WEST MONROE RIVERFRONT RESTAURANT OPPORTUNITY

Request for Development Proposals

The City of West Monroe invites proposals for the development and operation of a signature two-story riverfront restaurant overlooking the Ouachita River. Guided by a conceptual design prepared by TBA Studio, the project offers a rare opportunity to create a destination dining experience that complements the character of historic downtown West Monroe and celebrates its vibrant riverfront, while creating a year-round gathering place for residents and visitors alike.

West Monroe
LOUISIANA

MARINA GRILL
MG
OUACHITA RIVER



REQUEST FOR DEVELOPMENT PROPOSALS
MARINA GRILL

The City has designated this project as "Marina Grill" for purposes of this Request for Development Proposals ("RFDP"). The project name is intended solely as an identifier for the development opportunity and does not require or imply that the selected proposer use "Marina Grill" as the operating name of the completed restaurant.

Issue Date: Thursday, July 22, 2026
Proposals Due: Thursday, September 10, 2026; 3:00 P.M.

SEALED PROPOSALS MUST BE SUBMITTED TO THE MAYOR'S OFFICE, WEST MONROE CITY HALL, 2305 NORTH 7TH STREET, WEST MONROE, LOUISIANA, 71291, NO LATER THAN 3:00 P.M. LOCAL TIME ON SEPTEMBER 10, 2026.

Following the proposal submission deadline, the City will evaluate proposals, conduct interviews or presentations if deemed appropriate, negotiate with one or more proposers, and proceed with selection of the preferred proposer in accordance with this RFDP.

Questions regarding this RFDP should be directed to:

City of West Monroe
2305 North 7th Street
West Monroe, Louisiana 71291
E-mail: mayorsoffice@westmonroe.la.gov
Office: (318) 396-2600

Summary

The City of West Monroe, Louisiana, invites qualified developers, restaurateurs, hospitality operators, and development teams to submit proposals to redevelop the historic Exchange Café through the construction of a new riverfront restaurant facility to be known as Marina Grill, a signature riverfront dining destination overlooking the Ouachita River.

Marina Grill is envisioned as a premier, year-round restaurant that will serve as a centerpiece of the City's continued investment in its downtown riverfront district. The project seeks to honor the historic significance of the Exchange Café while creating a vibrant destination for residents and visitors through exceptional dining, hospitality, and riverfront experiences.

The City has engaged TBA Studio to prepare conceptual redevelopment plans for the project featuring a two-story restaurant concept. The conceptual plans establish the City's architectural vision while allowing qualified developers the flexibility to incorporate their own operational expertise and restaurant concepts.

The selected developer will finance, complete the design, construct, and operate Marina Grill pursuant to a negotiated long-term ground lease with the City. The City intends to retain ownership of the project site and may consider strategic public participation, including a nominal ground lease, participation in eligible construction costs, public infrastructure improvements, local sales tax rebates on construction where legally permissible, and other development assistance as determined to be in the best interests of the City.

The following table summarizes the development opportunity:

Item	Description
Project	Marina Grill
Location	Historic Exchange Café Site, Ouachita River Riverfront
Ownership	City-Owned
Development Opportunity	Two-Story Waterfront Restaurant
Estimated Cost	Approximately $2.5 million
Lease	Long-Term Ground Lease
Parking	Public parking to be constructed by the City at 117 North Riverfront Street
Developer Responsibilities	Final Design, Financing, Construction, Operations and Maintenance

The City encourages qualified development teams to review this RFDP in its entirety and submit innovative proposals that further the City's vision for Marina Grill while demonstrating financial capacity, operational expertise and a commitment to creating a lasting riverfront destination.

About the City of West Monroe

Located in the heart of Northeast Louisiana along Interstate 20, the City of West Monroe serves as a regional center for commerce, tourism, healthcare, education, and recreation. Together with the neighboring City of Monroe, West Monroe anchors the Ouachita Parish market and attracts residents and visitors from throughout North Louisiana, South Arkansas, and surrounding communities.

Downtown West Monroe, widely recognized as Antique Alley, has experienced significant public and private investment over the past decade. The district features a diverse collection of locally owned boutiques, restaurants, art galleries, specialty retailers, and entertainment venues that have established downtown as one of the region's premier shopping and dining destinations. Its walkable streets, historic buildings, and active business community provide a unique sense of place that distinguishes West Monroe from other communities in the region.

Marina Grill will be located within the Cotton Port Historic District, a nationally recognized historic district listed on the National Register of Historic Places in 2019. In 2020, the district was designated as a Louisiana Main Street community and, in 2023, achieved Nationally Accredited Main Street status. These designations reflect the City's long-term commitment to historic preservation, downtown revitalization, and sustainable economic development.

The City's continued investment in its downtown riverfront has transformed the Ouachita River into an important destination for residents and visitors alike. Public gathering spaces, recreational amenities, festivals, concerts, and seasonal events activate the downtown district throughout the year and create consistent visitation to the riverfront. Annual events, including Christmas on the River, the Ouachita Live concert series, and numerous community festivals, contribute to a vibrant downtown environment that supports local businesses and attracts regional tourism.

West Monroe has also demonstrated a sustained commitment to strategic planning and public investment. Through downtown streetscape improvements, riverfront enhancements, public parking initiatives, and ongoing infrastructure investments, the City continues to strengthen the economic vitality of its historic downtown while creating new opportunities for private investment.

Marina Grill represents the next step in that continued investment. By redeveloping the historic Exchange Café site into a signature waterfront dining destination, the City seeks to create a landmark project that complements existing downtown businesses, expands dining opportunities, enhances tourism, and further establishes West Monroe as one of the premier riverfront destinations in Northeast Louisiana.

The City's Vision

Marina Grill is envisioned as more than a restaurant. It is intended to become West Monroe's front porch overlooking the Ouachita River – a place where residents gather for dinner, visitors experience the City's hospitality, families celebrate special occasions, and guests enjoy river views from indoor and outdoor seating. The City envisions Marina Grill as a signature destination that strengthens the connection between historic downtown and the Ouachita River while serving as a catalyst for continued investment in the riverfront district. The completed project should become a lasting landmark that reflects the character, history and hospitality of West Monroe.

Development Opportunity

For decades, the Exchange Café served as a recognizable landmark along the Ouachita River and remains an important part of West Monroe's riverfront history. The City of West Monroe is seeking a qualified developer to reimagine this iconic location through the redevelopment of the historic Exchange Café site into Marina Grill, a premier waterfront dining destination.

To communicate the City's vision for the project, the City engaged TBA Studio to prepare conceptual redevelopment plans that establish the architectural framework for Marina Grill while allowing reasonable flexibility for qualified developers to incorporate their own operational experience and restaurant concepts. The conceptual plans are attached as Exhibit A and are incorporated into this RFDP for reference.

The City invites experienced hospitality developers, restaurateurs and development teams to submit proposals to finance, complete the design, construct and operate Marina Grill pursuant to a long-term ground lease with the City.

Project Goals

The City seeks proposals that accomplish the following objectives:

- Redevelop the historic Exchange Café site into a landmark waterfront destination.
- Preserve and enhance the architectural character envisioned by the City's conceptual plans.
- Establish a year-round restaurant and hospitality venue.
- Increase tourism and visitation to downtown West Monroe.
- Create a financially sustainable public-private partnership.
- Encourage substantial private investment.
- Complement existing riverfront improvements and future development.
- Activate the riverfront through outdoor dining, gathering spaces, and special events.
- Provide exceptional customer experiences for residents and visitors.

Architectural Design Vision

The City has engaged TBA Studio to prepare conceptual designs for the redevelopment of the former Exchange Café site. The conceptual designs establish the City's vision for Marina Grill and are intended to guide proposers in developing a destination-quality waterfront restaurant that complements the historic character of downtown West Monroe and the Cotton Port Historic District.

TBA Studio has prepared a conceptual two-story design for Marina Grill. The conceptual designs are approximately seventy percent (70%) complete and are intended to communicate the City's expectations regarding architectural character, building quality, relationship to the riverfront and overall guest experience. In addition to establishing the City's architectural vision, the conceptual designs have been developed in consideration of the unique engineering and regulatory constraints associated with constructing improvements on the river side (wet side) of the Ouachita River levee, in consideration of applicable U.S. Army Corps of Engineers design requirements and regulatory constraints.

Accordingly, the conceptual renderings, floor plans, and site plan included in Exhibit A should be used as the primary design framework for the project. The City encourages proposers to utilize the conceptual design to the greatest extent practicable. Reasonable modifications necessary to accommodate a proposer's restaurant concept or operational needs will be considered; however, proposed modifications shall preserve the overall architectural vision of the project and shall not increase structural loading on the levee or otherwise require substantial redesign of the structural or engineering systems incorporated into the conceptual plans.

The City's intent is for Marina Grill to be developed substantially in accordance with the two-story conceptual design prepared by TBA Studio. While reasonable modifications to accommodate a proposer's restaurant concept or operational needs will be considered, the City is not soliciting alternative building concepts or substantially different building configurations.

A. Project Program

The City's conceptual designs envision Marina Grill as a destination-quality waterfront restaurant featuring indoor and outdoor dining, full-service bar operations, flexible gathering spaces, and architecture that embraces the Ouachita River. The conceptual design provides for a two-story destination-quality restaurant featuring additional indoor dining, an upper-level bar, and elevated dining areas designed to maximize panoramic views of the Ouachita River.

The design provides for a minimum seating capacity of one hundred seventeen (117) patrons, consisting of approximately sixty-two (62) indoor seats and fifty-five (55) outdoor seats. Proposals shall maintain a minimum seating capacity of one hundred seventeen (117) patrons. The City may approve reasonable modifications to the allocation of indoor and outdoor seating, provided the minimum seating capacity is maintained and the overall architectural vision and operational objectives of the project are preserved.

B. Conceptual Design Parameters

The design has an estimated construction budget of approximately $2.5 million and includes a commercial kitchen, indoor and outdoor dining areas, covered outdoor seating, an upper-level bar, elevated dining areas designed to maximize views of the Ouachita River.

Proposers may recommend reasonable modifications to accommodate their restaurant concept or operational needs; however, all proposals shall preserve the overall architectural character established by the conceptual plans. Proposed modifications shall not increase or otherwise alter the structural loading imposed upon the levee, adversely affect the engineering assumptions incorporated into the conceptual design, or require material redesign of the structural systems developed in consultation with

applicable regulatory requirements. Any proposed modifications shall be subject to review and approval by the City and any applicable regulatory agencies.

C. Desired Architectural Character

The conceptual design incorporates architectural elements intended to reinforce the character of historic downtown West Monroe, including:

- Traditional brick masonry reflecting the surrounding downtown architecture.
- Brick patterns and detailing inspired by the City's historic commercial buildings.
- Natural stone accents and other durable, high-quality exterior materials.
- Dark bronze storefront systems, signage, and architectural metal detailing.
- Sloped roof construction concealed behind parapet walls to combine long-term durability with the appearance of traditional downtown buildings.
- Exterior wood deck or terrace areas that complement the historic riverfront setting while providing an inviting outdoor dining experience.
- Covered outdoor seating designed to maximize views of the Ouachita River.
- Architectural design compatible with the scale, character, and historic context of downtown West Monroe and the Cotton Port Historic District.
- Architectural materials and detailing intended to create a distinctive, timeless waterfront landmark that reflects the character of West Monroe.

Development Site

Marina Grill will be located on the historic Exchange Café site situated on the river side (wet side) of the Ouachita River floodwall within the City's downtown riverfront district and the Cotton Port Historic District. The site occupies a prominent waterfront location and offers direct views of the Ouachita River while remaining within walking distance of downtown businesses, shopping, entertainment, and public gathering spaces.

The redevelopment site is intended to preserve the historic significance of the Exchange Café location while creating a signature waterfront destination that complements the City's ongoing investment in its downtown and riverfront districts. The project is designed to serve as a catalyst for continued economic development and increased activity along the riverfront.

The City has engaged TBA Studio to prepare conceptual plans for the development of a new riverfront restaurant facility at the historic Exchange Café site. A site survey, conceptual site plan, architectural renderings, and floor plans are included in Exhibit A to assist proposers in evaluating the development opportunity. Additional aerial photographs of the development site are included in Exhibit B. Proposers are responsible for conducting their own due diligence regarding the site and existing conditions.

A. Site Access and Parking

The City will construct and complete a public parking facility on the City-owned property located at 117 North Riverfront Street, formerly the Harper's Army Surplus site. The facility will serve Marina Grill patrons while also supporting the city's downtown and riverfront districts.

B. Utilities

Utilities are available in the vicinity of the project site. Proposers shall be responsible for determining the adequacy of existing utilities and identifying any additional utility improvements necessary to support the proposed development.

C. Floodwall and Regulatory Considerations

The project site is located on the river side (wet side) of the Ouachita River floodwall. Proposers shall be responsible for complying with all applicable federal, state, and local permitting requirements associated with development of the site. Proposed improvements shall not increase or otherwise alter the structural loading imposed upon the levee or require modifications that would adversely affect the integrity of the flood protection system. Any proposed modifications shall be subject to review and approval by the City and all applicable regulatory agencies

City Participation

The City of West Monroe is committed to partnering with the selected developer to facilitate the successful redevelopment of the former Exchange Café site into Marina Grill. While the City expects substantial private investment in the project, it recognizes that strategic public participation may be appropriate to encourage a high-quality development that advances the City's economic development objectives.

Subject to applicable law, the terms of the final Development Agreement, and approval by the Mayor and Board of Aldermen, the City may consider one or more of the following forms of participation:

A. Real Property

- City ownership of the project site.
- Long-term ground lease.
- Consideration of a nominal annual ground lease payment.
- Ownership of completed improvements to be negotiated.

B. Public Improvements

- Construction and completion of the public parking lot located at 117 North Riverfront Street.
- Public infrastructure improvements supporting the project.
- Utility improvements, where appropriate.

C. Potential Financial Participation

- Participation in eligible construction costs.
- Rebates of eligible local sales and use taxes associated with construction, where legally permissible.

D. Development Assistance

- Coordination with governmental agencies to facilitate permitting.
- Cooperation in identifying and pursuing available economic development incentives administered by other governmental agencies.

The City makes no representation or guarantee regarding the availability of incentives administered by other governmental entities. Any incentive or financial participation by the City shall be subject to negotiation and formal approval by the Mayor and Board of Aldermen.

Developer Responsibilities

The selected developer shall be responsible for the successful development, construction, operation, and ongoing maintenance of Marina Grill. Except as otherwise provided in the Development Agreement, the selected developer shall be responsible for all costs associated with the project and shall, at a minimum:

- Complete the final architectural and engineering design of the project, utilizing the City's conceptual design as the basis for development and obtaining approval of any proposed modifications.
- Secure all financing necessary to complete the project.
- Obtain all required permits, licenses, approvals, and authorizations from applicable governmental agencies.
- Construct the improvements in accordance with the approved plans and all applicable laws, codes, regulations, and permitting requirements.
- Furnish and equip the restaurant, including all furniture, fixtures, equipment, kitchen equipment, and operating systems necessary for a first-class restaurant operation.
- Operate Marina Grill as a full-service restaurant in accordance with the Development Agreement and all applicable laws and regulations.
- Employ qualified management and staff sufficient to provide a high-quality dining experience.
- Maintain the building, grounds, outdoor dining areas, and all improvements in a clean, safe, attractive, and first-class condition throughout the term of the ground lease.
- Maintain all required insurance coverages.
- Pay all taxes, fees, assessments, utilities, and other operating expenses for which the developer is responsible under the Development Agreement and Ground Lease.
- Comply with all applicable federal, state, and local laws, ordinances, regulations, and permitting requirements.

The City expects Marina Grill to be operated as a destination-quality restaurant that contributes to the continued revitalization of downtown West Monroe and the Ouachita River waterfront. The selected developer shall be expected to maintain a high standard of service, appearance, and operation consistent with that vision.

Proposal Requirements

Each proposal shall contain sufficient information to enable the City to evaluate the proposer's qualifications, financial capacity, development approach, and ability to successfully develop and operate Marina Grill. Proposals should be organized in the order set forth below.

A. Cover Letter

Provide a cover letter signed by an individual authorized to bind the proposing entity. The cover letter shall include the legal name of the proposer, primary contact person, mailing address, telephone number, email address, and a statement that the proposal shall remain valid for a period of not less than one hundred twenty (120) days following the proposal submission deadline.

B. Development Team

Identify the proposed development team, including the developer, restaurant operator, architect, contractor, engineer, and other key consultants, as applicable. If certain members of the development team have not yet been selected, the proposer shall identify those positions and describe the anticipated process for selecting such team members.

C. Qualification and Experience

Provide a description of the qualifications and experience of the proposer and key team members. At a minimum, include:

- Experience developing, financing, constructing, and/or operating comparable restaurant or hospitality projects;
- Experience with public-private partnership, if applicable;
- Descriptions of at least three (3) comparable projects completed or currently operated by the proposer or its principals;
- References, including contact information for project owners or clients.

D. Development Vision and Restaurant Concept

Describe the proposed vision for Marina Grill and the overall restaurant concept. The narrative should address, at a minimum:

- The proposed dining experience;
- Type of cuisine and target market;
- Indoor and outdoor dining areas;
- Bar concept;
- Hours of operation;
- Any proposed private dining, entertainment, or event opportunities;
- How the proposed concept complements the City's vision for Marina Grill and the continued revitalization of downtown West Monroe.

E. Conceptual Design Approach

Describe the proposer's intended use of the City's conceptual design and identify any proposed modifications necessary to accommodate the proposed restaurant concept or operational needs.

Proposers are encouraged to utilize the City's conceptual design to the greatest extent practicable. Proposers intending to utilize the City's conceptual design with only minor modification need only identify those modifications. Proposed modifications should be limited to those reasonably necessary to accommodate the proposer's restaurant concept or operational needs while preserving the city's architectural vision. Any significant deviations proposed shall provide conceptual sketches, renderings, or other graphic materials sufficient to illustrate the proposed changes and demonstrate consistency with the City's Architectural Design Vision.

F. Development Approach

Describe the proposed approach to completing the project, including:

- Construction approach.
- Anticipated project schedule, including major milestones from project award through commencement of operations, including design completion, permitting, financing, construction, substantial completion, and opening.
- Anticipated opening date.
- Any anticipated challenges associated with the development and the proposer's proposed approach for addressing those changes.
- Any other information the proposer believes will assist the City in evaluating the feasibility and successful completion of the project.

G. Financial Capacity

Demonstrate the financial capability to complete and operate the proposed project. Proposers should provide information sufficient for the City to evaluate the financial feasibility of the proposal, including, as applicable:

- Sources of project financing;
- Available equity or investor participation;
- Lending relationships or financing strategy;
- Other information demonstrating financial capacity.

H. Requested City Participation

Clearly identify any requested participation by the City and explain why each requested item is necessary for successful completion of the project.

I. Operations and Management

Describe the proposed management and operational plan for Marina Grill, including:

- Management structure;
- Staffing plan;
- Proposed hours of operation;
- Marketing strategy;
- Property maintenance;
- Customer service philosophy; and
- Long-term operation objectives.

J. Community Impact

Describe the anticipated economic and community benefits of the proposed project, including, as applicable:

- Job creation;
- Tourism impacts;
- Support of downtown West Monroe businesses;
- Community involvement;
- Other anticipated public benefits.

K. Exceptions

Identify any exceptions to, or requested deviations from, the requirements of this RFDP. Failure to identify an exception shall be deemed an acceptance of the RFDP requirements.

The City reserves the right to request additional information, documentation, or interviews from any proposer as necessary to evaluate proposals submitted in response to this RFDP.

Evaluation Criteria

The City intends to select the proposal that, in its judgment, best advances the objectives of this RFDP and is in the overall best interest of the City of West Monroe. Proposals will be evaluated using the criteria set forth below. The City reserves the right to consider any information obtained during the evaluation process, including proposal submissions, interviews, presentations, reference checks and any additional information requested from proposers.

The evaluation criteria are intended to guide the City's review of proposals. Selection shall not be based solely upon the amount of requested public participation or any single evaluation factor.

Evaluation Criterion	Maximum Points
Financial Capacity	25
Qualifications and Restaurant Experience	20
Development Vision and Restaurant Concept	20
Private Investment Commitment	15
Architectural Design and Compatibility with the City's Vision	15
Economic and Community Impact	5
Total Possible Points	**100**

Financial Capacity (25 Points)
The City will evaluate the proposer's demonstrated ability to finance, construct, and successfully operate Marina Grill. Consideration may include the proposed financing strategy, available capital, investor participation, lending relationships, and the overall financial feasibility of the proposal.

Qualifications and Restaurant Experience (20 Points)
The City will evaluate the experience of the proposer and key members of the development team in developing, financing, constructing, owning, and operating comparable restaurant or hospitality projects. Consideration may also be given to the successful completion of similar developments and the experience of the proposed management team.

Development Vision and Restaurant Concept (20 Points)
The City will evaluate how well the proposed restaurant concept advances the City's vision for Marina Grill as a signature waterfront dining destination. Consideration may include the overall dining experience, quality of the concept, relationship to the riverfront, compatibility with downtown West Monroe, and the proposer's ability to create a destination that will attract both residents and visitors.

Private Investment Commitment (15 Points)
The City encourages substantial private investment in the project. Greater consideration may be given to proposals demonstrating significant private financial participation and reduced reliance upon public funding or incentives.

Architectural Design and Compatibility with the City's Vision (15 Points)
The City will evaluate the extent to which the proposal preserves and enhances the architectural character established by the conceptual designs while remaining compatible with the historic character of downtown West Monroe and the Cotton Port Historic District. Proposals incorporating only reasonable modifications to the City's conceptual design may receive favorable consideration.

Economic and Community Impact (5 Points)
The City will consider the anticipated economic and community benefits of the proposed development, including job creation, tourism, support of surrounding businesses, activation of the riverfront, and other positive impacts on the City.

Requested City Participation (5 Points)
The City will consider the nature and extent of the proposer's requested participation by the City. While the City recognizes that public participation may be appropriate for a project of this nature, proposals requesting less public assistance may receive additional consideration when all other evaluation factors are substantially equal.

Interviews and Presentations
Following its initial evaluation of written proposals, the City may invite one or more proposers to participate in interviews or make presentations regarding their proposals. The City may request clarification, additional information, or revised proposals as part of the evaluation process.

Anticipated Business Terms

The following business terms are intended to provide prospective developers with a general understanding of the framework under which the City anticipates negotiating a Development Agreement and Ground Lease. These terms are provided for informational purposes only and do not constitute a binding offer or commitment by the City. Final terms will be negotiated with the selected proposer and shall be subject to approval by the Mayor and Board of Aldermen.

A. Project Site
- The City will retain ownership of the project site.
- The selected proposer will be granted a long-term ground lease for the development and operation of Marina Grill.
- The length of the lease and any renewal options will be negotiated.

B. Development Responsibilities
The selected proposer will generally be responsible for:
- Completing the final design.
- Obtaining all required permits and approvals.
- Financing the project.
- Constructing the improvements.
- Furnishing and equipping the restaurant.
- Operating and maintaining the restaurant throughout the lease term.

C. City Participation
Subject to negotiation and approval, the City may consider:
- A nominal annual ground lease payment.
- Participation in eligible construction costs.
- Public infrastructure improvements.
- Utility improvements serving the project.
- Rebates of eligible local sales and use taxes associated with construction, where legally permissible.
- Assistance in identifying the pursuing available economic development incentives.

D. Performance Milestones
The Development Agreement is expected to include milestones such as:
- Completion of design.
- Commencement of construction.
- Substantial completion.
- Opening for business.
- Continuous operation requirements.

E. Operations
The City anticipates requiring the restaurant to:
- Operate as a full-service restaurant with bar service.
- Maintain regular operating hours.

- Be maintained in a clean, safe, and first-class condition.
- Comply with all applicable laws and regulations.

F. Assignment

The Development Agreement and Ground Lease will address the circumstances under which the developer may assign or transfer its interest in the project.

G. Insurance and Risk Management

The selected proposer will be required to maintain insurance coverage in types and amounts acceptable to the City and to indemnify the City as provided in the final agreements.

H. Default and Remedies

The Development Agreement and Ground Lease will establish events of default, applicable notice and cure periods, and the rights and remedies of the parties in the event of default.

Reservation of Rights

The City of West Monroe reserves the right to exercise any and all rights available to it under applicable law and this Request for Development Proposals ("RFDP"), including, without limitation, the following:

1. Reject Proposals. Reject any or all proposals, in whole or in part, with or without cause, and waive informalities or minor irregularities in any proposal.
2. Request Clarification. Request additional information, clarification, or supporting documentation from any proposer at any time during the evaluation process.
3. Negotiate Terms. Negotiate with one or more proposers regarding any aspect of a proposal, including the scope of development, financing, lease terms, construction schedule, incentives, and other business terms.
4. Request Revised Proposals. Request revised, supplemental, or best and final proposals from one or more proposers.
5. Conduct Interviews. Interview proposers, request presentations, conduct site visits to existing projects, or otherwise evaluate the qualifications and capabilities of proposers.
6. Verify Information. Investigate the qualifications, financial capacity, experience, references, and past performance of any proposer and verify any information contained in a proposal.
7. No Obligation to Award. Make no award under this RFDP if the City determines that doing so is in its best interest.
8. Cancel or Modify the RFDP. Amend, clarify, suspend, postpone, withdraw, or cancel this RFDP, including by issuing written addenda, extending deadlines or otherwise revising the procurement schedule, at any time prior to execution of a Development Agreement without liability to any proposer.
9. Public Interest. Accept the proposal the City determines to be in the best interest of the City, which determination may consider factors other than price or requested public participation.
10. No Reimbursement of Costs. The City shall not be responsible for any costs incurred by a proposer in preparing, submitting, presenting, or negotiating a proposal, including the costs of design, engineering, legal services, financial analysis, travel, or presentations.
11. No Contract Created. Issuance of this RFDP and receipt of proposals do not create any contractual relationship or obligation between the City and any proposer. No binding agreement shall exist

unless and until a definitive written Development Agreement and Ground Lease have been approved by the Mayor and Board of Aldermen and fully executed by all parties.

12. Negotiation of Final Documents. Selection of a preferred proposer shall not obligate the City to execute a Development Agreement, Ground Lease, or any other agreement. All final terms and conditions shall be subject to negotiation and approval by the City.
13. Compliance with Applicable Law. All proposals and subsequent negotiations shall be subject to applicable federal, state, and local laws, ordinances, regulations, permitting requirements, and approvals.
14. Public Records. Proposals submitted in response to this RFDP shall be subject to the Louisiana Public Records Law, La. R.S. 44:1 et seq., except to the extent specific records are exempt from disclosure under applicable law.
15. No Representation or Warranty. Information contained in this RFDP, including conceptual plans, cost estimates, site information, surveys, and other supporting materials, is provided for informational purposes only. The City makes no representation or warranty regarding the completeness or accuracy of such information. Proposers are responsible for conducting their own due diligence and investigations regarding the project.
16. City Discretion. The City reserves the right to exercise reasonable discretion in administering this RFDP and interpreting its provisions in a manner consistent with the City's best interests.

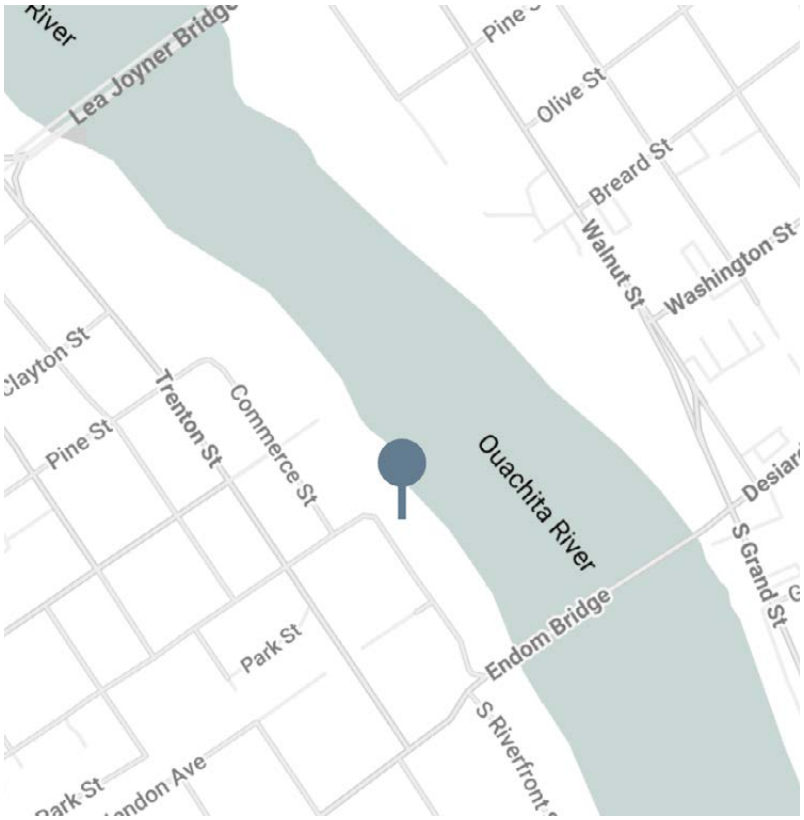
Exhibits

A. Conceptual Design Overview.
B. Aerial Photographs of the Development Site

EXHIBIT A

Conceptual Design Overview

prepared by TBA Studio



SIGNATURE FEATURES

WATERFRONT DINING
Both levels feature outdoor patios overlooking the Ouachita River and marina, creating memorable dining experiences throughout the day and into the evening.

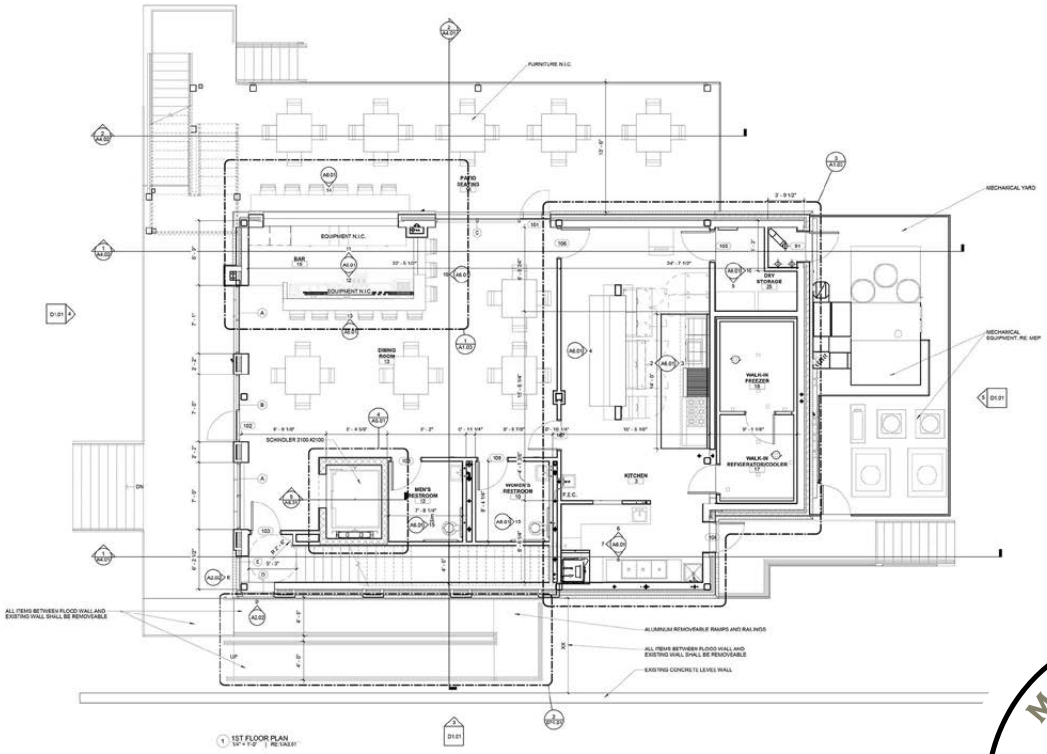
INDOOR/OUTDOOR BAR
The second-floor indoor/outdoor bar seamlessly connects interior dining with the upper patio, offering an inviting space for guests to gather while enjoying panoramic waterfront views.

DESIGNED FOR EVERYONE
ADA-accessible bar seating is incorporated on both levels, ensuring an inclusive dining experience.

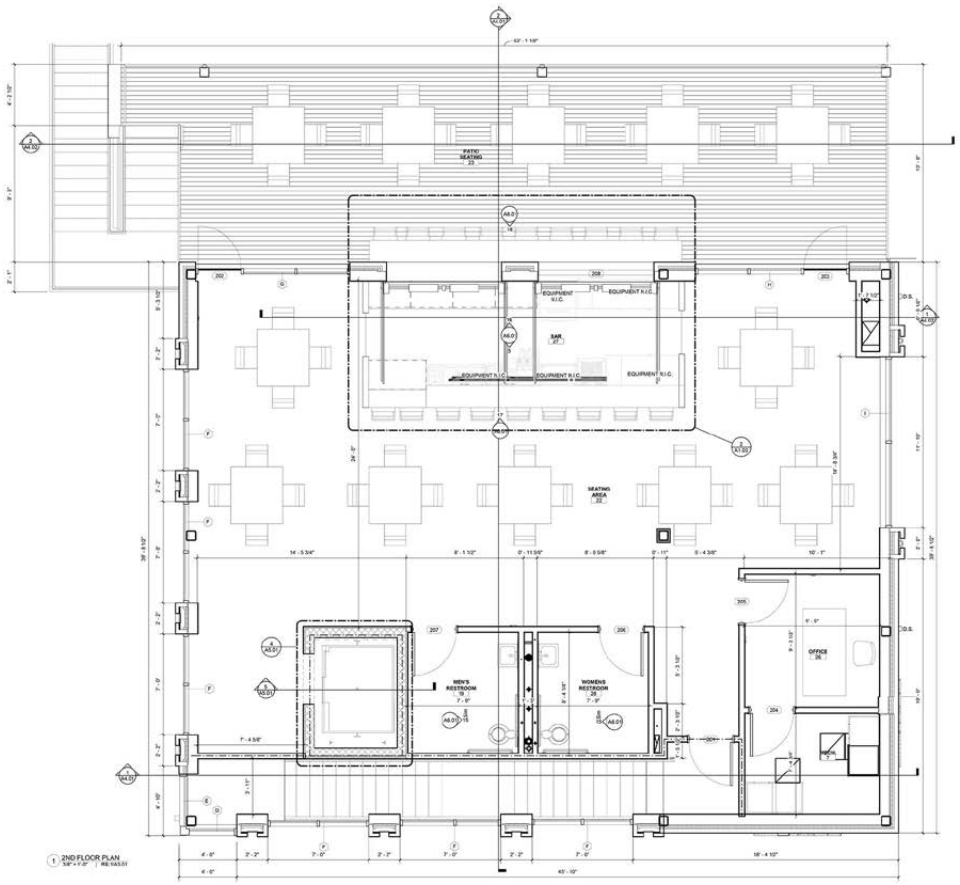
HISTORIC CHARACTER
Brick architecture and carefully selected materials draw inspiration from the surrounding Cotton Port Historic District, helping the building feel like a natural extension of downtown West Monroe.



FIRST FLOOR



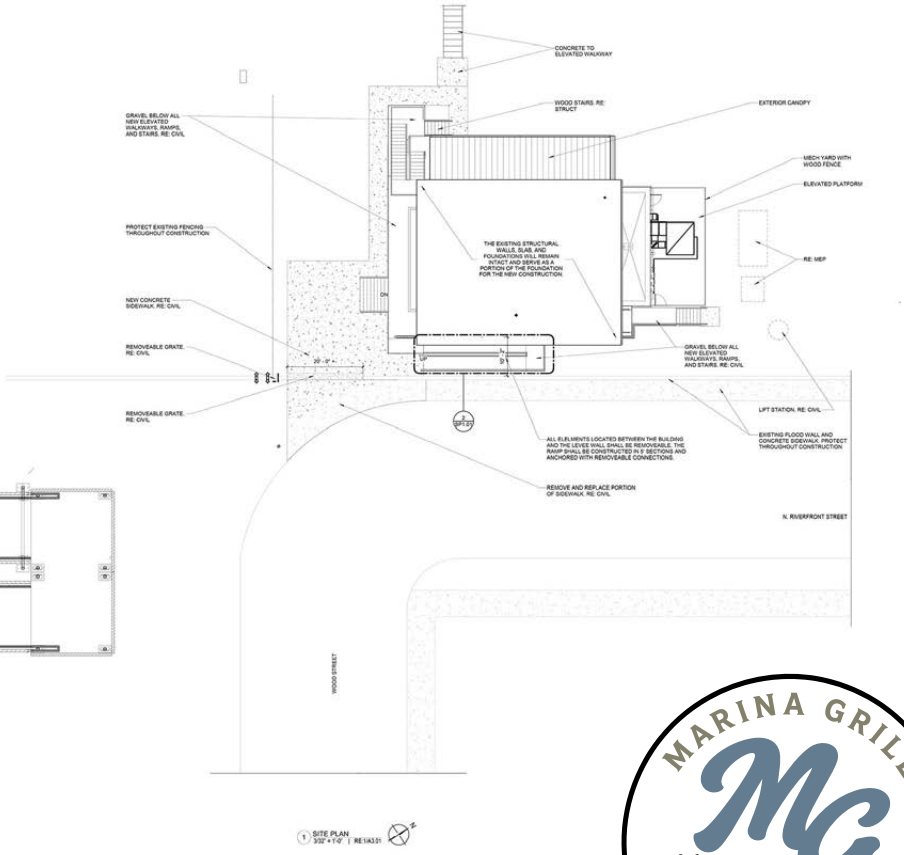
SECOND FLOOR

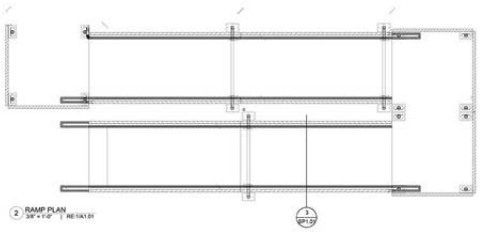


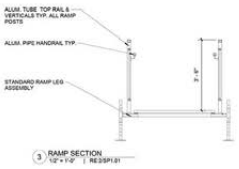
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TBA

SITE PLAN

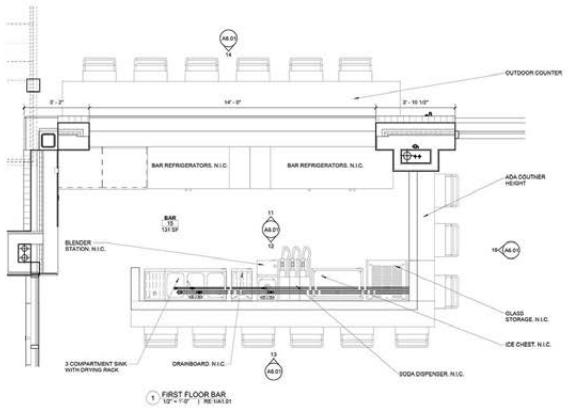


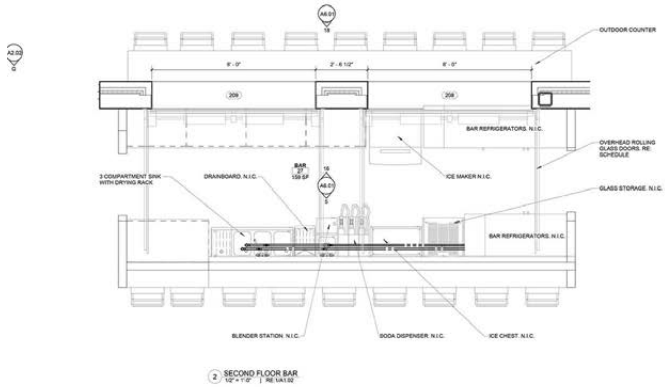


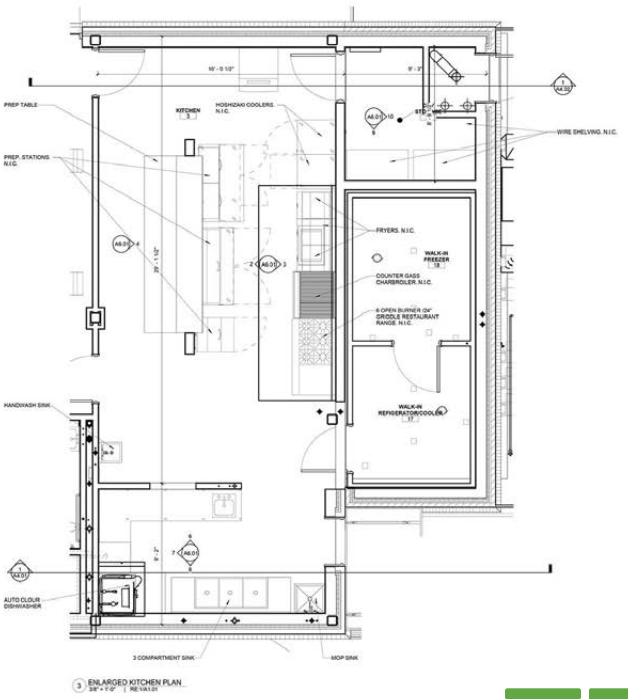


MARINA GRILL
MG
OUACHITA RIVER

BAR & KITCHEN AREAS







TBA


MG
Mexican Grill
TBA


MG
TBA

EXHIBIT B

Aerial Photographs of the Development Site







