Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 21-	Set Public Hearing : 9-27-2021 Public Hearing: 10-11-2021

Subject/Title

Resolution setting public hearing on the plans and specifications and form of contract for the 29 South 35th Demolition Project.

Background/Discussion

Background

In 2012, the City began purchasing property along the 1st Avenue corridor as part of its West Broadway Redevelopment Plan. The first large property purchase was the Bunge grain elevators with structure demolition completed in 2014. Demolition did not include complete site restoration due to insufficient funds.

In 2014, the City purchased the Interstate Echo Corporation and Echo Group properties located along 2nd Avenue which included six parcels from 30th to 35th Streets. Echo rented the space from the city until the final construction and relocation of their operations along Veteran's Memorial Highway was completed in May.

Discussion

The City wishes to demolish one of the two remaining buildings located at 29 S 35th Street due to hazardous and unsafe conditions. The building's roof is significantly compromised with large holes. Additionally, restoration of the sites will further the City's plans for redevelopment of the 1st Avenue corridor.

The demolition will be funded through tax increment financing (TIF) certification. Urban Renewal law allows the City to certify its debt to recuperate costs within and Urban Renewal Area.

The timeline shall be as follows:

October 12, 2021	Distribute bid documents to contractors
November 10, 2021	Bid opening at 10:00 am via IonWave
November 22, 2021	City Council award demolition contract
December 1, 2021	Start demolition work
March 31, 2022	Demolition work complete

Staff Recommendation

Staff recommends City Council adopt a resolution directing the City Clerk to publish notice and setting a public hearing on the plans, specifications and form of contract for the 29 S 35th Demolition Project.

Attachment

1. Demolition specifications
2. Resolution