Council Communication

Department: Community Development	Resolution No.: 23 -	City Council: April 10, 2023

Subject/Title

Approval of the request for proposals for new residential and/or mixed-use development on parcel number 754436127007 (approximately .22 acres of land) located northeast of 1st Avenue & 7th Street; and

Background/ Discussion

Background

The City has been approached by several developers about purchasing this parcel located at 1st Avenue and 7th Street. Since this parcel is located in the 1st Ave Urban Revitalization city staff has acquired an appraisal from Mitchell & Associates. City staff has prepared a Request For Proposals (RFP) for Council consideration with the following response/review timeline included:

- RFP Issued: April 14, 2023
- Q&A Ends: May 4, 2023 at 3:00 pm (CST)
- Answers Posted: May 10, 2023 by 3:00 pm (CST)
- RFP Due: May 17, 2023 by 5:00 p.m. (CST)

Discussion

In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond and to comply with Iowa urban renewal laws. This includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

Attached is a copy of the RFP that will be uploaded into the City's 'IONWAVE' bid letting web application and emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.

A separate resolution also directs the City Clerk to publish notice inviting development proposals to be submitted. Proposals are due by 5:00 p.m. on May 17, 2023 to the Community Development Department. Lastly, the resolution approves June 12, 2023 as the date of public hearing on the intent to accept the selected development proposal submitted.

Attachments

Approval of the RFP for new residential and/or mixed-use development on parcel number 754436127007 (approximately .22 acres of land) located northeast of 1st Avenue & 7th Street.

Prepared by: Marianne Collins, Housing & Economic Development Planner, Community Development Department
Approved by: Courtney Harter, Director Planning & Community Development, Community Development Department