Council Communication

Department: Community Development	Resolution No.: 19 -	City Council: August 26, 2019

Subject/Title

1. Approval of the request for proposal for the redevelopment of approximately 8.5 acres of land at 34th Street and 1st Avenue; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals.

Background/ Discussion

Background

Starting in 2012, the City began acquiring property in the west end, specifically between West Broadway and 2nd Avenue from 28th Street to 35th Street. Demolition of structures and site grading have occurred and developers have expressed interest in redeveloping some of the property. Because the property is located in the West Broadway Urban Renewal Area, the process for land disposition is dictated by urban renewal law. It is in the best interest of the City to request proposals for the redevelopment of the sites through a RFP process, beginning with the property located between 32nd and 34th Streets from West Broadway to 2nd Avenue.

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. This also 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 request for proposal that will be direct mailed and/or 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 redevelopment proposals to be submitted. Proposals are due by 5:00 p.m. on September 30, 2019 to the Community Development Department. Lastly, the resolution approves October 7, 2019 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.

Attachments

The request for proposal for the redevelopment of approximately 8.5 acres of land at 34th Street and 1st Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.

Submitted by Brenda Carrico, Project Coordinator, Community Development
Approved by: Brenda Carrico, Project Coordinator, Community Development Department