

**Morrow County Economic Development Strategic Plan
& Comprehensive Land Use Plan Update
Request for Consultant Qualification Statements**

March 28, 2022

The Morrow County Commissioners seek qualification statements for professional economic development/land use strategic planning services.

The Morrow County Commissioners commit \$50,000 in county funds towards this effort, that may include additional funds from partner agencies and cooperating non-profit organizations.

The selected consultant is to deliver the following planning services:

Action items

1. Assemble, organize, and analyze Morrow County data, including;
 - a. Assess community priorities for rural character and agribusiness opportunities:
 - i. Chart farming and ag industry trends from past USDA Ag Census reports and USDA National Agricultural Statistics Service studies
 - ii. Current Agricultural Use Valuation trends
 - iii. Rural housing
 - iv. Farm and forest fragmentation trends
 - b. Community asset assessment
 - i. Workforce
 - ii. Transportation
 - iii. Educational
 - iv. Private sector
 - v. Healthcare
 - vi. Government/Non-Profit Resources
 - c. Workforce analysis
 - i. Availability and readiness of workforce
 - ii. Commuting patterns
 - iii. Wage data
 - iv. Skill level
 - v. Educational status
 - d. Meta analysis of existing strategic plans
 - i. Health-Social Services-Housing
 - e. Transportation analysis
 - i. Examine recent ODOT-MORPC studies

- ii. Assess and prioritize need
 - f. Site development and infrastructure analysis
 - i. Assess top development sites for existing and necessary upgrades
 - g. Zoning analysis
 - i. Review county, township, and village zoning practices for efficiency and best management practices
 - h. Cost competitive analysis
 - i. Review comparable costs of land, taxes, business costs
 - i. SWOT analysis
 - i. Develop those areas of competitive advantage for Morrow County
2. Conduct direct feedback sessions for qualitative input via;
 - a. Focus group sessions and one-on-one meetings
 - b. Public surveys
 3. Goal Setting and Strategy Development
 - a. Quality of Life Improvements
 - b. Workforce Development
 - c. Marketing Strategies

Specific Deliverables

- Recommendations for a Private Public Partnership model of economic development in Morrow County, or alternative approaches and potential funding sources; and
- GIS mapping of all current electric, natural gas, drinking water, wastewater, and broadband infrastructure in Morrow County; and
- SiteSelection/Zoom Prospector review and updating of all pertinent development sites in Morrow County; and
- An infrastructure and capital development review, and
- A transportation review and GIS integration of current traffic count studies for Morrow County roadways as available through the Ohio Department of Transportation
- Update of the Morrow County Land Use Plan
- Assess and recommend opportunities for county promotion/use of bed tax funds

Desired Timeline

Target Date

Release RFQ	March 28
Approve RFQ/Scoring Matrix/Establish Scoring Team	April 6
RFQ Deadline	April 13
Evaluate and Rank RFQ Submissions	April 14
Approve Rankings	April 18
Negotiation Process and Award Contract	April 25
Conduct Study and Issue Report	September 5

Qualification scoring

Based on 100 Points

Measure

Experience developing land use and economic development plans	20 Points
Quality of previous projects	20 Points
Consultant qualifications	20 Points
Ability to start and complete within four months	20 Points
Experience working in rural county	10 Points
Understanding of Ohio Sunshine Laws	10 Points

Potential invitees

Montrose	Environmental Design Group
Poggemeyer	BGSU Center for Regional Development
Kleingers	Ohio State
DLZ	Ohio University
MS Consultants	Ohio Wesleyan University

Submission Requirements and Consultant Selection Criteria

Five (5) copies of a qualifications statement, including a letter of interest shall be submitted in 8 1/2" x 11" bound format containing no more than 20 pages not including separation or index pages or cover sheet. The submission should also include an electronic version on a standard flash drive.

The statements shall contain the following information:

Transmittal Letter

The consultant's experience in developing land use and economic development plans comparable to the proposed project.

Evaluation criteria: 20 points

The quality of projects previously undertaken by the consultant.

Evaluation criteria: 20 points

The professional background and qualifications of the consultant's key personnel, i.e., those who will be in charge of the work.

Evaluation criteria: 20 points

The consultant's ability to start and complete the project within four months

Evaluation criteria: 20 points

The consultant's experience working in a rural county

Evaluation criteria: 10 points

The consultant's understanding of Ohio's Sunshine Laws.

Evaluation criteria: 10 points

Qualification statements (5 copies) shall be received by the Morrow County Commissioners, C/O Ms. Cheryl Heacock, Suite A, 80 North Walnut Street, Mount Gilead, Ohio 43338 no later than 10 a.m. April 13, 2022.

The Morrow County Commissioners, reserve the right to accept or reject any or all Requests for Qualifications (RFQ) responses without further action.

Questions concerning the RFQ shall be submitted in writing to:

Morrow County Development Office

Andy Ware, Director

andy.ware@co.morrow.oh.us

80 North Walnut Street, Suite B

Mount Gilead, Ohio 43338

419.947.7535