

REQUEST FOR EXPRESSION OF INTEREST

Development Opportunities on Former City Garage Lot
114 Fountain Street, Mineral Point Wisconsin

The City of Mineral Point is seeking an Expression of Interest (EOI) from developers or local parties for development opportunities at the former City Garage lot. The EOI is the first step in a multi-step process intended to form a dynamic public-private partnership. At this time, the City intends to stimulate interest in a potential project, ensure that a broad number of organizations are made aware of this opportunity, and gather information that will further the evolution of the project.

City of Mineral Point is directly between Madison, Wisconsin and Dubuque, Iowa providing a tourist experience to those passing through. The area has a population of 2,530 residents and an average household income of \$53,914. The median age is 45 years old. Major employers in the area include Cummins Emission Solutions, Hodan Community Services, Alliant Energy, Lands End, and the University of Platteville. The City is also home to Sielaff Corporation, Ivey Construction, Premier Cooperative, BEC Controls Corporation, and Hook's Cheese Company.

The redevelopment effort has been designed to accomplish the following for the community:

- to protect the City against the deterioration and decline of properties and areas located within the project area, and surrounding properties and areas;
- to supplement and enhance housing alternatives for residents;
- to reinvigorate and revitalize the commercial and residential environment within the project area;
- to enhance the availability and sustainability of neighborhood commercial and service orientated businesses;
- to provide functional integration and interaction between currently separate development sites; and finally,
- to enhance the aesthetic appeal of development within the project area.

The City is willing to facilitate development at the site, by providing information and assistance obtaining required local municipal approvals; facilitating meetings with partners and stakeholders; and, providing information and discussing possible City financial support to the project.

An EOI response should include the following:

1. A letter of interest;
2. The name, title, phone number and e-mail address of the respondent's single point of contact;
3. A brief narrative highlighting the type of facility or use the respondent may have interest in considering for development at the site.
4. A brief narrative describing the criteria the respondent would follow and additional information it would require in making a decision to locate a facility at the site.

Erin M. Hirn, City Administrator
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Expressions of Interest must be submitted to the City no later than 4:00 PM CDT, on Thursday, April 29, 2021.



City of Mineral Point Resident Demographics

2,530

Population

1,363

Size of Labor Force

2%

Job Growth Rate

\$53,914

Median HHI

21.3 minutes

Average Commute Time

45

Median Age
