



**REQUEST FOR PROPOSAL
FOR
RESTAURANT / BANQUET / CATERING / SUPPORTING OR ALTERNATIVE USES
LOCATED AT THE
MANHATTAN CASINO**

642 - 22nd Street South, St. Petersburg, Florida 33712

Issue Date

May 9, 2011

Due Date

1:00 P.M. Local Time

August 9, 2011

REQUEST FOR PROPOSAL
FOR
RESTAURANT / BANQUET / CATERING / SUPPORTING USES
LOCATED AT THE
MANHATTAN CASINO

The City of St. Petersburg ("City") invites developers, end-users and interested parties (collectively "**Proposer**") to submit a plan to lease and develop the Historic Manhattan Casino located at 642 22nd Street South, St. Petersburg, Florida 33712 for retail use ("**Property**").

ADDITIONAL INFORMATION IS AVAILABLE AT

http://stpete.granicus.com/mediaplayer.php?view_id=6&clip_id=115

SECTION I BACKGROUND

The Manhattan Casino is located on 22nd Street South in the heart of the City's Midtown community. Midtown is a 5.5 square mile area of central and south St. Petersburg between 2nd Avenue North and 30th Avenue South and between 4th Street South to the east and 34th Street South to the west. The City created a Midtown Strategic Planning Initiative ("**Plan**"), that is available on the City's website at <http://www.stpete.org/midtown.htm> , to direct efforts to stimulate jobs for residents, make community improvements, and support entrepreneurs and small businesses. The preservation of historic buildings and landmarks of Midtown has been a goal of the City of St. Petersburg in its planning for the area.

Built in 1925, the Manhattan Casino is significant for its contribution to entertainment and culture in the African-American community for more than forty years. Elder Jordan, and his sons contracted in 1925 with R.L. Sharpe to build the 12,000 sq. ft. two story Manhattan Casino, which first opened as an entertainment facility named the Jordan Dance Hall in 1931, which became known as the Manhattan Casino. During segregation, the Manhattan Casino was the place for cultural and social entertainment similar to what the Coliseum provided to the white community. Some of American music's most legendary performers played at the Manhattan including James Brown, Fats Waller, Duke Ellington, Count Basie, Lionel Hampton, Cab Calloway, Ray Charles, Nat King Cole, Sarah Vaughn, Fats Domino, and the Ink Spots. After the big band era, the Manhattan Casino hosted dances featuring local artists; rock and roll blues singers popular in the 1960's also performed at the Casino. Goldie Thompson, local minister and radio personality, booked religious programs at the Casino, as did Father Divine, a spiritualist. The Manhattan Casino closed as a dance hall in 1966.

To further support redevelopment and preservation efforts, the City has facilitated a variety of community development projects in Midtown, including, a Boys and Girls Club Performing Art Center at the historic Royal Theatre, the Johnnie Ruth Clarke Health center at the Historic Mercy Hospital site, the undergrounding of right-of-way utilities along 22nd Street South and the historic Jordan Elementary School.

Additionally, the St. Petersburg College Midtown Center (SPC Midtown), located across from the Royal Theatre, offers traditional and non-traditional students a variety of classes in Business Technologies, Communications, Humanities, Math, and Social Sciences.

Directly to the north of the Manhattan Casino is the Department of Labor's Pinellas County Job Corps Center which provides on-site job training opportunities for young men and women, in a variety of vocations including health occupations and construction. This \$60 M capital investment, by the federal government, represents a key milestone in the City's efforts to redevelop the 22nd Street South corridor and the Midtown community.

The west and north of the Department of Labor's Pinellas County Job Corps Center is a burgeoning arts district including the renovated Seaboard Coast Line Railroad station that now houses the St. Pete Clay Company, a newly refurbished 10,000 square foot combination studio, showroom, and living space for the world-renowned pressed and blown glasswork artist Duncan McClellan.

New shopping and retail opportunities have also been created with the development of the 46,000 square foot Tangerine Plaza located at the intersection of 22nd Street South and 18th Avenue South, approximately 10 blocks south of the Manhattan Casino, anchored by a Sweet Bay Grocery store and other retail stores. Just across the street from the Tangerine Plaza is the new GTE Federal Credit Union.

Since 2007, the City of St. Petersburg has spent nearly \$4.5 million assembling land for industrial and business development in the Dome Industrial Park ("**DIP**") adjacent to the Manhattan Casino. The City has also constructed streetscape improvements along 22nd Street South from 1st Ave S to 18th Avenue S, extended the Pinellas Trail through the DIP so the Trail now runs from Tampa Bay to Tarpon Springs, and upgraded the area's storm water system.

Additional information regarding the Manhattan Casino is contained in Exhibit "E".

SECTION II. INTENT.

The City, by this Request for Proposal ("**RFP**"), sets forth its intent to consider a proposal for the lease and development of the Property for retail use, including but not limited to Restaurant / Banquet / Catering / Supporting Uses or an alternative use acceptable to the City.

SECTION III. PROPERTY DESCRIPTION.

The site contains ±1.34 acres with 53 parking spaces with the potential for expansion.

The two storey building contains ±15,572 square feet with a ±4,348 square foot banquet hall on the second floor that has been completely renovated. Additionally there is a staging kitchen, wood floors and bar, programmable lighting, and security system. There is ±6,048 square feet on the unfinished 1st floor.

SECTION IV. ZONING

The current zoning of the Property is Corridor Commercial Traditional-1, (Exhibit "C"). Additional zoning and development regulation information is located on the City's website at http://www.stpete.org/development/Land_Development_Regs.asp.

SECTION V. UTILITIES

The Property has access to all typical utilities including but not limited to water, electric, telephone, sewer, irrigation installed with reclaimed water, and natural gas. HVAC is installed and is operational.

SECTION VI. PROPOSAL REQUIREMENTS.

Proposal must contain the following:

- (1) Proposed lease terms.
- (2) Estimated number and type of full-time and part-time jobs to be created.
- (3) An Affirmative Statement that the successful Proposer shall abide by the rules and regulations for Federal Housing and Urban Development reporting requirements set forth in the attached Exhibit "D".
- (4) Resume' of previous experience identifying not less than five (5) years of experience directly related to the proposed use of the Property.
- (5) A detailed description of the concept or theme and how the building will be used to accomplish the Intent of this RFP.
- (6) Time periods for commencing and completing construction, and installation of equipment.
- (7) Estimated build out cost, and proof of financial capability.
- (8) A floor plan and rendering of the interior finish of the building.
- (9) A primary contact name and numbers including phone, fax, and email.
- (10) A signed Proposal Form.

SECTION VII. PREFERRED PROPOSAL.

The preferred proposal should:

- (1) Not require any financial assistance from the City.
- (2) Provide for an initial lease term of not more than twenty (20) years.
- (3) Provide for a lease payment that is not less than five percent (5%) of the gross receipts of the business.
- (4) Provide a complete description of the Proposer's team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.
- (5) Include a certified financial statement, at delivery of Proposal, supporting the Proposer's financial capability of undertaking this project including current operating revenues and expenses, and a history of debt repayments.
- (6) Provide a complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties, including disclosure of all persons or entities having a beneficial interest in the proposal.

- (7) Provide copies of letters of intent, sub-leases, or agreements identifying the commitment of any subtenants of the proposed development, including type of business and nature of occupancy.
- (8) Include a commitment to develop, maintain and operate the business.
- (9) Fully demonstrate the Proposer's direct experience in producing the proposed project including the quality and quantity of similar projects by the Proposer.
- (10) Provide Letters of Intent, or signed sub-leases with others if the Proposal includes more than one operating entity or a combination of uses, e.g. restaurant and gift shop or lounge or another concession.
- (11) Provide for an expeditious planning and construction schedule that would meet or beat the following time periods for each phase of development:
- (i) File building permit applications including interior construction plans not later than 120 days after City approval of the lease.
 - (ii) Obtain building permits no later than 60 days after filing of building permit applications.
 - (iii) Commence construction not later than 15 days after the issuance of building permits.
 - (iv) Complete construction not later than 120 days after commencing of construction.
 - (v) Open for business and have a certificate of occupancy not later than 30 days after completing construction as evidenced by a certificate of occupancy.

SECTION VIII. INCENTIVES.

- (1) The City will provide assistance with the application and receipt of any City regulatory approvals as required for building plan approval
- (2) Financial Incentives, that may be applied for by the Proposer:
- (i) Florida Enterprise Zone Incentives
 - Job Creation Tax Refund
 - Business Equipment Tax Refund
 - Building Materials Tax Refund
 - (ii) Reduced transportation impact fee zone
 - (iii) Job Tax Credit.
 - (iv) Brownfield Redevelopment Bonus.
 - (v) Favorable lease terms.
- (3) For additional information go to

http://www.stpete.org/ecodev/incentives/incentive_wizard.cfm

SECTION IX. PROPOSAL PACKAGE.

Please submit five (5) copies of the Proposal and one (1) electronic copy on CD in PDF format.

SECTION X. DELIVERY.

Proposals should be marked "PROPOSAL FOR MANHATTAN CASINO" and delivered:

- (1) By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or
- (2) By USPS mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION XI. DEADLINE 1:00 P.M. LOCAL TIME AUGUST 9, 2011.

Proposals received after the specified time and date will not be considered. The City will not be responsible for failure of the United States Postal Service, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION XII. SCHEDULE.

- (1) Issue/advertise Request For Proposal on May 9
- (2) Last day for questions June 27
- (3) Proposals due by 1:00 P.M. August 9
- (4) Finalized lease agreementnot later than December 31

SECTION XIII. SELECTION.

City Development Administration shall review all qualified proposals and the proposal selected, if any, that is determined to be in the public interest for uses in accordance with the Plan, will be presented to the Mayor for his consideration and for his recommendation to the City Council of the City of St. Petersburg for approval.

SECTION XIV. AWARD WITHOUT DISCUSSION.

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

SECTION XV. LEASE AGREEMENT.

Subsequent to the award, a finalized lease agreement between the City and the Proposer must be approved by the City Council of the City of St. Petersburg.

SECTION XVI. INQUIRIES AND QUESTIONS.

All inquiries, questions, requests for interpretation, correction, or clarification must be submitted in writing, either by e-mail or by facsimile and shall arrive not later than noon, June 1, 2011.

SECTION XVII. CITY CONTACT.

Mike Psarakis, Senior Real Estate Coordinator, City of St. Petersburg at 727-893-7500 or toll free 800-874-9026 or by email to Mike.Psarakis@stpete.org or by FAX 727-893-4134. Additional information and copies of this RFP may be downloaded at

http://www.stpete.org/economic_development_dept/redevelopment_initiatives/city_opportunities.asp

SECTION XVIII. CITY RESERVATIONS.

The City reserves the right to:

- (1) Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, deadlines for submission and proposal requirements.
- (2) Waive irregularities in the proposals.
- (3) Reject or refuse any or all proposals.
- (4) Cancel and withdraw this RFP at any time.
- (5) Negotiate with any or all Proposers in order to obtain terms most beneficial to the City.
- (6) Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION XIX. DISCLOSURE

Information regarding the Property is believed to be reliable; however, interested parties should rely on their own experts for counsel.

All proposals submitted to the City are subject to public disclosure pursuant to Chapter 119, Florida Statutes. An exception may be made for "trade secrets". Additional information regarding trade secrets' requirement are available upon written request.

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EXHIBIT "A"

City Map

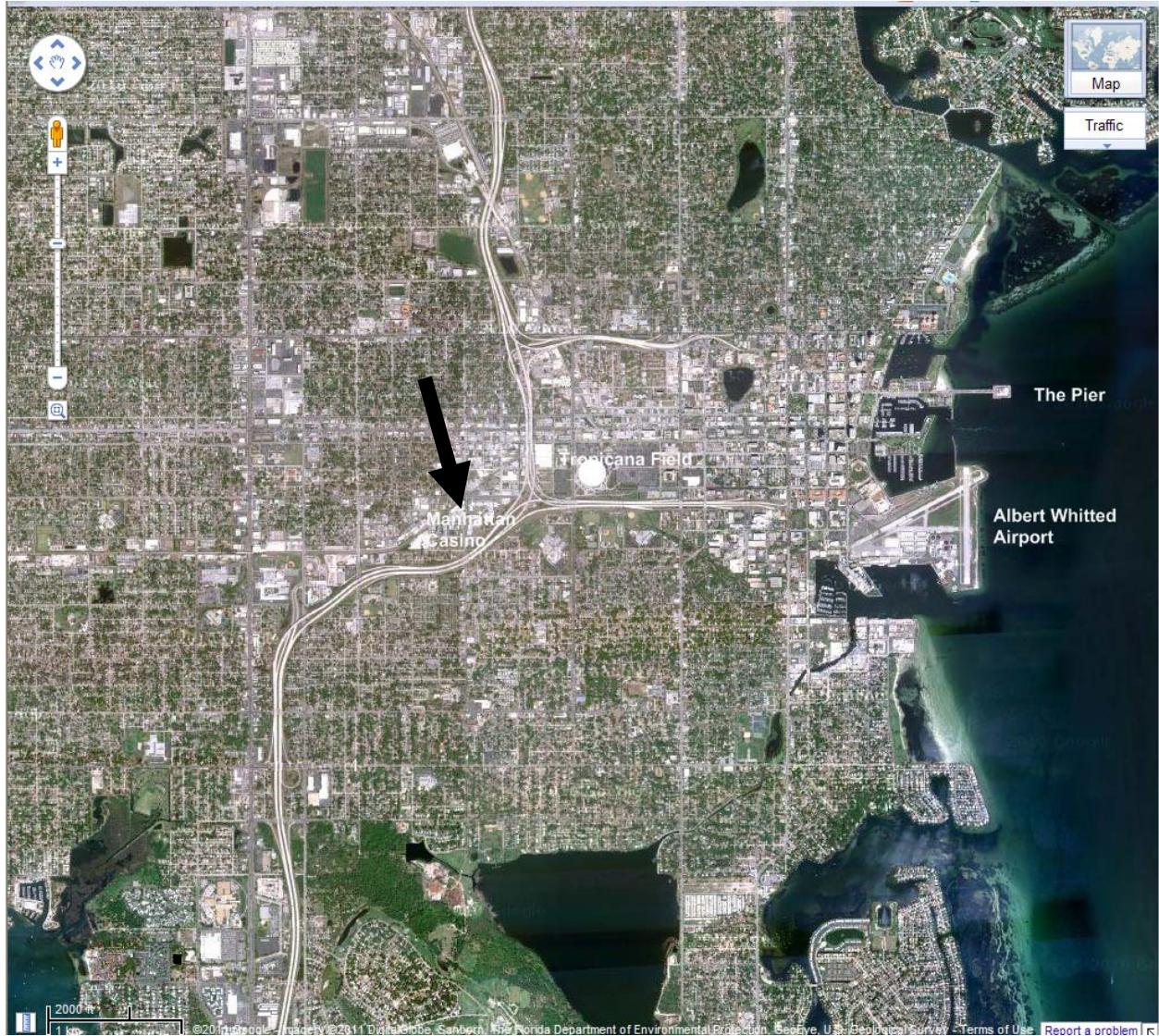


EXHIBIT "B"

LOCATION MAP

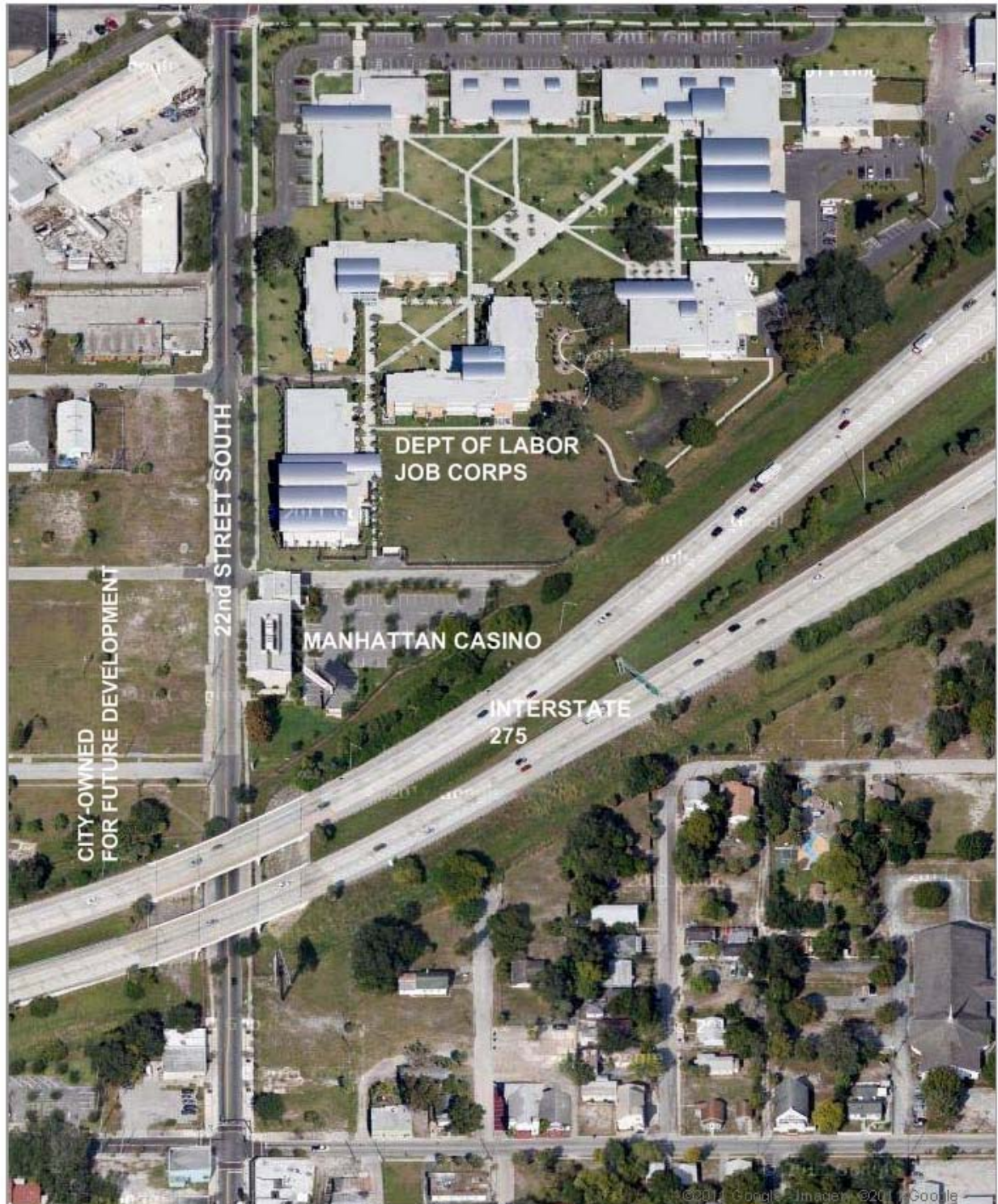


EXHIBIT "C" ZONING DISTRICT
Corridor Commercial Traditional-1

FOLLOWS THIS PAGE

Corridor Commercial Traditional District Regulations
City of St. Petersburg City Code – Chapter 16, Land Development Regulations

Section 16.20.080 - Corridor Commercial Traditional Districts ("CCT")



Typical Buildings in the CCT District

Sections:

- 16.20.080.1 [Composition of Corridor Commercial Traditional](#)
- 16.20.080.2 [Purpose and Intent](#)
- 16.20.080.3 [Permitted Uses](#)
- 16.20.080.4 [Introduction to CCT districts](#)
- 16.20.080.5 [Development Potential](#)
- 16.20.080.6 [Building Envelope: Maximum Height & Minimum Setbacks](#)
- 16.20.080.7 [Building Design](#)

16.20.080.1 Composition of Corridor Commercial Traditional

The Corridor Commercial Traditional development pattern includes the design aesthetics, densities and uses found in the various neighborhood shopping districts of the early 20th Century Main Street.

These districts are characterized by a collection of compatible, interrelated uses that include shopping, service, employment and residential opportunities. The symbiotic relationship of these mixed uses creates a more balanced community, reduces traffic, consolidates service delivery, and benefits the surrounding residential areas that are within walking distance.

The buildings in the Corridor Commercial Traditional districts often exhibit architecture of the early 20th Century Main Street. Buildings typically feature vertically oriented architecture and are constructed close to the street, as these uses depend upon pedestrian access. Architectural details such as large display windows, awnings, an articulated base course and cornice, use of natural materials and other fenestrations are common. Primary entries face the street and are enhanced with architecturally appropriate features.

Driveways and parking areas in front yards are not typical in most traditional corridors. Consequently, alleys and secondary roadways are the primary routes for utilities and access to off-street parking to the rear of properties. Rear parking areas are often connected to the building by rear entrances, arcades within buildings or small pedestrian paths, courtyards or plazas between buildings.

16.20.080.2 Purpose and Intent

The purpose of the CCT district regulations is to protect the traditional commercial character of these corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. The regulations include urban design guidelines, including zero setbacks, building design (e.g. requiring windows and entryways at ground level), cross-access, and other standards, to reflect and reinforce the unique character within each of the districts.

16.20.080.3 Permitted Uses

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

16.20.080.4 Introduction to CCT districts

The CCT districts are the CCT-1 and the CCT-2 Districts.

16.20.080.4.1 Corridor Commercial Traditional– 1 (CCT-1)

This district generally allows one-story to three-story development containing mixed uses with multi-family structures. Additional density is possible when affordable workforce housing is provided.



Typical Residential Uses in CCT-1 district

16.20.080.4.2 Corridor Commercial Traditional – 2 (CCT-2)

This district generally allows one to five story development containing mixed uses with multi-family structures. Additional density is possible when affordable workforce housing is provided.



Typical Multi-family Uses in CCT-2 district

16.20.080.5 Development Potential

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Corridor Commercial Traditional District Regulations
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MINIMUM LOT SIZE, MAXIMUM DENSITY & MAXIMUM INTENSITY			
		CCT-1	CCT-2
Minimum Lot Area (square feet)		4,500	4,500
Maximum Residential Density (units per acre)	Residential Density	24	40
	Work Force Housing Density Bonus	6	6
	Hotel Density (rooms per acre)	45	NA
Maximum Nonresidential Intensity (floor area ratio)	Nonresidential Intensity	1.0	1.5
	Work Force Housing Intensity Bonus	0.2	0.2
Maximum Impervious Surface (site area ratio)		0.95	0.95
<p>Workforce Housing Density and Intensity Bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's Workforce Housing Program and shall meet all requirements of the program.</p> <p>Refer to Technical Standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p>			

16.20.080.6 Building Envelope: Maximum Height & Minimum Setbacks

MAXIMUM BUILDING HEIGHT (ALL DISTRICTS)		
Building Height	CCT-1	CCT-2
All Buildings	42'	60'
Refer to Technical Standards regarding measurement of building height and height encroachments.		

Corridor Commercial Traditional District Regulations
City of St. Petersburg City Code – Chapter 16, Land Development Regulations

MINIMUM BUILDING SETBACKS				
Building Setbacks		CCT-1	CCT-2	
		Building Height 0' to 42'	Building Height 0' to 42'	Building Height 42' to 60'
Front Yard		0' or 10 feet from the curb, whichever is greater	0' or 10 feet from the curb, whichever is greater	10' or 10 feet from the curb, whichever is greater
Interior Side Yard		0'	0'	0'
Street Side Yard		0' or 5 feet from the curb, whichever is greater	0' or 5 feet from the curb, whichever is greater	10' or 10 feet from the curb, whichever is greater
Rear Yard	With Alley	0'	0'	0'
	No Alley	10'	10'	10'
For measurements from the curb, if there is no curb, the measurement shall be from the edge of the street pavement. Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to Technical Standards for yard types and setback encroachments.				

16.20.080.7 Building Design

The following design criteria allows the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see Section 16.10.010.

Site Layout and Orientation

The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and Parking Layout and Orientation

1. New multi building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause a rear yard or rear façade to face toward abutting properties. .
2. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be on the building setback line.
3. All service areas and loading docks shall be located behind the front facade line of the principal structure.
4. All principal structures shall be oriented toward the primary street. A building on a corner property may be oriented to the secondary street so long as all street facades are

Corridor Commercial Traditional District Regulations
City of St. Petersburg City Code – Chapter 16, Land Development Regulations

articulated as primary facades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.

5. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street or that is elevated more than 18 inches above grade shall be screened with material compatible with the architecture of the principal structure.
6. Parking, retention ponds, and accessory structures shall be placed to the rear of the property.
7. Parking structures shall be internal to the site and include architectural features related to the principal structure. Parking structures that abut the street shall contain retail, offices or residential uses along the street sides.

Vehicle Connections

1. Non-residential Development within CCT-1:

Access to parking shall be from the street. If the primary street is utilized for vehicular access, the driveway shall serve the entire complex, not individual units, and shall not exceed one lane in each direction.

2. Residential Development within CCT-1

Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:

- a. Access shall be made from the alley or secondary street;
- b. Where no alley or secondary street are present, access shall occur from the primary street.
- c. For multi unit structures, the driveway shall serve the entire complex, not individual units and shall not be wider than one lane in each direction.

3. All Development within CCT-2

Access to parking shall be made from the alley or secondary roadway. No new curb cuts shall be allowed on Central Avenue.

Pedestrian Connections

1. Each ground floor multi-family unit or commercial unit that faces a primary street shall contain a primary entry which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
2. Where a single building includes separate commercial and residential entrances, the residential entrance(s) shall be raised at least 16 inches above ground-level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrance(s).
3. Doors shall be a commercial size and style.

Corridor Commercial Traditional District Regulations
City of St. Petersburg City Code – Chapter 16, Land Development Regulations

Building and Architectural Design Standards

All buildings should present an inviting, human scale façade to the streets roadway, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building Style

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
3. All accessory structures, including, but not limited to, drive-thrus, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building Form

1. Buildings should create a width to height ratio of no more than 1:1. Buildings that exceed the width to height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
2. The first floor of each multi-story building shall be at least than 12 feet in height as measured to the bottom of the second floor.

Wall Composition

Wall composition standards ensure that ground-level storefronts, and multi-family and single-family residential buildings, offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. Buildings shall be articulated and fenestrated with vertical proportioning.
2. At least 50 percent of street facades shall have fenestration. At least 30 percent of the interior side and rear facades shall have fenestration. Entry doors shall be counted as toward fenestration if side panels or decorative windows or lights are provided. Garage doors are not shall not count towards fenestration percentage on street facing facades.
3. A zero lot line building, abutting another zero lot line building, is exempt from providing fenestration on any portion of the façade concealed by the abutting building. Portions of facades which are not concealed by another zero lot line building shall meet fenestration requirements, but do not need to provide transparency.
4. Where fire or building codes prohibit the use of transparency along interior side or rear facades, total fenestration percentages must still be met, but without the transparency percentage.
5. Structures which are situated on corner lots, through lots, or by the nature of the site

Corridor Commercial Traditional District Regulations

City of St. Petersburg City Code – Chapter 16, Land Development Regulations

layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall materials, and architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

Transparency

The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. At least 50 percent of street level facades of commercial units shall be transparent. The bottom of windows shall begin no higher than two (2) feet above grade level, and the top of all windows and doors shall be no lower than eight (8) feet above grade level. Taller windows are encouraged.
2. At least two thirds of the fenestration on all facades shall be transparent.
3. Windows on the street side facades shall be evenly distributed in a consistent pattern.
4. Windows shall not be flush mounted. Windows recessed less than three (3) inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three (3) inches or more shall feature a window sill.
5. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.

Roofs

Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages

Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation which begins with the pedestrian.

1. Garage doors should face the rear or side of the property. Garage doors facing the primary roadway shall be set back behind the principal façade line at least 20 feet.

Building Materials

Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

EXHIBIT "D" FEDERAL JOB REPORTING FORMS

FOLLOWS THIS PAGE

[illegible]

The "public purpose" for the use of CDBG funds is to create jobs which will be made available to low- and moderate-income persons. This means creating jobs of which at least 51% will be initially available to persons who are of low-to moderate-income when applying for the job, not creating jobs which pay within a range that makes the person of low- to moderate-income when holding the newly created job.

Written agreement with the City will state:

1. at least 51% of the total jobs created will be available to low/mod persons;
2. entity will provide training for jobs designated to be available to low/mod, if those classifications require special skills or education; and
3. a description of the actions to be taken by entity to ensure that low/mod persons receive first consideration for designated jobs.

EXHIBIT "D" continued

NAME OF COMPANY Verification of Job Creation page 1 of 2

Name of New Hire: _____

Employee's Home Address: _____

Education Level: ☐ Ninth Grade
☐ High School/GED
☐ A.A. Degree (two years of college)
☐ Four years of college
☐ Advanced degree: _____

Employee ethnicity: Hispanic or Latino ☐ Yes ☐ No

Employee Race:

_____ White	_____ American Indian/Alaskan Native & White
_____ Black/African American	_____ Asian & White
_____ Asian	_____ Black/African American & White
_____ American Indian/Alaskan Native	_____ American Indian / Alaskan Native &
_____ Native Hawaiian / Other Pacific	_____ Black/African American
_____ Islander	_____ Other Multi-Racial

Head of Employee's Household (check appropriate space): ☐ Female head of household
☐ Male head of household

Number of persons in employee's household (including employee): _____

Please provide the total gross income of the members of your household as of the date of hire by _____. This must include the income of all members of the household, regardless of relationship to employee. Income of the employee's household does NOT include the salary to be paid by _____, but the income of all members of the household and the employee's salary at his/her previous job, unemployment, government benefits, etc.

HOUSEHOLD MEMBERS		RELATIONSHIP TO EMPLOYEE	AGE	GROSS INCOME
1	Employee	 		
2				
3				
4				
5				
6				
TOTAL INCOME OF HOUSEHOLD				\$

EXHIBIT "D" continued

Company Name
Verification of Job Creation
page 2 of 2

I hereby certify that the information provided is true to the best of my knowledge and belief, and authorize _____ to verify said information. I am aware that the above information is subject to verification by the local or Federal government.

Employee (Signature)

Date

For Company/City use only:

Job Title: _____ Position Number: _____ Start Date: _____ (mm/dd/yy)

☐ Full Time or ☐ Part-Time

Hours per week: _____

Employee's households income level: ☐ Very low income ☐ Low income ☐ Over income

Income was verified by presentation of: _____
(Attach copy of documents used for verification.)

Employee resides in: City limits of St. Petersburg: ☐ Yes ☐ No
NRSA Target Area: ☐ Yes ☐ No

Residency was verified by presentation of: _____
(Attach copy of documents used for verification.)

Date of hire: _____ Hourly Wage: _____ Annual Salary: _____

Training to be provided: _____

First day of employment: _____

Signature of Company Representative

Date

PENALTY FOR FALSE OR FRAUDULENT STATEMENT: U.S.C. Title 18, Section 1011, provides: "Whoever in any matter within the jurisdiction of any Department or Agency of the United States, knowingly and willfully falsifies.... or make any false, fictitious or fraudulent statements or representation or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both."

EXHIBIT "D" continued

Monthly Report

AGENCY:

PROJECT NAME:

GRANT #:

REPORT FOR MONTH OF: _____

JOB CREATION						
Position #	Job Title and Description	Anticipated Hiring Date	Proposed Hourly Wage	Name of Person Hired	Date Hired	Wage
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						

Name and job title of any person hired in previous months who left employment during the report month:

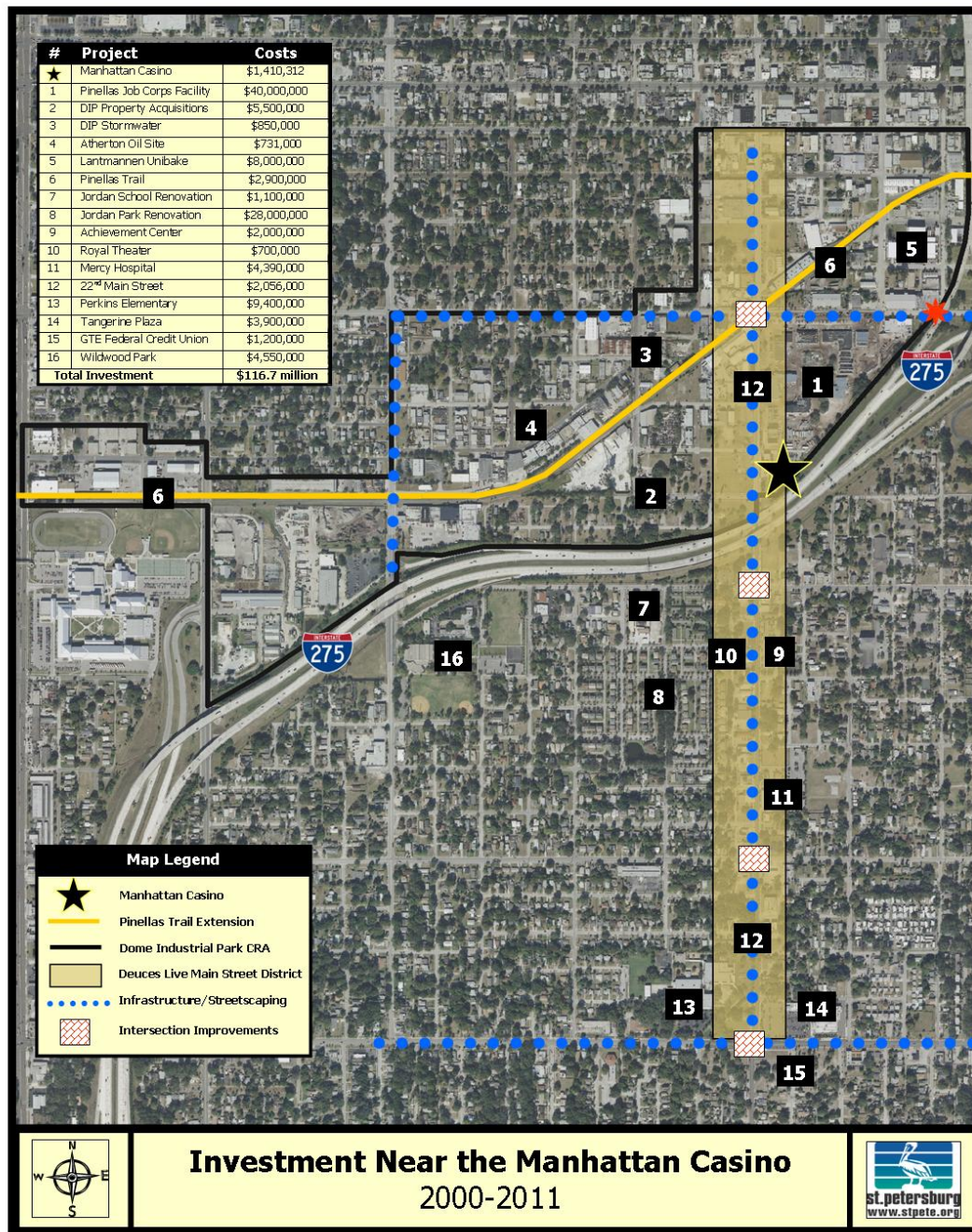
Please attach Exhibit B certification for each person hired during the report month.

The information provided herein is an accurate representation of activity for the reported month.

Signature of Agency Representative

Date

EXHIBIT "E" INVESTMENT NEAR MANHATTAN CASINO



Overview of Investment near the Manhattan Casino 2000-2011

The Dome Industrial Park

The Manhattan Casino is located in the heart of the Dome Industrial Park (DIP). The Community Redevelopment Plan for the DIP, which was approved in 2007, seeks to revive the City's oldest industrial district, through business retention, expansion and recruitment. This plan involves property acquisition, implementation of streetscape, signage and utility improvements throughout the DIP, marketing efforts, expedited permitting practices, and resolution of parking and stormwater management issues.

Planning efforts within and beyond the Dome Industrial Park have been widespread. Since the early 1980s, the City of St. Petersburg has made concerted efforts to revitalize, redevelop and improve the quality of life in the Midtown area. Within the area surrounding the Manhattan Casino since 2000, nearly \$117 million has been invested in infrastructure and other projects. Within and near the community redevelopment area, formal revitalization planning and activities have concentrated on three areas - Dome Industrial Park, the 22nd Street South Business District and Grand Central.

Since 2000, the Dome Industrial Park has seen significant investment. Many of these projects, because they involved substantial public investment are detailed below and identified on the attached map. Notable private investment includes the Greeno Painting, which completed an \$800,000 expansion project at 230 21st Street South in 2001. In the same year, the St. Petersburg Clay Company opened its new facility in the renovated historic 1926 SCL Train Station at the corner of 5th Avenue South and 22nd Street. The Train Station features artist's studios, kilns, equipment and supplies for ceramic artists as well as programs, workshops and galleries. In 2002, the St. Petersburg Employment and Economic Development Corporation developed a new electronics assembly program at 535 22nd Street South. The program provides CTI certification training and provides support to local electronics companies including Honeywell and Raytheon. In 2006, the Alvarez Photography Studio, located at 150 22nd Street South, opened at a cost of \$650,000, while in 2007, a \$900,000 dialysis clinic opened at 650 34th Street South.


The projects below are representative examples of the City's commitment to the neighborhood and are depicted on the attached map.

1. **Pinellas Job Corps Facility** The U.S. Department of Labor opened a \$40 million dollar Job Corps center in the heart of Midtown St. Petersburg in summer 2010. The nine-building campus adjacent to the Manhattan Casino includes vocational education facilities, a recreation center, gymnasium, administrative offices, a student service center, and two dormitories. Its students will receive education and training in health care, construction, automotive repair, hospitality, and information technology. This center is the fifth in Florida and the 123rd in the country.

2. **Dome Industrial Park Property Acquisitions** Since 2005, the City of St. Petersburg has been acquiring land in the Dome Industrial Park Community Redevelopment Area to promote business retention, expansion and recruitment. By early 2011, the City has purchased forty parcels for approximately \$5.5 million in the DIP just west of the Manhattan Casino. Another \$220,000 in property is currently under contract.
3. **DIP Stormwater Improvements** In 2010, the City constructed storm drainage improvements on 24th Street South between 5th and 6th Avenue S and the intersection of the Pinellas Rail Trail.
4. **Atherton Oil Site** The City continues federally-funded environmental remediation at the Atherton Oil site in the 2500 block of 6th Avenue South, including remediation of contaminated soils and mitigation of groundwater contamination. Full site remediation began in the first quarter of 2010, with remediation equipment constructed in 2010. Cleanup of the site to meet the Florida Department of Environmental Protection targets is expected to be completed by 2013.
5. **Lantmannen Unibake** In 2006, Euro-Bake (now Unibake) opened a new 55,000-SF facility, which adjoins its existing 12,000-SF manufacturing plant, in the Dome Industrial Park. This project represents the best in private-public partnerships as the City was able to provide incentives, land assembly and environmental remediation expertise to ensure the commercial baker was retained in St. Petersburg rather than forced to relocate to Manatee County to meet its expansion plans. With 75 existing employees and the potential to double that amount, City officials worked with the company to design a creative redevelopment plan adjacent to its current location. While the company purchased one-half a block, the city secured the other half which was languishing due to environmental issues. Using federal grant funds, the city remediated the site and resold the land to the bakery.
6. **Pinellas Trail** In 2008, the City completed the Pinellas Trail extension through the Dome Industrial Park. This effort involved reconstruction of the former rail line through the DIP from 34th Street South to I-275, with intersection crossings at 28th Street South and 22nd Street/5th Avenue South. With the DIP segment completed, trail users can now travel nearly forty miles along the Trail from Demens Landing in Downtown St. Petersburg to Tarpon Springs, in north Pinellas County.
7. **Jordan School Renovation** The Jordan School Project, which houses the Pinellas County's Head Start and Early Start programs, is one of the most celebrated projects in Midtown St. Petersburg. The renovation of the historic Jordan School, which opened its doors to the African-American community in 1925 to serve almost 1,100 African American youth living in St. Petersburg, allowed the rebirth of the school that had closed its doors in 1997. The Jordan School Project, which has a grey-water cistern system, solar panels and other energy efficient elements, is the City's first "Green" renovation project, having received a Silver LEED Certification from the United States Green Building Council.

8. **Jordan Park Renovation (HOPE VI)** In 2000, the St. Petersburg Housing Authority (SPHA) reopened the Jordan Park public housing complex as part of a \$28 million Hope VI grant. The City contributed approximately \$3,000,000 in Community Development Block Grant (CDBG) funds to the project. The new Jordan Park site has tree lined streets, landscaped yards and new and rehabilitated homes with front porches creating a modern residential neighborhood.
9. **St. Petersburg College Achievement Center** The 10,000-SF Achievement Center was constructed by the St. Petersburg Housing Authority as part of its HOPE VI project. The facility held its grand opening in June 2003 and it houses a St. Petersburg College campus offering dual high school/college credit courses; the Partners in Self-Sufficiency's center offering classes in such areas as budgeting, computers, home ownership and life skills; and the YWCA of Tampa Bay drop-in center staffed by professional teachers, where people who are taking classes can leave their children.
10. **Royal Theater/Boys and Girls Club** - The historic 1948 Royal Theater, which was one of only two movie theaters serving African Americans in St. Petersburg during segregation, was extensively renovated, opening in December 2003. In addition to a stage and theater, the facility houses various studios, including art and dance taught by local artists.
11. **Mercy Hospital Renovation and Redevelopment** - - The historic Mercy Hospital Project is \$4.4 million collaborative effort to substantially renovate the 1923 Mercy Hospital Building, construct a 21,000-SF addition to house the pediatric, dental, internal medicine and community health services of the Johnnie Ruth Clarke Health Center and provide future retail and residential development on outlying parcels. Construction of the health center has been a critical ingredient in meeting the needs of a community underserved by medical providers. Opened in March 2004, the health center now provides low-cost medical care for the community and surrounding neighborhoods.
12. **The 22nd South Main Street Program and Infrastructure Improvements** The 22nd Street South corridor received its "Florida Main Street Designation" in 2000, and is now known as the "Deuces Live." In 2001, the program was awarded a \$50,000 grant from the Institute on Urban Policy at Florida A&M University to renovate a vacant commercial facility that now serves as the Main Street office and a base for community services. To support the economic development objectives for the corridor, the City is continuing to construct streetscape and infrastructure improvements along 22nd Street South. These include intersection improvements at 5th, 9th, 15th and 18th Avenues that included crosswalks, lighting, textured sidewalks and streetscapes. In addition, the City installed reclaimed waterlines along 22nd Street South from 5th Avenue to 18th Avenue South as well as new sidewalks or repairs from 9th Avenue to 18th Avenue South. Total construction costs for these improvements are in excess of \$656,000. Finally, in 2009, the City completed \$1.4 million in road and stormwater infrastructure improvements along 22nd Street in the DIP from 5th Avenue South to Emerson Avenue South.

13. **Perkins Elementary** A new elementary school was built at the northwest corner of 22nd Street and 18th Avenue South. The arts magnet school draws parents and children to 22nd Street South from throughout southern Pinellas County.
14. **Tangerine Plaza** Tangerine Plaza, a 48,000-SF shopping center home to SweetBay Supermarket and a variety of other retailers, opened for business in 2005. The development of Tangerine Plaza and the opening of SweetBay culminated a spirited effort by City officials and community leaders to bring a supermarket and neighborhood shopping center to Midtown St. Petersburg. The project involved collaboration between the City of St. Petersburg and Urban Development Solutions, who also partnered with the Sembler Company on developing and leasing of the Plaza.
15. **GTE Federal Credit Union** GTE opened in December 2009 in the Tangerine Avenue Community Redevelopment Area, providing much needed mainstream banking services to the Midtown community. The City of St. Petersburg assembled land for the GTE site, conveyed the property to the credit union, constructed stormwater improvements to support it and redirected a neighborhood street to allow the block to be consolidated.
16. **Wildwood Recreation Center** In 2001, the City of St. Petersburg completed work on the new \$4.55 million recreation center in Wildwood Park, which included two ball fields and basketball courts, a playground, improved parking, new sidewalks, a pool complex, a concession stand, maintenance storage, and bicycle.

#	Project	Costs
	Manhattan Casino	\$1,410,312
1	Pinellas Job Corps Facility	\$40,000,000
2	DIP Property Acquisitions	\$5,500,000
3	DIP Stormwater Improvements	\$850,000
4	Atherton Oil Site	\$731,000
5	Lantmannen Unibake	\$8,000,000
6	Pinellas Trail	\$2,900,000
7	Jordan School Renovation	\$1,100,000
8	Jordan Park Renovation	\$28,000,000
9	Achievement Center	\$2,000,000
10	Royal Theater	\$700,000
11	Mercy Hospital Development	\$4,390,000
12	22 nd Main Street/ Infrastructure	\$2,056,000
13	Perkins Elementary	\$9,400,000
14	Tangerine Plaza	\$3,900,000
15	GTE Federal Credit Union	\$1,200,000
16	Wildwood Park Expansion	\$4,550,000
Total Investment		\$116.7 million

PROPOSAL FORM

REQUEST FOR PROPOSAL

FOR

RESTAURANT / BANQUET / CATERING / SUPPORTING USES

LOCATED AT THE

MANHATTAN CASINO

642 - 22nd Street South, St. Petersburg, Florida 33712

Issue Date

May 9, 2011

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on May 9, 2011.

Name of Company/Organization

Signature of individual submitting proposal
for above Company/Organization

Printed name of individual

E-mail address

Phone

Fax

Date