PROPOSALS FOR SPECULATIVE BUILDINGS

NORTH INDUSTRIAL PARK

The City of Springfield is accepting proposals for the construction of speculative buildings in the North Industrial Park suitable for industrial or manufacturing use in order to attract sufficient numbers of competitively paid jobs to the community.

Each speculative building shall be no smaller than twenty-five thousand (25,000) square feet in size; designed to attract and accommodate a variety of industrial and manufacturing related uses; and constructed in accordance with the Covenants of the North Industrial Park (attached); and all City building codes, technical codes, ordinances, policies and regulations.

Each speculative building must be located on a tract within the North Industrial Park of sufficient size and shape to accommodate the structure in accordance with the Covenants of the North Industrial Park, and all City building codes, technical codes, ordinances, policies and regulations. The shape of the tract shall be such that it shall not negatively impact the ability of the City to sell adjacent tracts or leave the City with unusable or irregular shaped tracts that will be difficult or impossible to sell.

All construction and building must be in accordance with the site plan approved by the City of Springfield.

The use of the speculative building must be in accordance with the zoning for the North Industrial Park.

The City shall sell land within the North Industrial Park to the developer at the price of seventeen thousand dollars ($17,000) per acre. Payment for each tract of land shall be made to the City upon the sale or lease of the speculative building located on the tract. If the tract is further divided into parcels to accommodate more than one building, prior to the first parcel being sold or leased, the developer shall provide payment to the City for each parcel of land upon which a speculative building is located when the building served by the parcel is sold or leased.

The City shall make all City provided utilities (water, wastewater, gas and electric) available at the property line. The developer shall extend and pay for all utility lines, facilities and services located within the tract, and which are not provided or extended by the City is accordance with the City of Springfield Conditions of Service manual or other policies.

The size of the desired tract must be reasonable and proportionate for the size of the building or buildings to be located within the tract.

All initial sales or leases of real property shall comply with the City’s Policy on Ethical Conduct. Each sale or lease shall be at the sole discretion of the Springfield Board of Mayor and Aldermen and shall receive the prior approval of the Board of Mayor and Aldermen. Each prospective developer is reminded that the purpose of the North Industrial Park is to provide a sufficient quantity of industrial and manufacturing jobs at competitive wage, salary and benefit ranges to the extent that the company purchasing the tract or parcel can qualify for the PILOT program.

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The City of Springfield and the Robertson County Chamber of Commerce, in cooperation with the Middle Tennessee Industrial Development Association and the State of Tennessee Department of Economic and Community Development, shall provide reasonable assistance to the developer in recruiting companies that will meet employment criteria acceptable to the City of Springfield.

Each developer who submits a successful proposal shall execute a purchase agreement with the City prior to taking possession of the tract. The developer shall be responsible for the proper and complete maintenance and upkeep of the tract once he or she takes possession.

The City of Springfield and Robertson County provide industrial development bond financing and tax abatement to all industrial and manufacturing related companies that qualify for the program.

All industrial and manufacturing use of a speculative building and the accompanying tract must be in conformance with all local, state and federal laws.

Each prospective developer is invited to submit one or more proposals.

The City of Springfield reserves the right to reject any and all proposals, and to select the proposal or proposals deemed most advantageous to the City.