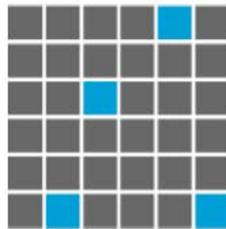


# **REAL ESTATE DEVELOPMENT**

## **Request for Qualifications and Statement of Interest**

### **North Temple Landfill Phase I Redevelopment 175 Acres**

**Salt Lake City, Utah**



**NT Development LLC  
1700 South 4650 West  
Salt Lake City  
Utah 84104**

**In conjunction with State of Utah  
*School and Institutional*  
TRUST LANDS ADMINISTRATION**

## **REQUEST FOR QUALIFICATIONS AND STATEMENT OF INTEREST**

The State of Utah, School and Institutional Trust Lands Association (the “Trust”) owns approximately 770 +/- acres located near the 7200 West interchange along Interstate Route I-80 as shown on Figure 1 (the “Property”). The Property encompasses the old North Temple Landfill (NTL) which occupies approximately 660 acres. The NTL is a closed municipal landfill that was operated by Salt Lake City Corporation between 1959 and 1979. During its operation waste was deposited in shallow trenches and when filled, covered with native soil. The landfill operation began in the eastern portion of the landfill and moved west as the landfilling operation extended across the site. During the life of the landfill, the site received the majority of Salt Lake City’s municipal waste stream, and on occasion, waste from other municipalities and local businesses. This waste stream consisted primarily of household municipal waste, commercial waste and construction debris.

Upon obtaining title to the property, SITLA entered Utah’s Voluntary Cleanup Program (VCP), administered by Utah Department of Environmental Quality (UDEQ) Division of Environmental Response & Remediation (DERR). SITLA also entered into an agreement with The Ninigret Group, forming NT Development as the entity to manage the remediation of the old landfill and the redevelopment of the Property. The intent is to clean-up the old landfill under a brownfield development concept whereby the landfill would be remediated in a series of phases with waste being consolidated on-site allowing for the redevelopment of the Property. These remediation efforts will be undertaken in close coordination with Division of Environmental Response & Remediation (DERR) under their Voluntary Cleanup Program (VCP), in a similar mode as the Site Characterization efforts have been performed to date. These site characterization studies are available for review on DERR’s website.

This Request for Qualifications and Statement of Interest is being solicited for the initial phase of the Property redevelopment, Phase I, as shown on Figure 2. The Phase I redevelopment area encompassed approximately 175 acres located in the Southeast portion of the site of which 130 acres contain waste from the old landfill operations. NT Development has prepared a Remedial Action Plan (RAP) for the Phase I cleanup that is currently being reviewed in a draft form by UDEQ. It is anticipated that this RAP will be finalized and published for public comment by the end of February such that an approved RAP from UDEQ can be obtained allowing remediation field activities to begin late second quarter 2022.

Under this RAP, approximately 130 acres of the former landfill will be remediated whereby the existing waste will be excavated from the trenches, relocated into a new on-site repository with the former waste cells being backfilled with clean fill. Upon completion of the remedial field efforts, a Certificate of Completion will be requested from UDEQ acknowledging that the waste has been removed from the Phase I area and that the clean-up efforts were completed in accordance with the requirements set forth in the RAP and no further remedial efforts will be required allowing for the redevelopment efforts to begin. Concurrent with this effort, the selected developer will be able to apply to UDEQ to be issued an Enforceable Written Assurance to provide further protection against past landfill activities.

The Site is located within the Salt Lake City zoning jurisdiction and has an M-1 Light Manufacturing District designation, which allows for light industrial uses. The Site is also

located within the Utah Inland Port Authority Jurisdictional Area as shown on Figure 3. The Property is easily accessed by the 7200 West interchange off of I-80 and the frontage road. UDOT's extension of the The Mountain View Corridor and connection to I-80 will further enhance the transportation access to the Property. UDOT will purchase approximately seven acres in the southeast corner of Phase I to construct interchange onto I-80 and the 7200 West interchange (Figure 5). An existing rail spur runs along the eastern property boundary of Phase I allowing for immediate access for rail service to the Phase I development area.

#### **INTENT**

NT Development intends to engage a development partner (the "Developer") for the redevelopment of the Phase I area which is the basis for this request for qualifications. The purpose of this request is to ascertain the experience, expertise, financial capabilities, organizational structure, and resource commitment of developers interested in working with NT Development. Developers should identify their preferred structure in effectuating the redevelopment of Phase I (i.e., Land Purchase, Land Lease, Joint Venture).

NT Development anticipates selecting a developer and entering into a contract wherein the selected developer will provide all resources to execute a development plan for Phase I that is largely in conformance with past planning and the vision for the project. It is intended that the selected developer will implement the development plan that responds to market conditions and results in a high quality, balanced light industrial community taking into consideration the planning efforts that have been undertaken by Salt Lake City, Salt Lake County and Utah's Inland Port Authority.

#### **REQUEST**

NT Development requests statements of interest and qualifications from developers to implement the Phase I development. In their statements of interest and qualifications, developers are encouraged to provide their views on the viability of the conceptual master plan (Figure 4) and to propose alternatives if such would advance a sustainable development framework, improve the integration of the Phase I development with future phases of the Property's redevelopment, and enhance the overall economic returns associated with the Property's redevelopment.

#### **EXPECTATION**

NT Development anticipates that the Phase I development will incorporate state of the art building design concepts that can be continually advanced on future phases of the project. It is expected that this project will generally conform to the framework that has been advanced by Salt Lake City, Salt Lake County and Utah's Inland Port Authority towards a master planned vision for development in the Northwest Quadrant, including but not limited to sustainability and environmentally sensitive operational guidelines.

#### **TIMING**

NT Development expects to enter into negotiations with one or more qualified developers,

depending on the nature of qualifications and statements received. NT Development expects to be in a position to finalize the development agreement or purchase agreement with the selected developer after receipt of the approved RAP from UDEQ which is anticipated by the end of May 2022.

Assuming the receipt of an approved RAP by the end of May 2022, the remediation field efforts are anticipated to continue for approximately seven months concluding at the end of 2022 with a Certificate of completion issued by UDEQ shortly thereafter.

## **PROPERTY AND DISCLOSURES**

The following information about the Project, including other disclosures and documents identified herein, is believed to be accurate but is not warranted by NT Development or the Trust. The information in this document is presented for convenience only and may not represent the true conditions of the property. It is the developer's responsibility to collect and evaluate all relevant available information for its statement of interest.

### **LOCATION**

The North Temple Landfill is located between downtown Salt Lake City and the Great Salt Lake, along US Interstate 80 (I-80) on the North Temple Frontage Road from approximately 6100 West and 7500 West, within the northwest portion of Salt Lake County, Utah (Figure 1)

### **GENERAL DESCRIPTION**

Phase I is located in the southeast corner of the Property (Figure 2). The Phase I Remedial Action designation includes three distinct areas; (1) 130 acres of the former landfill operation containing buried MSW, (2) 45 acres south of the Brighton Canal which does not contain MSW and (3) 41 acres upon which the new repository will be constructed, and which is separate and apart from the Phase I development area. The MSW within the waste cells in Phase I is relatively shallow, between three and six feet deep, with minor quantities of leachate in the cell bottoms. Portions of the Phase I area south of the Brighton Canal, while not containing MSW, has been identified to exhibit some lead shot contamination from a former sporting clay operation which will also be removed as part of the RAP.

### **CONCEPTUAL MASTER PLAN AND VISION**

The 7200 West Route I -80 interchange will initially provide the main vehicle access to the Phase I area connecting to the existing I-80 frontage road. A north south road 6600 West will be constructed as part of the backbone infrastructure to support the Phase I development. In future phases, the extension of 7200 West from I-80 to 700 North will connect an east-west roadway alignment of 400 North to provide an additional access route to the Phase I area. Rail service to Phase I can be provided off of the existing rail spur that runs along the eastern property boundary of Phase I which is owned and operated by Patriot Rail. Recent discussions with UIPA have identified an extension of the rail to the west to be aligned north of the Phase I area. It is envisioned that the Phase I development area can accommodate in excess of 2.5 million square feet of light manufacturing, warehouse and distribution facilities. While tenants and end users

that require large amounts of outdoor space may be a good fit for other areas of the Property, such uses are not envisioned for this Phase I area.

**PROPERTY DISCLOSURES** *(PROVIDED AS A REFERENCE, DEVELOPER TO CONFIRM)*

**Acreage** – The Property encompasses 770 acres, Phase I occupies 175 acres for redevelopment.

**Entitlements** – The 770 acres is located within Salt Lake City’s northwest quadrant. The Site is located within the Salt Lake City zoning jurisdiction and has an M-1 Light Manufacturing District designation, which allows for light industrial uses. The Site is also located within the Utah Inland Port Authority Jurisdictional Area as shown on Figure 3.

**Soils** – Numerous borings and subsurface investigations have been conducted on the site as part of the site characterization efforts associated with the VCP. While these tests are available for review and may provide a general understanding of the Phase I subsurface conditions, they were not conducted to support building structural design.

**IMPROVEMENTS**

A preliminary design of the Phase I backbone infrastructure has been prepared in coordination with Salt Lake City Public Works Department and depicted on Figure 5. NT Development intends to install the backbone infrastructure necessary to allow the developer to tie their individual building services into the main trunk lines as shown on Figure 5 prior to the transfer of the Property to the developer. The selected developer will then be responsible for supplying future onsite and offsite improvements related to the finishing of the Phase I development. It is expected that all interested developers will perform their own investigations regarding all aspects of the Project, including requirements and opportunities for future on-site and off-site infrastructure and associated amenities. It is anticipated that the statements of interest will also include the developer’s thoughts about the following improvements:

**Vehicle Access** – The 7200 West Route I -80 interchange will provide the main initial vehicle access to the Phase I area connecting to the existing I-80 frontage road. A north-south road (approximately 6600 W) and the portion of 400 North bordering Phase I portion will be constructed by NT Development as part of the backbone infrastructure to support the Phase I development (Figure 5). Future phases will include the extension of 7200 West from I-80 to 700 North which will facilitate and connect with the extension of the east-west roadway of 400 North to provide a second access route to the Phase I area.

**Rail Access** – Rail access will be provided off of the existing Patriot Rail rail spur located along the eastern boundary of Phase I. Future access maybe provided from the proposed east-west rail alignment being discussed with UIPA and shown on Figure 4.

**Utilities** - The main trunk lines for the Phase I utility backbone infrastructure (Culinary Water, Sewer and Storm Water) will be installed as part of the road construction efforts associated with the construction of 6600 West and the Phase I portion of 400 North. As shown on Figure 5. Connections from the individual development parcels to the trunk lines as well as the site utility needs of each parcel will be the responsibility of the developer.

**Culinary Water** – Culinary water for this project will be obtained from the municipal water system of Salt Lake City. Interested developers should give consideration to how future development will tie into existing infrastructure. Development plans and targeted industries should be evaluated to ensure compliance with Salt Lake City’s water supply and conservation measures currently under consideration.

**Sanitary Sewer** –A sewer trunk line connecting to the existing lift station in 700 North as well as common sewer lines identified above will be constructed as part of the backbone infrastructure. The developer will be responsible to install all future sanitary sewer improvements in accordance with respective standards of Salt Lake City.

**Storm Drainage** –Salt Lake City is currently revising its storm water master plan for the surrounding area. It is our understanding that while major storm drainage and hydrology studies for the area have been completed, the storm water master plan has yet to be finalized. UIPA and Salt Lake City encourage incorporating green stormwater infrastructure as part of the site development, such as permeable pavement. The selected developer should take into consideration UIPA and Salt Lake City’s sustainability objectives in order to minimize the impact of any and all future development.

#### **PROPERTY CONDITION**

As identified previously, the Phase I area currently contains approximately 130 acres of waste cells. After the waste has been excavated and consolidated in the new repository, the waste cells will be backfilled with clean fill in accordance with the requirements of the Remedial Action Plan and UDEQ.

#### **DEVELOPER OBLIGATIONS**

The developer selected will be responsible for the capital investment necessary to undertake the Phase I development as well as the execution of the development including obtaining all state and local approvals, resolving any development related off-site and on-site issues including utilities, and performing all additional testing, engineering, planning, marketing, building and site construction efforts, and managing of contractors. Furthermore, it is anticipated that the selected development partner will adhere to design guidelines preliminarily set for the project as a whole and subject to NT Development’s reasonable approval.

#### **ADDITIONAL INFORMATION**

Additional information about the project is located on the following websites:

- *UDEQ Site Investigation Documents* – <http://eqedocs.deq.utah.gov/> - Division: DERR, Search Phrase: Airport West, or North Temple Landfill, or C092
- *City Documents* – City development code, as well as land use and transportation maps and plans - [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-63952](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-63952)
- *Other Questions* –Contact Gary McEntee at [gary@ntdevelopment.net](mailto:gary@ntdevelopment.net)

## SUBMISSION REQUIREMENTS

Any developer wishing to receive consideration should submit the following:

*Substance in the response will carry more weight than form or manner of presentation.*

### **A. Qualifications**

1. History – NT Development seeks to partner with experienced real estate developers. Provide background information such as a brief history of the developer, years in business and any other information communicating capabilities including number of industrial projects developed and leased or sold including a current portfolio of tenants.
2. Personnel – Identify and provide resumes for all principals and key personnel who will be involved with the project. Provide contact information for the primary individual(s) representing the developer.
3. Relevant Developer Experience – Provide an overview of large-scale industrial development project experience over the last 10 years. The overview should outline the type(s) of transaction, position in the transaction(s) and the services provided by the developer and roles of the principals and key personnel identified above. Where possible, provide examples of experience and expertise that relate to the vision of this project including:
  - Track record with successful leasing of speculative and build-to-suit industrial space identifying current volume and diversity of portfolio tenants and clients. Include square footage of industrial space under management.
  - Recent experience with on time building construction delivery and horizontal development under the current construction environment.
  - Familiarity with the local Salt Lake City industrial market.
  - Experience in working with governmental entities to secure necessary entitlements, identify recent projects (if any) with Salt Lake City, Salt Lake County or Utah's Inland Port Authority.
  - Experience in integrating regional land use objectives into site development plans.
  - Experience in developing on brownfield properties and strategies adopted to minimize environmental liability concerns of prospective tenants.
  - Experience incorporating LEED development concepts and other sustainable initiatives into past projects and their anticipated application to the current proposed development.
  - Identify initiatives on past projects with local community groups incorporating their community's needs into the overall development plan.
  - Identify the intended ownership structure in the event of a land lease or joint venture including anticipated investment and return metrics.
4. References – Names and contact information for at least 3 current or recent-past references to demonstrate general professional integrity and reputation of the developer held within the business/public community.
5. Financials – NT Development seeks to partner with well capitalized developers. Provide the following financial information for the developer:

- The guarantee relationship that will exist between the development entity and its sponsors or participants if the entity undertaking the development will be specifically formed for this Project or represents a subsidiary or joint venture.
- Provide the following information for the development entity or, in the case of a specifically formed company, for each of its guarantors:
  - Two (2) most recent years of audited financial statements.
  - Two (2) credit references, preferably involved in projects of similar scope.
  - The development entity’s ability to commit capital to the Project.
  - A statement of willingness to contribute unsecured capital to invest in the Project.

**B. Statement of Interest**

1. Vision – Summarize developer’s vision for the Project. Drawings and/or plans may be submitted to support the respondent’s vision; however, the respondent is not required to submit any plans or drawings.
2. Strategy – Outline developer’s strategy for developing the Project including:
  - Approach to vertical development. Construction of Speculative buildings, Build to Suit, Build to Own.
  - Interest in developing beyond Phase I
  - Developer’s depth of involvement in the development.
3. Transaction – Proposed transaction style: land purchase, land lease or joint venture.
4. Other Information – Identify and discuss any other information that you believe should take into consideration when reviewing your submission.

**SUBMISSION INFORMATION**

**Date and Time:** By 3:00 pm Mountain Standard Time on Tuesday, March 22, 2022.

**Format:** Electronic file (PDF preferred) *or* three (3) paper copies.  
 Financial information should be labeled “*Confidential*” and submitted in a separate electronic file or under separate cover. This information will be used by the NT Development for evaluation purposes only and will be kept confidential.

**Submission Method/Location:**

Electronic	gary@ntdevelopment.net
Paper:	NT Development 1700 South 4650 West Salt Lake City UT, 84104 <i>Re:</i> North Temple Landfill Redevelopment

## GENERAL CONDITIONS

The selection of entities for negotiation and the modification of any resulting proposal are at the sole discretion of the NT Development. Selection decisions will be based primarily on financial capacity, development experience, qualifications of key personnel, and transaction proposal; however, a subjective component is likely to be utilized in the selection process.

NT Development may consider all information available to it in reference to the qualification and ability of the submitting entity, including past performance with the members of NT Development.

NT Development reserves the right in its sole discretion to waive irregularities of any kind in the submission's responses, to reject any and all submissions, to accept any submission it feels serves the Project's interest, and to extend submission deadlines.

No right whatsoever shall inure in the respondent by virtue of its selection, until such time as a contract has been fully executed.

All expenses incurred in preparing submittals are the sole responsibility of the respondent.

Any proposal may be withdrawn at any time prior to the scheduled submission closing time.

Copies of submitted proposals will not be returned but will be retained after each submission.

Financial information that is specifically labeled "Confidential" by the respondent will be held confidential by NT Development.

Proposals will not be publicly opened.

Figure 1: The Property

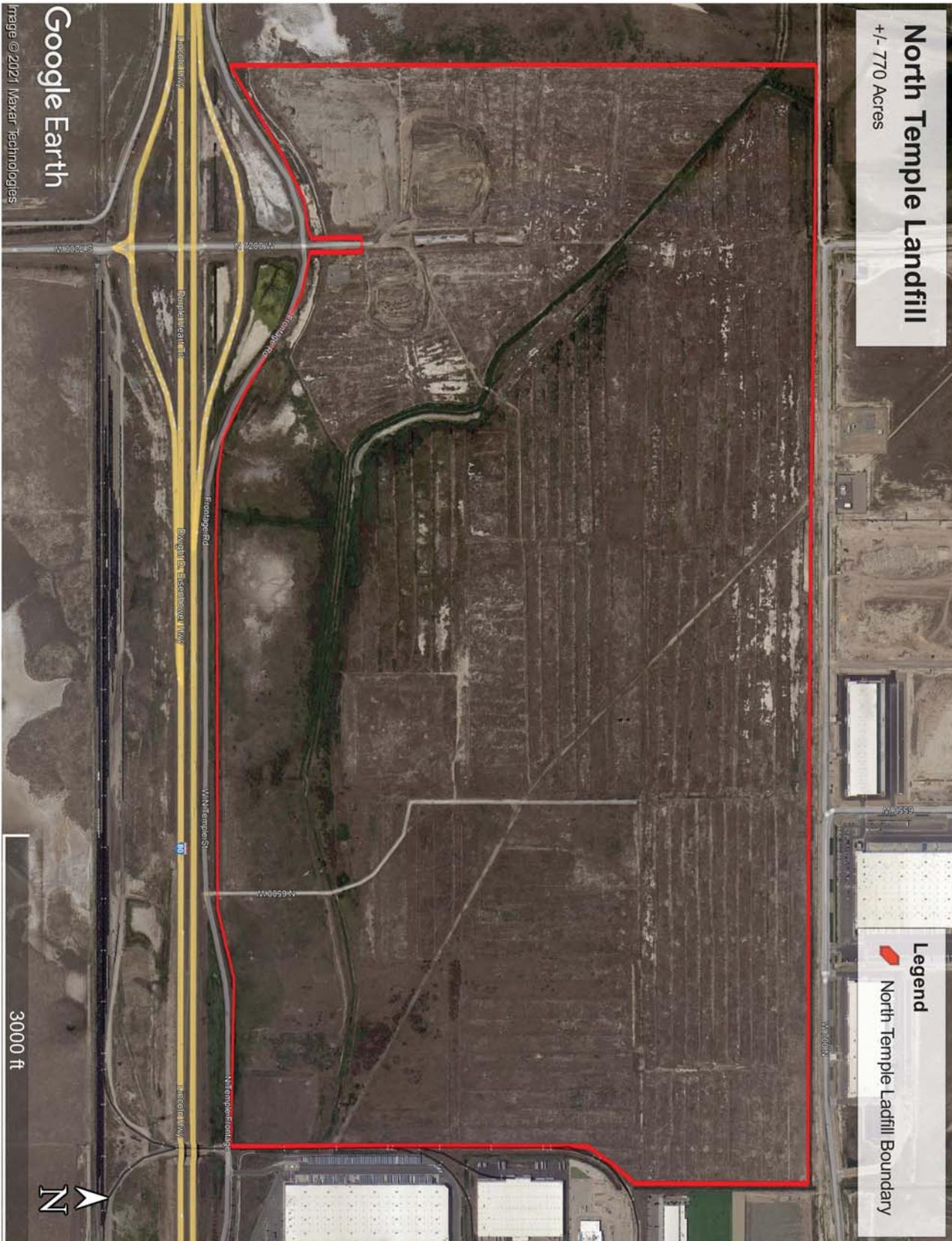




Figure 3: UIPA Jurisdictional Area

