Council Communication

Department: Community Development	Resolution No. _____	City Council: 2-12-2024 Public Hearing: 3-25-2024

Subject/Title

Resolution approving the form and content of the Request for Proposals for the disposition of 1901 2nd Avenue and directing the City Clerk to publish a notice inviting proposals which are due March 12, 2024 and setting the public hearing on the intent to accept specific proposals for March 25, 2024.

Background/Discussion

The City expressed desire to dispose of the city-owned property located at 1901 2nd Avenue. Previously used by the Transportation Department, the building has been used for storage for the last five years but is now vacant. In 2016 the City entered into a sales agreement for the property but the sale fell through. The property consists of two buildings: (1) 4,522sqft and (2) 2,000sqft. The property is located in the 100-year floodplain and is currently zoned R-3/Low Density Multi-Family District.

In 2023, two separate individuals express interest in the property and wishing to purchase. In order to initiate the property disposal process, the City needs to undertake certain actions to ensure reasonable competitive bidding procedures for the disposition of the property. This includes advertising the property's availability and soliciting proposals for the acquisition and rehabilitation of the property. This also includes providing notice and holding a public hearing on the disposition.

Attached is the copy of the Request for Proposals that will be published. The proposal sets a minimum bid of $440,000 (fair market value) and requests the following materials be submitted: (1) description of individual or business's background; (2) narrative description of the site plan; (3) a to-scale map depicting the site plans; (4) timeframe for improvements; (5) itemized description and costs of rehabilitation; and (6) proposed financing for the acquisition and site improvements. The following rating system will be used to evaluate proposals:

Proposed Purchase Price (20 points)
Proposed Reuse (25 points)
Neighborhood Compatibility (20 points)
Feasibility (20 points)
Timeframe (10 points)
Other (5)

Proposals will be due March 12, 2024 and reviewed by Staff. A public hearing will be set for March 25, 2024 for City Council to review and approval the accepted proposal.

Recommendation

Adopt the resolution approving the form of content of the Request for Proposals for the disposition of 1901 2nd Avenue and directing the City Clerk to publish a notice inviting proposals which are due March 12, 2024 and setting the public hearing on the intent to accept specific proposals for March 25, 2024.

Attachments

1. Resolution
2. Request for Proposals

Submitted by: Courtney Harter, Community Development Director