

MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING

2:30 p.m.

August 7, 2019

Mayor Genshaw brought the meeting to order with the following committee members present: Trisha Newcomer, Director of Economic Development, Councilman Dan Henderson and Community Relations, Mrs. Joan Neal and Charles Anderson, City Manager.

Trisha Newcomer presented Agenda Item #1, discuss and rank proposals received for City Property Disposal and Neighborhood Revitalization. Mrs. Newcomer provided some background of the proposal. This is for property located between Third and Liberty Street that currently has two structures on the site which are condemned and is zoned R-2 Medium Density Residential. She added that it is about 15,000 square feet of property. The purpose and goal for this RFP was to invite proposals for redevelopment of this area and maximize the revitalization potential.

There were two proposals received from Legacy Vesting and Verde Loma, LLC. The deadline to submit an RFP was 2:00 p.m.; there was one submission that was received at 2:30 p.m. on the due date which was late. Mrs. Newcomer stated that the committee needs to discuss and decide if the committee wants to accept the late bid that was received; she did not want to make that decision on her own. Councilman Henderson stated that he wanted to establish the ground rules. City Manager Anderson stated that the group can reject both of them or recommend one to Council or interview either one of these to answer unanswered questions.

Mrs. Neal asked City staff what was the vision for this RFP? City Manager Anderson stated neighborhood revitalization; he added that the City was gifted this property. He added that there was money in this current budget to tear down the structures. After a discussion, it was decided to put together an RFP to determine if there was some interest by the public to invest in the area. Mayor Genshaw added that the cost to demolish the buildings is very high and he feels that the redevelopment vision was single family homes. City Manager Anderson added that it is zoned R-2 so it does permit duplexes or it could be subdivided into two lots with two single family houses. In the proposal submitted by Verde Loma, they proposed two structures with four apartments in each structure. City Manager Anderson did some calculations on that and found that for R-3 which is the highest density allowed in City zoning; it allows 14 dwelling units per acre which is 3,101 square feet per unit. The proposal from Verde Loma would mean 1,875 square feet per unit which would make it a third above what the code allows. A variance would be needed for the proposal that Verde Loma submitted.

Mayor Genshaw stated that he feels that neither firm submitted what we are looking for and he would like to recommend rejecting both of the proposals.

Mrs. Neal asked if the goal was for homeownership or rental? City Manager Anderson stated that was not discussed as being provided in the RFP. He added for that area; it would be ideal to have more stabilizing effect of home ownership. He pointed out what Teen Challenge has done over the years and how they have improved the area. When reviewing Legacy Vesting proposal and their partnering with Teen Challenge he felt that would be good for the area. Councilman Henderson stated that he feels that does not do anything for the neighborhood; it does not have the building or revitalization effect. It just extends that institution into the neighborhood and it would be tax exempt which does not help the

City's revenue outlook. Mrs. Neal stated that she rated Legacy Vesting higher because she feels that they are contributing to the opioid epidemic which is a need for our community.

Mayor Genshaw stated that there are two proposals here that do not include what we are asking for and one of them was submitted late. Mrs. Neal recommended the RFP be fine-tuned including asking for a qualification statement and a better description of the project and push it back out to see what response is received.

After a discussion, the committee agreed the City may be better served if we go back through the RFP and qualify our statements as to the City's desires and the specific information that must be included. Once that has been completed, reissue the RFP and review and submission at a future time.

Councilman Henderson made a motion to reject both RFP's as no responsible proposal could be clearly identified, revise the City's RFP documents with clarifying statements and reissue at a future date and time. Mrs. Neal seconded the motion; motion so passed with all present voting in favor.

With no other business or questions, Mayor Genshaw asked for a motion to adjourn. Councilman Henderson so moved; Mrs. Neal seconded the motion; motion so passed with all present voting in favor. The meeting was adjourned at 3:03 p.m.

Tracy Torbert, City Clerk