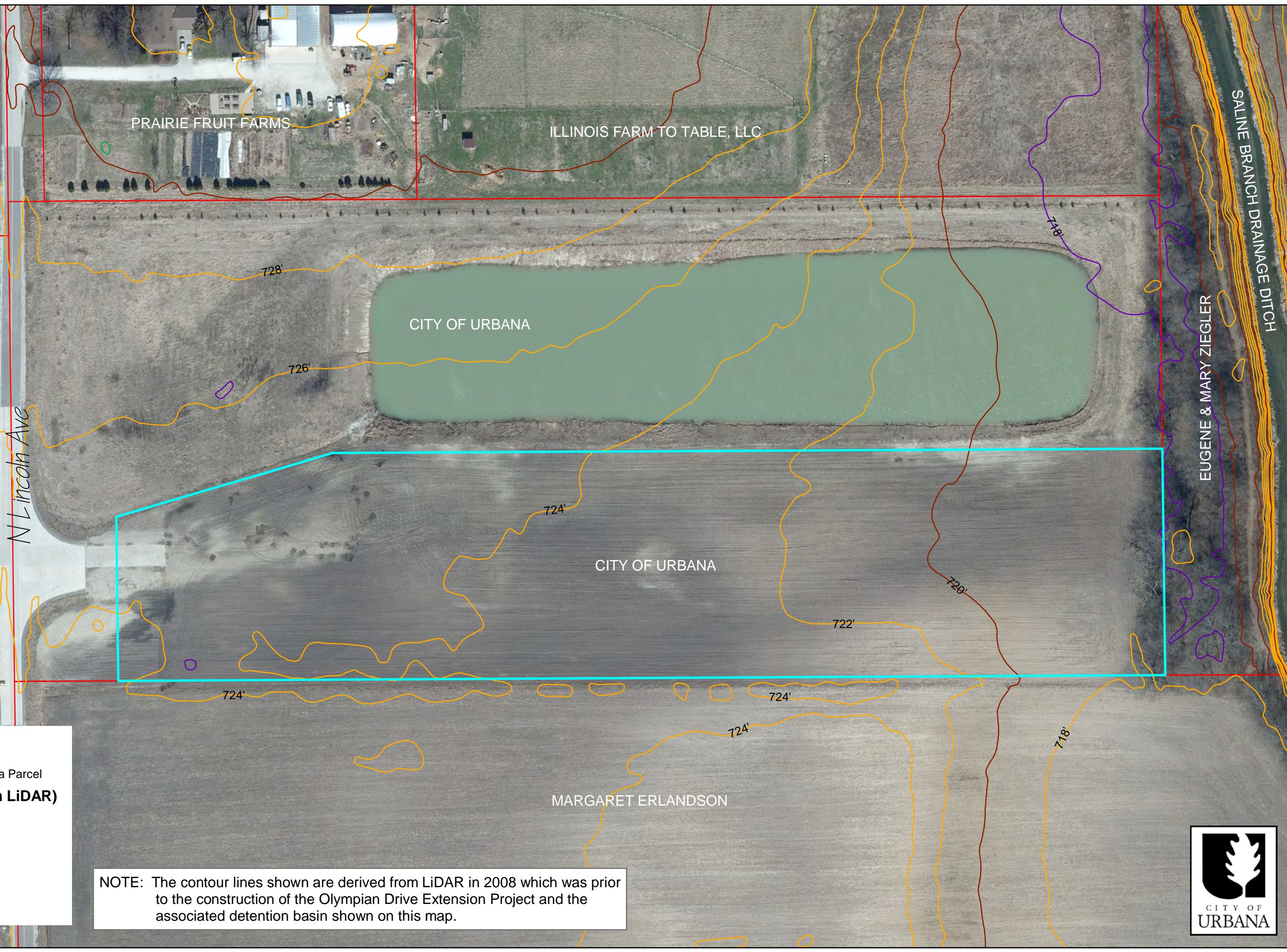
Municipal Limits

 Urbana





1 inch = 100 feet

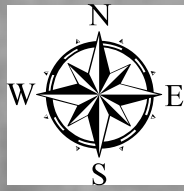


Legend

- 7 Acre City of Urbana Parcel
- 2008 Contours (from LiDAR)**
- SubType**
- Depression
- Depression Index
- Index
- Intermediate

NOTE: The contour lines shown are derived from LiDAR in 2008 which was prior to the construction of the Olympian Drive Extension Project and the associated detention basin shown on this map.





1 inch = 100 feet

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SQUIRE FARMS

CITY OF URBANA

EUGENE & MARY ZIEGLER

SALINE BRANCH DRAINAGE DITCH

N Lincoln Ave

W Olympian Dr

CITY OF URBANA

MARGARET ERLANDSON

Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

1940 AERIAL PHOTOGRAPHY





1 inch = 100 feet

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SQUIRE FARMS

CITY OF URBANA

SALINE BRANCH DRAINAGE DITCH

EUGENE & MARY ZIEGLER

N Lincoln Ave

W Olympian Dr

CITY OF URBANA

MARGARET ERLANDSON

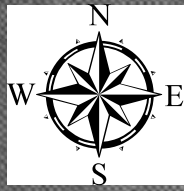
Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

1973 AERIAL PHOTOGRAPHY





1 inch = 100 feet

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SQUIRE FARMS

CITY OF URBANA

SALINE BRANCH DRAINAGE DITCH

EUGENE & MARY ZIEGLER

N Lincoln Ave

W Olympian Dr

CITY OF URBANA

MARGARET ERLANDSON

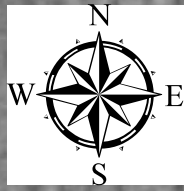
Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

1988 AERIAL PHOTOGRAPHY





1 inch = 100 feet

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SQUIRE FARMS

CITY OF URBANA

SALINE BRANCH DRAINAGE DITCH

EUGENE & MARY ZIEGLER

N Lincoln Ave

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CITY OF URBANA

MARGARET ERLANDSON

Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

2002 AERIAL PHOTOGRAPHY





1 inch = 100 feet

SQUIRE FARMS

N Lincoln Ave

W Olympian Dr

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SALINE BRANCH DRAINAGE DITCH


EUGENE & MARY ZIEGLER

CITY OF URBANA

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Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

2008 AERIAL PHOTOGRAPHY





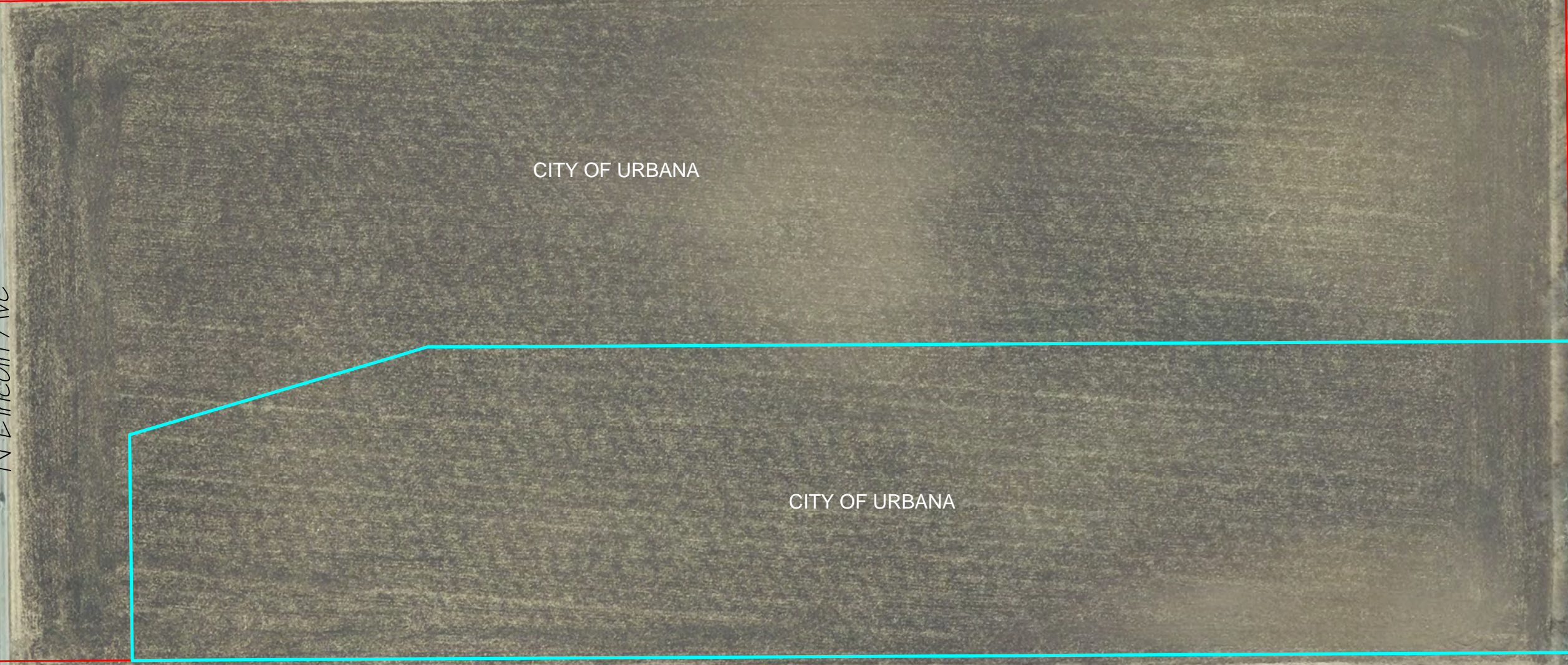
1 inch = 100 feet



PRAIRIE FRUIT FARMS



ILLINOIS FARM TO TABLE, LLC



CITY OF URBANA

CITY OF URBANA

N Lincoln Ave

W Olympian Dr


SQUIRE FARMS

EUGENE & MARY ZIEGLER

SALINE BRANCH DRAINAGE DITCH

MARGARET ERLANDSON

Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

2014 AERIAL PHOTOGRAPHY





1 inch = 100 feet

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SQUIRE FARMS

N Lincoln Ave

EUGENE & MARY ZIEGLER

SALINE BRANCH DRAINAGE DITCH

CITY OF URBANA

W Olympian Dr

CITY OF URBANA

MARGARET ERLANDSON

Legend

 7 Acre City of Urbana Parcel

 Tax Parcel Lines

2017 AERIAL PHOTOGRAPHY





1 inch = 100 feet

SQUIRE FARMS

PRAIRIE FRUIT FARMS

ILLINOIS FARM TO TABLE, LLC

SALINE BRANCH DRAINAGE DITCH

EUGENE & MARY ZIEGLER

N Lincoln Ave





W Olympian Dr

CITY OF URBANA

CITY OF URBANA

MARGARET ERLANDSON

Legend

-  7 Acre City of Urbana Parcel
-  Right-of-way dedicated to the public
-  Flood Zone per 1986 FEMA Flood Insurance Rate Map
-  Tax Parcel Lines

NOTE: There are no City of Urbana utilities on or near subject site. Nor are there any Fiber Optic lines or Illinois American Water lines or structures on or near subject site.

