

CITY OF YOUNGSTOWN

MAYOR JOHN A. McNALLY



OFFICE OF THE MAYOR
CITY HALL • 26 S. PHELPS STREET • YOUNGSTOWN, OHIO 44503
PHONE: (330) 742-8701 • FAX: (330) 743-1335

PRESS RELEASE

FROM: Mayor John A. McNally

DATE: December 21, 2015

RE: Request for Acquisition Proposals – Former Bottom Dollar Grocery Store, 2649 Glenwood Avenue, Youngstown, OH 44511

Today the City of Youngstown issued its Request for Acquisition Proposals for the former Bottom Dollar Grocery Store. A copy of the Request for Acquisition Proposals is attached. All proposed uses will be given consideration, but the City's primary goal is the development of a full-service grocery store at this location.

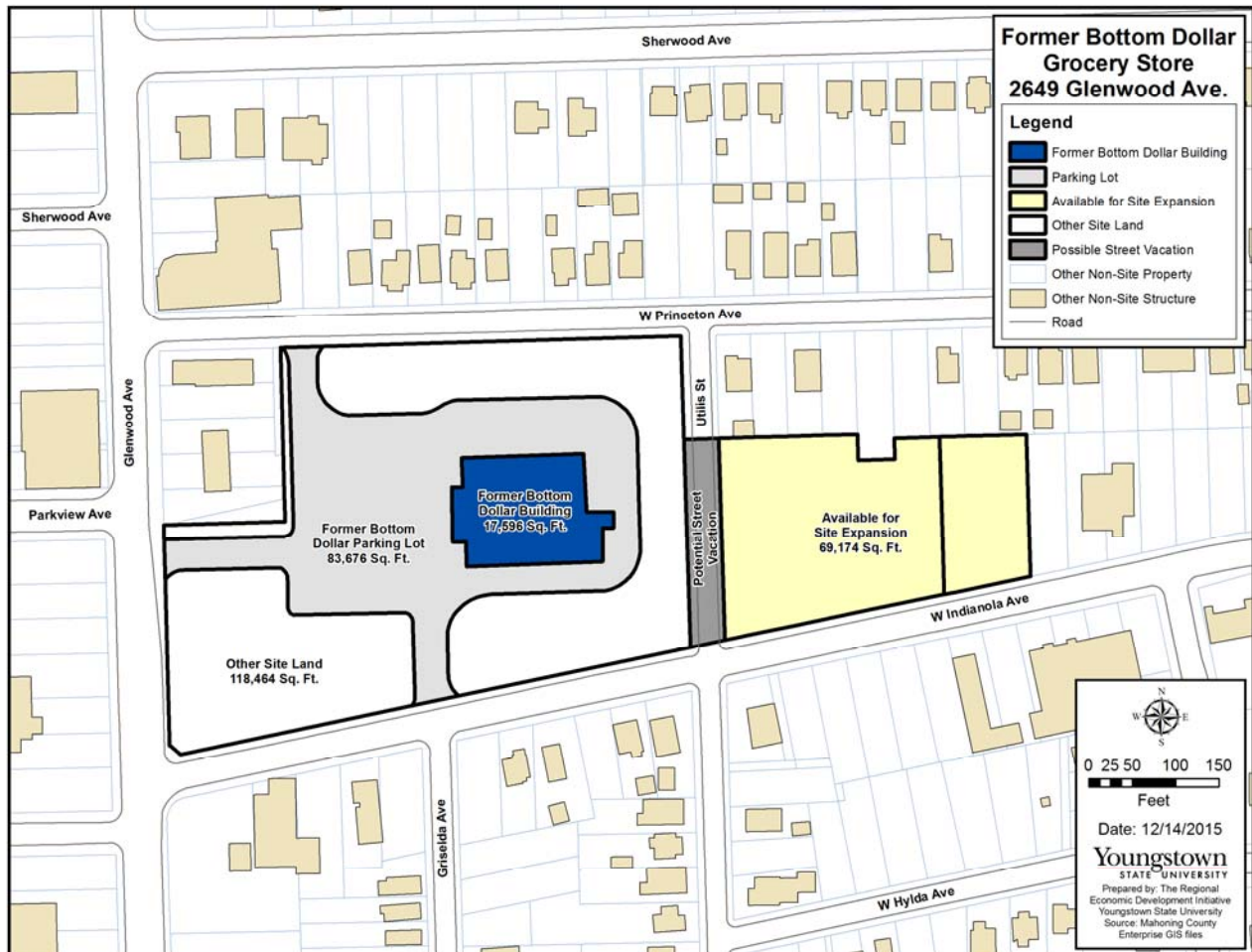
The City Finance Department will accept proposals until 12:00 p.m. on February 1, 2016.

Questions may be directed to Mayor McNally (330-742-8701 or 330-717-2072) or to T. Sharon Woodberry, Director of Community Planning & Economic Development (330-744-1708).

Request for Acquisition Proposals For Former Bottom Dollar Grocery Store Located at 2649 Glenwood Ave. Youngstown, OH 44511

The Director of Finance for the City of Youngstown will accept sealed development proposals by 12:00pm, February 1, 2016, for the following described real estate.

Building Description: 1-story
Former grocery store vacated on December 2014
Year Built: 2011
Construction Value \$1.5 million
No equipment or shelving in place
Building Size: approximately 18,000 S.F.
Lot Size: 614ft. X 459ft. Irregular (approx. 5.1 ACRES)
Basement: No
Zoning: MU-C (Multi-Use Community)



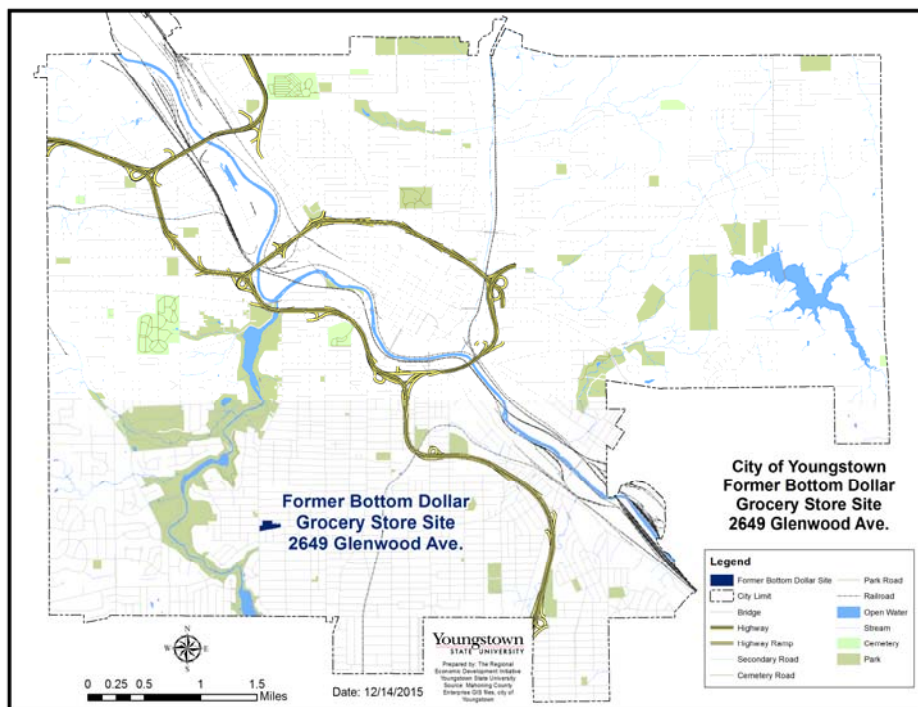


Said property is to be conveyed by title transfer to the end user who by the determination of the Board of Control best meets property evaluation criteria. All proposed uses will be given consideration; however a greater priority will be given to developers proposing a grocery store for end use. The proposer understands that the owner, through its Board of Control, reserves the right to reject any or all proposals and to waive any formalities in the proposal process, or to accept the proposal deemed most favorable to the City.

PROPERTY EVALUATION CRITERIA

The Board of Control will evaluate proposals based on the following criteria:

1. Actual use of facility to conform to neighborhood environment and community benefit. **All uses will be considered with priority given to developers proposing a grocery store for end use.**
2. Quality of proposed investment in context of proposed end use
3. Financial or other guarantees related to proposal
4. Professional experience related to proposed use
5. Number of jobs created or retained



MINIMUM ACCEPTED ACQUISITION PROPOSAL PRICE

There will be no minimum price established for consideration.

A review of all architectural and engineering plans can be arranged by contacting Buildings & Grounds at 330-742-8995

Tours of the facility will be available on the following dates:

- Tuesday, January 5th 3pm – 4pm
- Tuesday, January 19th 3pm – 4pm

Questions concerning this Request for Proposal can be directed to:
T. Sharon Woodberry, Director of Community Planning & Economic Development at
330-744-1708

All proposals should be clearly marked as “Proposal for Former Bottom Dollar Facility” and submitted to David Bozanich, Director of Finance, 26 S. Phelps St., Youngstown, OH 44503.

DAVID BOZANICH, DIRECTOR OF FINANCE

ADVERTISE:

Monday 12/21/2015

Monday 12/28/2015

Monday 1/4/2016

Monday 1/11/2016

Monday 1/18/2016

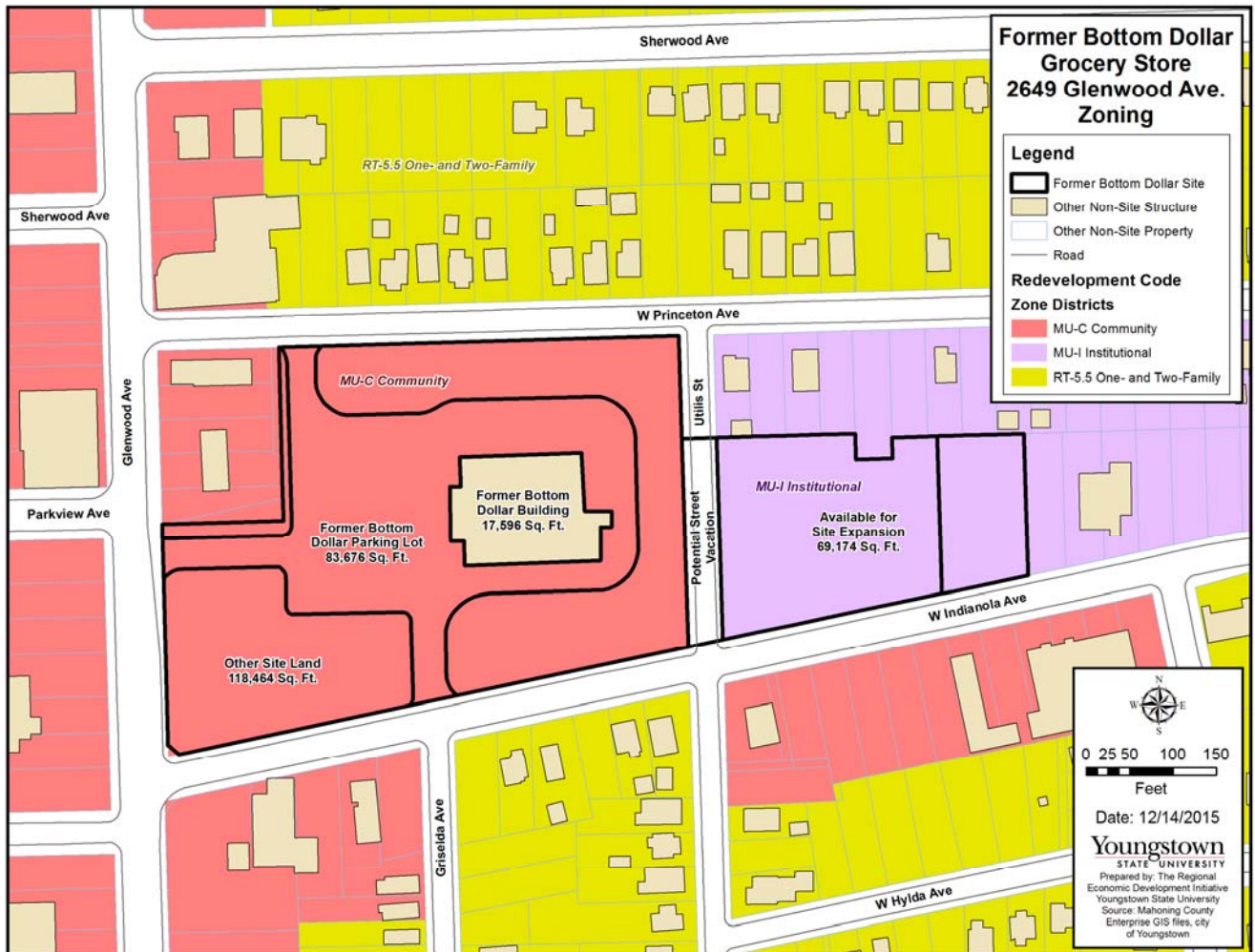
Monday 1/25/2016

OTHER INFORMATION

An adjacent site is available for expansion, directly east of the former Bottom Dollar. The site is 69,174 S.F., or 1.6 acres, along W. Indianola Ave., with the potential of vacating Utilis St., connecting the two sites together.

Tours of the property and review of all available plans can be arranged by contacting Buildings & Grounds at 330-742-8995.

The zoning district of the former Bottom Dollar is the Mixed Use-Community (MU-C), which is created for the purpose of providing areas for a variety of retail and services uses serving secondary market areas in the city, as well as wholesaling, servicing, distributing, storing, processing, and medium-density residential uses.



TRAFFIC COUNTS AND PURCHASING POWER

The former Bottom Dollar is located at 2649 Glenwood Ave., near the intersection of three main corridors—Glenwood Ave., W. Indianola Ave., and Canfield Rd. Traffic counts for each of these streets are shown below.

Traffic Counts (2010-2014)	
STREET	NUMBER OF DAILY VEHICLES
Glenwood Avenue (south of intersection)	9,160
Glenwood Avenue (north of intersection)	10,080
West Indianola Avenue	5,360
Canfield Road	9,210

Households in the Glenwood Ave. corridor expend an estimated \$25,202,854 on food purchases each year, not including dine-in, carry-out, or fast food restaurants. This estimate, based on American Community Survey and Consumer Expenditure Survey data from 2013, shows that some potential exists for a full-service grocery store along Glenwood Ave. The table on the following page includes demographic and consumer spending data for seven census tracts, each within a mile of the former grocery store location at Glenwood Ave. and W. Indianola Ave. In order to calculate total annual food expenditures, the number of households in each census tract was multiplied by the average food expenditures per household, based on the median household income in the census tract. As household income increases, food expenditures increase as well.

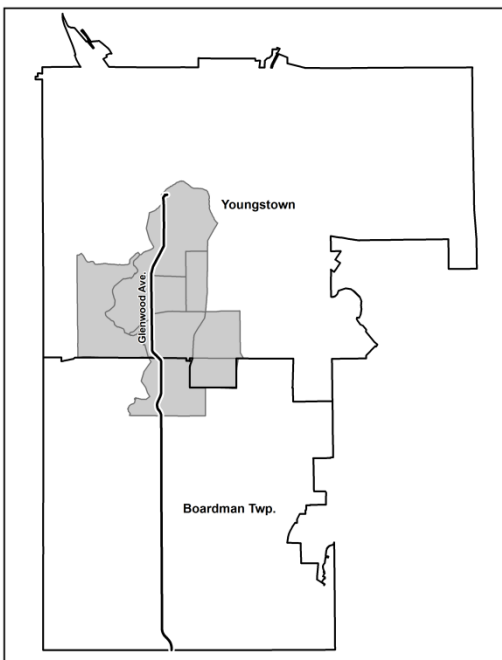
Glenwood Avenue Corridor Demographic and Expenditure Summary						
CENSUS TRACT	LOCATION	POPULATION (2013)	MEDIAN HOUSEHOLD INCOME (2013)	NUMBER OF HOUSEHOLDS (2013)	INCOME QUANTILE*	TOTAL FOOD EXPENDITURES PER YEAR*
8015	Youngstown	1,900	\$32,449	828	2nd	\$2,666,988
8016	Youngstown	3,144	\$22,297	1,113	1st	\$2,798,082
8021	Youngstown	1,081	\$20,176	415	1st	\$1,043,310
8023	Youngstown	1,005	\$20,303	452	1st	\$1,136,328

8024	Youngstown	2,412	\$21,694	1,045	1st	\$2,627,130
8025	Youngstown	1,494	\$22,431	655	1st	\$1,646,670
8027.02	Youngstown	2,954	\$52,036	1,276	4th	\$5,719,032
8139	Youngstown	2,131	\$14,757	1,008	1st	\$2,534,112
8114	Boardman	3,453	\$36,102	1,562	2nd	\$5,031,202
GLENWOOD CORRIDOR		19,574	\$30,029	8,354		\$25,202,854

SOURCE: American Community Survey Data (2013) and Consumer Expenditure Survey (2013)

*Households in the 1st income quantile spend an average of \$2,514 per year on food purchases (not including dine-in, carry-out and fast food); households in the 2nd income quantile spend an average of \$3,221 per year on food purchases; households in the 4th income quantile spend an average \$4,482 per year on food purchases.

Significant purchasing power exists within a mile of the Glenwood Bottom Dollar. The table below shows aggregate household income per acre for the Glenwood Corridor compared to the City of Youngstown. A map of the Glenwood Corridor and seven adjacent census tracts within a mile of the former Bottom Dollar is also shown below.



Glenwood Avenue Corridor Aggregate Household Income				
	POPULATION (2013)	POPULATION DENSITY (PER SQ MILE - 2013)	MEDIAN HOUSEHOLD INCOME (2013)	AGGREGATE HOUSEHOLD INCOME PER ACRE (2013)
Glenwood Corridor*	11,077	3,060	\$21,236	\$44,813
Youngstown	66,511	1,974	\$24,454	\$30,509

*Includes census tracts 8021, 8023, 8024, 8025, 8027.02, 8139 in Youngstown