



## Board of Aldermen Request for Action

**MEETING DATE:** 5/21/2024

**DEPARTMENT:** Administration

**AGENDA ITEM:** Resolution 1359, awarding Bid No. 24-11, Sale of City Property on the Northside of Church Street to 110 Smithville, LLC.

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### **REQUESTED BOARD ACTION:**

A motion to approve Resolution 1359, awarding Bid No. 24-11, Sale of Property on the Northside of Church Street to 110 Smithville, LLC.

### **BACKGROUND:**

RFP #24-11 Sale of City-Owned Property in Downtown District – Northside of Church Street (“RFP #24-11”) includes the two parcels of land adjacent to the Hixson-Klein Funeral Home on the northside of Church Street that is legally described in RFP #24-11 attached hereto (the “Property”). The Property is included within a redevelopment area created pursuant to the 110 Smithville Tax Increment Financing Plan. The Property is currently being used as an unimproved public parking lot.

RFP #24-11 included the requirement that the City intended to sell the Property with a restriction that the Property was to remain available to the public from 6 a.m. to 6 p.m. every day, and if this is not adhered to, the Property would revert back to City ownership. RFP #24-11 also included minimum parking lot requirements for the construction of the parking lot.

The City received one response from 110 Smithville, LLC that included the following information:

1. The bidder agrees to construct 42 parking spaces that will remain available for public parking between the business hours of 6 a.m. and 6 p.m. every day. This includes 39 standard spaces and 3 ADA spaces.
2. The bidder intends to eventually construct a multi-level mixed use development with parking included, so the bidder agrees to keep 42 spaces available for public parking, but if the property is ever redeveloped in a way that creates more than 42 spaces (**subject to City approval**), any additional spaces could be private.
3. The bidder acknowledged and agreed to the Minimum Parking Requirements set forth in the RFP, but with respect to the EV-Ready/EV-Capable spaces, agreed to comply with them provided that there is an appropriate power source and that the City will collaborate on completing this requirement. The bidder will explore options, including collaboration with third-party charging vendors and does not promise that the EV-charging stations will be free or that the City will be able to control the price of charging.

Purchase Price:

1. \$16,726 – cash offer for property
2. \$294,000 – bidder estimated value of improvements
3. Total value of bid: \$310,726

Staff has reviewed and agrees with the current estimated value of bidder improvements.

Staff recommends award of Bid No. 24-11 to 110 Smithville, LLC.

The City will need to negotiate and enter into a real estate contract with 110 Smithville, LLC. That real estate contract and associated ordinance will be brought forward to the Board to approve at a later date.

**PREVIOUS ACTION:**

No prior Board of Aldermen action.

**POLICY ISSUE:**

The sale of land complies with the Comprehensive Plan, and is in conformance with the 110 Smithville Tax Increment Financing Plan previously approved by the City.

**FINANCIAL CONSIDERATIONS:**

None anticipated.

**ATTACHMENTS:**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Ordinance  | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution  | <input type="checkbox"/> Plans    |
| <input type="checkbox"/> Staff Report   | <input type="checkbox"/> Minutes  |
| <input checked="" type="checkbox"/> Other: <a href="#">RFP #24-11</a><br><a href="#">110 Smithville, LLC Response</a> |                                   |

**RESOLUTION 1359**

**A RESOLUTION AWARDING BID 24-11, SALE OF CITY PROPERTY ON THE NORTHSIDE OF CHURCH STREET TO 110 SMITHVILLE, LLC**

**WHEREAS**, bids were solicited and responses due March 8, 2024; and

**WHEREAS**, one bid was received from 110 Smithville, LLC.

**WHEREAS**, the total value of the bid is \$310,726, comprised of \$16,726 cash and \$294,000 in improvements to property.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

Award Bid 24-11, Sale of City Property on the Northside of Church Street to 110 Smithville, LLC.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 21<sup>st</sup> day of May, 2024.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk