Council Communication

Department: Community Development	Resolution No.: 19 -	City Council: October 21, 2019

Subject/Title

1. Approval of the request for proposal for the redevelopment of approximately 2.5 acres of land at 28th Street and 2nd 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

In August 2013, the City acquired 110 South 28th Street (28th Street and 2nd Avenue). This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. The City utilized Community Development Block Grant (CDBG) funds for both acquisition and demolition. The property is located in the West Broadway Urban Renewal Area. In 2015, the City completed an RFP on the property and selected Brinshore Development to construct a multi-family housing project. Unfortunately, after three failed attempts to secure low income housing tax credits, they returned the property to the City. Staff believes it is in the best interest of the City to again request proposals for the redevelopment of the site through a RFP process requesting development designs for multi-family project.

Because CDBG funds were used to acquire and demolish the property, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).

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 November 27, 2019 to the Community Development Department. Lastly, the resolution approves December 16, 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 2.5 acres of land at 28th Street and 2nd Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.